Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

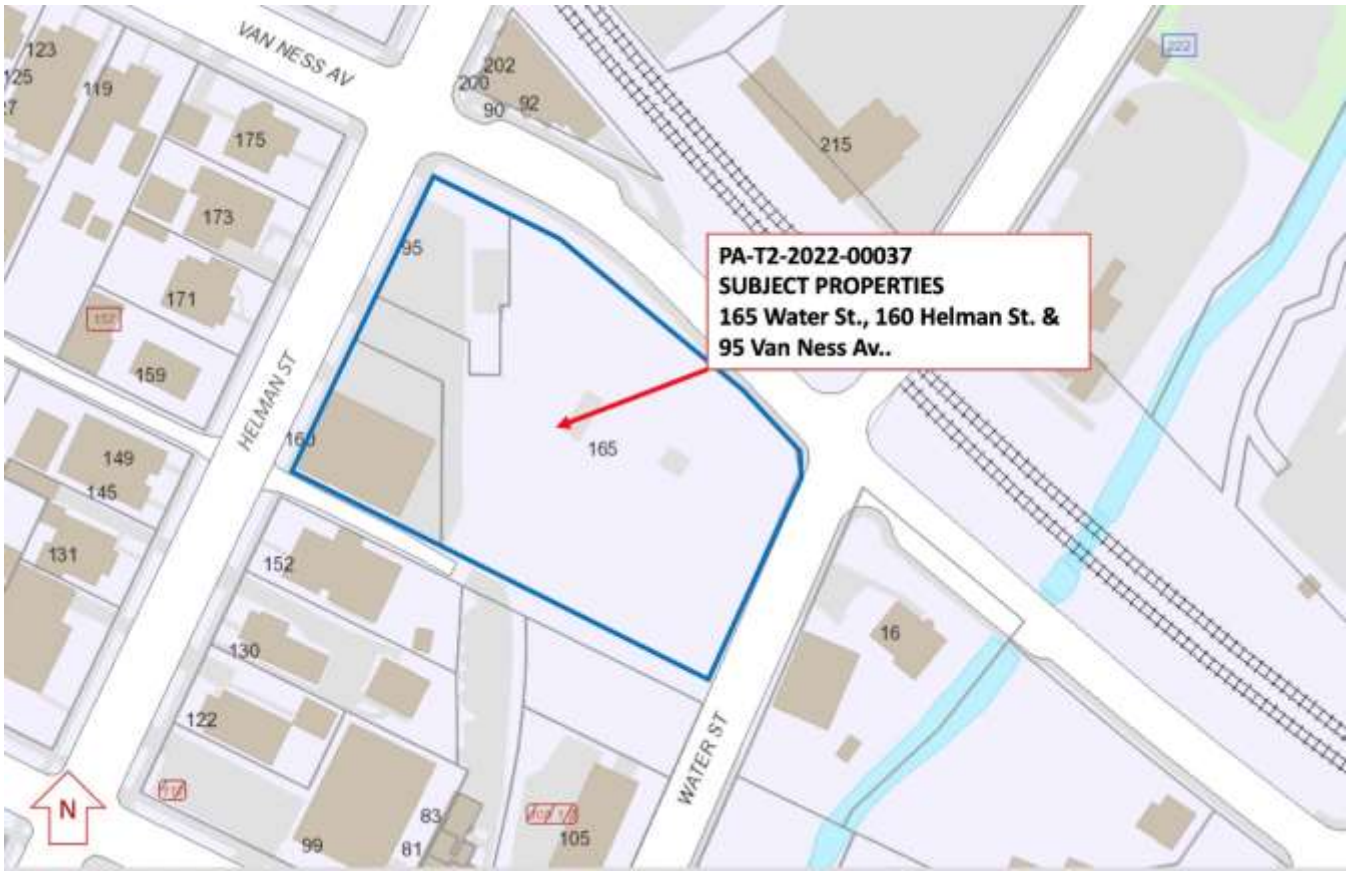
CITY OF ASHLAND

PLANNING ACTION: PA-T2-2022-00037
SUBJECT PROPERTY: 165 Water Street, 160 Helman Street and 95 Van Ness (*corner of Van Ness & Water Streets*)
APPLICANT/OWNER: Rogue Planning & Development Services, LLC, *agent for*
DESCRIPTION: A request for an eight-lot commercial subdivision to construct a phased mixed-use development for the three properties at 95 Van Ness Street, 165 Water Street and 160 Helman Street. The applicant's Phase I requests Site Design Review approval for five mixed-use buildings consisting of two ground floor commercial spaces with two residential units above in each building, as well as associated surface parking, utility infrastructure and street improvements. The remaining three building sites would be developed in a later phase. The application also includes a request for a Physical & Environmental (P&E) Constraints Review Permit because the proposal includes development on severe constraints lands with slopes greater than 35 percent and on floodplain corridor lands; a request for an Exception to the Development Standards for Hillside Lands; a request for a Tree Removal Permit to remove 20 trees on the three properties and within the adjacent rights-of-way; a request for an Exception to the Site Development and Design Standards to allow 3,087 square feet of plaza space where the standards require 5,624 square feet; and a request for an Exception to Street Standards to allow parking bays with street trees in bump-outs along Van Ness Avenue rather than standard park row planting strips.
COMPREHENSIVE PLAN DESIGNATION: Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 04CC; **TAX LOTS #:** 2000, 2100 & 7100

NOTE: The Ashland Historic Commission will review this Planning Action at an electronic public hearing on **Wednesday, March 2, 2022 at 6:00 PM**. See page 2 of this notice for information about participating in the electronic public hearing.

NOTE: The Ashland Tree Commission will review this Planning Action at an electronic public hearing on **Thursday, March 3, 2022 at 6:00 PM**. See page 2 of this notice for information about participating in the electronic public hearing.

ELECTRONIC ASHLAND PLANNING COMMISSION MEETING: ***March 8, 2022 at 7:00 PM.***



Historic and Tree Commission Meetings

Notice is hereby given that the **Historic and Tree Commission** will hold an electronic public hearing on the above described planning action on the meeting date and time shown on Page 1. If you would like to watch and listen to the **Historic and Tree Commission** meetings virtually, but not participate in any discussion, you can use the Zoom link posted on the City of Ashland calendar website https://www.ashland.or.us/calendar.asp .

Anyone wishing to submit written comments can do so by sending an e-mail to PC-public-testimony@ashland.or.us with the subject line "Advisory Commission Hearing Testimony" by 10:00 a.m. on Wednesday, March 2, 2022.

Oral testimony will be taken during the electronic public hearing. If you wish to provide oral testimony during the electronic meeting, send an email to **PC-public-testimony@ashland.or.us by 10:00 a.m. on Wednesday, March 2, 2022.** In order to provide testimony at the public hearing, please provide the following information: 1) make the subject line of the email "Advisory Commission Testimony Request", 2) include your name, 3) specify the date and commission meeting you wish to testify at, 4) specify the agenda item you wish to speak to, 5) specify if you will be participating by computer or telephone, and 6) the name you will use if participating by computer or the telephone number you will use if participating by telephone.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

Notice is hereby given that the Ashland Planning Commission will hold an electronic public hearing on the above described planning action on the meeting date and time shown above. You can watch the meeting on local channel 9, on Charter Communications channels 180 & 181, or you can stream the meeting via the internet by going to rvtv.sou.edu and selecting '**RVTV Prime.**'

The ordinance criteria applicable to this planning action are attached to this notice. Oregon law states that failure to raise an objection concerning this application, or failure to provide sufficient specificity to afford the decision makers an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

Because of the COVID-19 pandemic, application materials are provided online and written comments will be accepted by email. Alternative arrangements for reviewing the application or submitting comments can be made by contacting (541) 488-5305 or planning@ashland.or.us.

A copy of the application, including all documents, evidence and applicable criteria relied upon by the applicant, and a copy of the staff report will be available on-line at www.ashland.or.us/PCpackets seven days prior to the hearing. Copies of application materials will be provided at reasonable cost, if requested. Under extenuating circumstances, application materials may be requested to be reviewed in-person at the Ashland Community Development & Engineering Services Building, 51 Winburn Way, via a pre-arranged appointment by calling (541) 488-5305 or emailing planning@ashland.or.us.

Anyone wishing to submit comments can do so by sending an e-mail to PC-public-testimony@ashland.or.us with the subject line "**March 8 PC Hearing Testimony**" by 10:00 a.m. on Monday, March 7, 2022 Written testimony received by this deadline will be available for Planning Commissioners to review before the hearing and will be included in the meeting minutes.

Oral testimony will be taken during the electronic public hearing. If you wish to provide oral testimony during the electronic meeting, send an email to PC-public-testimony@ashland.or.us by 10:00 a.m. on March 7, 2022. In order to provide testimony at the public hearing, please provide the following information: 1) make the subject line of the email "**March 8 Speaker Request**", 2) include your name, 3) the agenda item on which you wish to speak on, 4) specify if you will be participating by computer or telephone, and 5) the name you will use if participating by computer or the telephone number you will use if participating by telephone.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

If you have questions or comments concerning this request, please feel free to contact Derek Severson at 541-522-2040 / derek.severson@ashland.or.us.

SITE DESIGN AND USE STANDARDS
18.5.2.050

The following criteria shall be used to approve or deny an application:

A. **Underlying Zone:** The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
B. **Overlay Zones:** The proposal complies with applicable overlay zone requirements (part 18.3).
C. **Site Development and Design Standards:** The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
D. **City Facilities:** The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.
E. Exception to the Site Development and Design Standards: The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.

1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or
2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

SUBDIVISION CRITERIA
18.5.3.070 Preliminary Subdivision Plat Criteria

A. **Approval Criteria.** The approval authority, pursuant to subsection 18.5.3.030.A, may approve, approve with conditions or deny a preliminary subdivision plat on findings of compliance with all of the following approval criteria.
1. The subdivision plan conforms to applicable City-adopted neighborhood or district plans, if any, and any previous land use approvals for the subject area.
2. Proposed lots conform to the requirements of the underlying zone, per part 18.2, any applicable overlay zone requirements, per part 18.3, and any applicable development standards, per part 18.4 (e.g., parking and access, tree preservation, solar access and orientation).
3. Access to individual lots necessary to serve the development shall conform to the standards contained in section 18.4.3.080 Vehicle Area Design.
4. The proposed streets, utilities, and surface water drainage facilities conform to the standards in chapter 18.4.6, and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications.
5. All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas(e.g., landscaping, tree preservation, common areas, access, parking, etc.) is ensured through appropriate legal instrument (e.g., Covenants, Conditions and Restrictions (CC&R's).
6. Required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development.

B. **Conditions of Approval.** The approval authority may attach such conditions as are necessary to carry out provisions of this ordinance, and other applicable ordinances and regulations.

EXCEPTION TO STREET STANDARDS
18.4.6.020.B.1

Exception to the Street Design Standards. The approval authority may approve exceptions to the standards section in 18.4.6.040 Street Design Standards if all of the following circumstances are found to exist.
a. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.
b. The exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable.
   i. For transit facilities and related improvements, access, wait time, and ride experience.
   ii. For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.
   iii. For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safety and efficiency crossing roadway.
c. The exception is the minimum necessary to alleviate the difficulty.
d. The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040.A.

PHYSICAL & ENVIRONMENTAL CONSTRAINTS

18.3.10.050

An application for a Physical Constraints Review Permit is subject to the Type I procedure in section 18.5.1.050 and shall be approved if the proposal meets all of the following criteria.

A. Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized.
B. That the applicant has considered the potential hazards that the development may create and implemented measures to mitigate the potential hazards caused by the development.
C. That the applicant has taken all reasonable steps to reduce the adverse impact on the environment. Irreversible actions shall be considered more seriously than reversible actions. The Staff Advisor or Planning Commission shall consider the existing development of the surrounding area, and the maximum development permitted by this ordinance.

EXCEPTION TO THE DEVELOPMENT STANDARDS FOR HILLSIDE LANDS
18.3.10.090.H

An exception under this section is not subject to the variance requirements of chapter 18.5.5 Variances. An application for an exception is subject to the Type I procedure in section 18.5.1.050 and may be granted with respect to the development standards for Hillside Lands if the proposal meets all of the following criteria.

1. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.
2. The exception will result in equal or greater protection of the resources protected under this chapter.
3. The exception is the minimum necessary to alleviate the difficulty.
4. The exception is consistent with the stated Purpose and Intent of chapter 18.3.10 Physical and Environmental Constraints Overlay chapter and section 18.3.10.090 Development Standards for Hillside Lands.

TREE REMOVAL PERMIT (AMC 18.5.7.040.B)

1. **Hazard Tree.** A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

    a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
    b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

2. **Tree That is Not a Hazard.** A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

    a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
    b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
    c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
    d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
    e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

March 25, 2022

MEMO FOR FILE
Magnolia Terrace Subdivision

Dear Planning Commission and Staff,

Please accept this additional information for the record to assist in the decision making for the proposed Magnolia Terrace Subdivision.

Modification and Additional Information for PA-T2-2022-0037: A request for an eight-lot commercial subdivision to construct a phased mixed-use development for the three properties at 95 Van Ness Street, 165 Water Street and 160 Helman Street. The applicant's Phase I requests Site Design Review approval for five mixed-use commercial buildings with ground floor commercial spaces and two residential units above in each building, as well as associated surface parking, utility infrastructure and street improvements. The three remaining building sites will be prepped for future construction.

The application also includes a request for a Physical & Environmental (P&E) Constraints Review Permit because the proposal includes development on severe constraints lands with slopes greater than 35 percent and on floodplain corridor lands; a request for an Exception to the Development Standards for Hillside Lands to construct retaining walls and structures upon the area of slope on the site.

A request for a Tree Removal Permit to remove 20 trees on the three properties and within the adjacent rights-of-way; a request for an Exception to the Site Development and Design Standards to allow 3,087 square feet of plaza space where the standards require 5,624 square feet; and a request for an Exception to Street Standards to allow parking bays with street trees in bump-outs along Van Ness Avenue rather than standard park row planting strips.

Modifications to the proposal:
Through the proposed modifications, the following modifications to the application are proposed.
Eight lot subdivision reduced to six lots with eight condominium buildings.
Solar Setback Waivers no longer required.
Lot consolidation eliminates frontage issue for previously proposed Lot 5.
Detail Site Design Review Plaza Area exceeds minimum area and no longer seeks exception.

Subdivision tax lot numbers reduced:
The proposal reduces the number of surface area tax lots proposed within the Magnolia Terrace Subdivision from eight (8) lots with eight condominium buildings, to six (6) lots with eight condominium lot buildings. The revised layout provides adequate street frontage for each lot in the subdivision. See Revised Preliminary Plat - Attachment 1.

Solar Setback Waiver:
Previously proposed Lots 1 and 3 are combined to eliminate the Solar Setback Waiver created by Building 3 shading Building 1. Lots 4 and 5 are combined to eliminate the Solar Setback Wavier created by Building 4 shading Building 3 due the north lot line of the combined lot 4 and 5 shifts to the parking area and not the directly adjacent north property boundary (See Revised Preliminary Plat – Attachment 1). The modification in the number of lots modifies the north property line for the purposes of solar setback requirements and eliminates the Solar Setback Waiver request.

Detail Site Review Plaza Space:
The proposed development of the property requires one square foot of plaza space for every ten square feet of gross floor area. The plaza area required for the entire development is 5,581 square feet in area. There are four distinct plaza areas proposed for the Magnolia Terrace Subdivision consisting of 8,774 square feet of area.

According to the definitions, a Detail Site Review Plaza Space is an open area under private ownership intended to meet the requirements of large-scale project standards within the Detail Site Review overlay. There is not a specific dimensional standard to the area of the plaza. The proposed areas included in the plaza area are all conducive to use by the businesses, customers and residents of the units.

There are two plaza areas are proposed in Phase 1. Of the total 5,581 square feet of plaza area required, 3,451 square feet of plaza area is required for Phase 1. There is 4,083 square feet of plaza area proposed in Phase 1. The plaza areas are shown on Attachment 2 (Open space Diagram - L0.3)

Helman Plaza is 2,993 square feet in area to the south of the parking area. This plaza incorporates the pedestrian walkways between Buildings 3 and 4, and Buildings 5 and 6.

a. 500 SF of seating are 16" high, 30" wide – There eight benches and seat walls, one per 374 SF that meet the minimum dimensional standards. These benches and seat walls are adjacent to the buildings in the walkway and within the large plaza area in the form of seat walls, a large bench area and outdoor eating tables.

b. A mixture of areas providing sunlight and shade. – The large plaza area has access to morning and eastern sun in the winter months and protection from direct sunlight in the summer months, when the sun is in the western sky.

c. Protection from wind by screens and buildings. – Buildings 3, 4 and 5 provide protection from the wind and separate windscreens not required. This area of town does not experience strong south or north winds that are found in the south part of town or at lower elevations nearer the Bear Creek valley and I-5.

d. Trees provided at a rate of 1 tree per 500 SF, 2" caliper – There are six trees proposed for the Helman Plaza area. That is one tree per every 498 square feet of plaza area.

e. Water feature or public art – There are storm water features in the Helman Plaza area. There are rainwater collection planters and a stormwater planter swale.

f. Outdoor eating areas and vendor areas – The Helman Plaza area includes outdoor eating areas on the benches and at the table with chairs. The plaza area could have a smallscale, food vendor area included.

West Van Ness Plaza is 1,090 square feet in area and is the area between Buildings 1 and 2, providing pedestrian access from Van Ness to the parking area and through the development to the Helman Plaza.

a. 500 SF of seating are 16" high, 30" wide – There three benches and seat walls, one per 363 SF that meet the minimum dimensional standards. These benches and seat walls are adjacent to the buildings facing the plaza area and the walkway.

b. A mixture of areas providing sunlight and shade. – This plaza area has shade trees and access to the north and morning sunlight. large plaza area has access to morning

c. Protection from wind by screens and buildings. – Buildings 1 and 2 provide protection from the wind and separate windscreens not required.

d. Trees provided at a rate of 1 tree per 500 SF, 2" caliper – There are three trees proposed for the West Van Ness Plaza area. That is one tree per every 363 square feet of plaza area.

e. Water feature or public art – There is a recirculating water features in the West Van Ness plaza area. Additionally, there are rainwater collection planters and a stormwater planter swale.

f. Outdoor eating areas and vendor areas – The benches providing seating for outdoor eating area.

There are two additional plaza areas in Phase 2, see Attachment 3, sheet L0.4. These include the Promenade Plaza. This plaza area is at the base of the structural retaining walls and includes the walkway from Van Ness through to the alley along the south property line. The Promenade Plaza is 3,191 square feet in area. Has ten trees, seven seats, wind protection from the wall and the buildings. Raingardens are the proposed water features.

The Corner Plaza is on the east side of the property, southwest of the intersection of Van Ness and Water Street. This plaza area is proposed to be 1,500 square feet in area. There are seats, wind protections, and a raingarden water feature.

Additionally, each residential unit has at least one, private outdoor balcony area for their units. These spaces range in size from 120 square feet outside of the bedrooms to a 400+ square foot balcony area outside of the common living area.

Building Design Modifications:
To address concerns raised with regards to the massing and the scale of the Employment zoned, 40-foot building height, commercial zoning district the following modifications were made:

Height:
None of the buildings exceed the maximum average height in the zone of 40-feet. The proposed buildings range in average height due to the property grade but all are less than 40-feet. The modification steps the façade back to reduce the presence of the height.

Massing and Scale:
The scale of the proposed development is appropriate for an Employment zoned property that has three street frontages and more than one acre in area. The property is at the transition area between not only commercially zoned properties and residentially zoned properties but also at the boundary of three different types of historic districts and adjacent to the historic industrial area of Ashland.

- The roofline has been cut back substantially to reduce the massing of the overhang.
- The center bay on buildings 3 and 4 steps back three feet for the third floor from the wall plane of the second floor and a shed roof has been added that emphasize the step back.
- Surface material changes to buildings 3 and 4.
- Added a brick base to provide a strong base that grounds the building.
- Pedestrian overhang on the ground floor was increased in length to add shadow lines and increase the pedestrian scale of the building when at the sidewalk.
- White and lighter materials used on the third story to fade the building away.
- Open wire or mesh railings instead of the previously proposed solid panel railings.

Attachments 4 provides a side-by-side comparison of the original massing of proposed Building 3 compared to the proposed modifications massing.

Attachments 5 – 8 include renderings of proposed Buildings 3 and 4 to show the proposed material changes and façade modifications to address massing, scale and height.

Gross Floor Area of the Ground Floor Compliance:

Each of the five (5) proposed buildings has been shown to comply with the standard from AMC 18.2.3.130.B.

Commercial Gross Floor Area Calculations			
Building Unit #	Area Use	Square Foot	Percent
Building #1	Commercial	1676	65
	Garage and Entry	903	35
	Total	2579	100
Building #2	Commercial	1632	100
	Garage (above)	0	0
	Total	1632	100
Building #3	Commercial	1675	65
	Garage	882	35
	Total	2554	100
Building #4	Commercial	1672	65.5
	Garage	882	34.5
	Total	2554	100
Building #5	Commercial	1798	65
	Garage	970	35
	Total	2768	100

Physical Constraints Review – Severe Constraints Lands:

AMC 18.3.10.110. Development Standards for Severe Constraint Lands.

The proposal seeks approval to construct mixed use commercial buildings in the Employment Zone upon a small area of steep slopes (35% or greater). This necessitates an Exception to the Physical Constraints Review standards for Hillside Lands AMC 18.3.10.090.1.a.b., because the is not adequate buildable area on the large area parcel if the steep slope is not disturbed.

The exception to the Hillside Development Standards (AMC 19.3.10.090.H) is warranted because steep slopes in the employment zoned land that are considered undevelopable due to the slope is unique and unusual. It is a unique and unusual situation to have steep slopes on commercially zoned or employment zoned lands, and this situation rarely occurs. The exception is the minimum necessary to allow for employment zoned development intensity including parking, utilities, plaza spaces, site connectivity and access. Most importantly it is important to consider the request for exception because it has not been found by the geotechnical experts that the development of the steep slope should be avoided, additionally it can be found that the proposed development is not on extremely sensitive land.

In accordance with AMC 18.3.10.110. D. An engineering geologic study that establishes the site is stable for the proposed development has been presented for review and approval by the Public Works and Planning Directors.

The Steep Slope and Geologic Hazards Evaluation from The Galli Group, Geotechnical Consulting, dated March 25, 2022 is attached. According to the project Geotechnical Consultant, "There is no evidence that the site is part of an active, recurring zone of instability. The re-grading of the site for the proposed mixed-use development, when constructed properly and in accordance with the final geotechnical, structural, and civil design plans and specifications for the project, will not adversely impact the general slope stability of this or adjacent parcels. Proper erosion control measures, grading techniques (fill removal, cut and fill slope construction, fill placement and compaction, and fill-on-slope and retaining wall construction) and proper surface water control on all parts of the site will assure that the overall stability of this or adjacent parcels is not compromised.

Therefore, in our professional opinion, the construction of the proposed Magnolia Terrace mixed use development on this parcel will not adversely impact the slope stability of this or adjacent parcels and will maintain public safety in the immediate area." See Page 6 of the Steep Slope and Geologic Hazards Evaluation from The Galli Group, Geotechnical Consulting, dated March 25, 2022.

It can be found that the land is not extremely sensitive to development, grading, filling and that with appropriate measures there are no concerns for adverse geologic hazards to the property or to adjacent properties from the proposed development.

Phasing Clarification:
The proposed site development is intended to be completed in two construction phases. The proposal is to install all subdivision underground utilities and infrastructure; the public street improvements on the three abutting streets and the public alley connection; the buildings; parking areas and plaza areas for Phase 1. Phase 2 is the construction staging area during Phase 1 buildout. The pad lot areas for development of Lots 6-8 in Phase 2 would be prepped, and the lower parking area and plaza areas installed. Each of these lots would require separate Site Design Review for vertical construction.

Thank you,
Amy Gunter
Amy Gunter, Rogue Planning & Development Services, LLC

Attachments:

1) Revised Subdivision Preliminary Plat
2) Open Space Diagram Phase 1
3) Open Space Diagram Phase 2
4) Elevation Building 3 Old V. New Comparisons
5) Rendering - Building 4
6) Rendering – Buildings 3 and 4
7) Rendering – Building 3
8) Building Site Plans and Elevations
9) Steep Slope and Geologic Hazards Evaluation from The Galli Group, Geotechnical Consulting, dated March 25, 2022

THE GALLI GROUP
Geotechnical Consulting

P5739-3
March 25, 2022

Gil Livni
Magnolia Fine Homes
441 Talent Avenue
Talent, OR 97540

C/O Amy Gunter
Rogue Planning & Development Services
1424 Ivy Street
Medford, OR 97501

Subject: **STEEP SLOPE & GEOLOGIC HAZARDS EVALUATION**
MAGNOLIA TERRACE SUBDIVISION
165 WATER ST. / 160 HELMAN ST. / 95 VAN NESS AVE.
ASHLAND, OREGON

Mr. Livni:

This report presents the results of our site and project geotechnical review and geological evaluation for the proposed "Magnolia Terrace Subdivision" mixed use development located on Van Ness Avenue between Water Street and Helman Street in Ashland, Oregon. Please see Figure 1, Vicinity Map, for a more precise site location.

The purpose of our evaluation and this letter report was to accomplish a steep slope and geologic hazards review and assessment of the site and proposed development in order to provide site geology, geotechnical recommendations, steep slope considerations and a geologic hazards evaluation verifying that the subject site and surrounding area is stable for design and construction of the proposed development.

The Galli Group's initial work on this site consisted of accomplishing a geotechnical investigation and providing a *Geotechnical Design Report* (dated November 26, 2019), regarding a previously proposed mixed use development project. At that time, the proposed project was only to be located on the lower east half of the subject site. We evaluated the site surface and subsurface conditions of that area with a series of four (4) exploratory borings, in order to provide geotechnical recommendations for design and construction of the proposed development. Figure 2, Site Plan with Boring Locations, shows the existing site and the locations investigated in 2019. We understand no significant changes at the site have occurred since the time of our investigation.

SITE AND PROJECT DESCRIPTION

The subject project site is a 1.19-acre, multi-lot subdivision (zoned E-1) located near downtown Ashland. The site is situated on the south side of Van Ness Avenue and extends the width of the block between Helman Street and Water Street. Existing residential and commercial developments surround the property to the east, west and south. The Central Oregon and Pacific Railroad borders the north side of Van Ness. This parcel is situated in an area of Ashland with mild to moderate (5% to 15%), east descending slopes. Ashland Creek is located approximately 200 feet to the east of the site.

The existing ground surface elevations and grades across the site are such that the site can generally be described as a benched site. The flat to mildly sloping west half of the site (along Helman Avenue) is elevated above the similarly flat to mildly sloping east half of the site (along Water Street). These two relatively flat areas of the site are separated by a narrow, 20' to 40' wide, area of steep slopes which extend north-south across the site. The slopes range from 10' to 14' in height and at inclinations ranging from approximately 33% (or 3H:1V) to 55% (or 2H:1V). We understand that previous site developments and cut/fill grading work were accomplished to create, at least in part, the flat areas on this site.

The upper west portion of the site is currently developed with an existing structure, located in the southwest corner, and existing AC and concrete paved areas surrounded by fencing. The lower east portion of the site is currently vacant (no structures), with some graveled access road/parking areas and some mounds and small piles of concrete waste and crushed rock (likely from previously demolished structures). We understand an existing, 18" diameter, CMP irrigation pipe extends across site, embedded below the surface along the top edge of the steep slope.

Existing site vegetation consists of grasses, weeds and scattered trees around the perimeter and across the sloping area of the site. Thick grass and brushy understory cover the steep slopes.

As shown on the current plans, the subject proposed project consists of a mixed-use development with a total of eight separate buildings, to be constructed in two separate phases. Each building will be constructed with 3-floors (commercial space on the ground floors and two residential floors above). Between each building, landscape and hardscape improvements (asphalt, concrete and permeable pavement surfaces) for sidewalks, courtyards, access roads and parking areas will be constructed to provide pedestrian and vehicular access. The first phase of development will include 5 of the buildings and will be accomplished on the west, upper half of the site. Grade separation retaining walls and terracing will be accomplished across the existing steep slope area of the site, as part of this first phase of development. The remaining 3 buildings will be constructed across the lower east half of the site for the second phase.

We understand the structures will be constructed using reinforced concrete and conventional wood framing, concrete slab-on-grade floors and various siding materials. We understand that partially embedded levels/daylight basements may be utilized in the construction of the new structures. This would entail the construction of concrete or CMU retaining walls. Loads will likely be on the order of 10 kips to 100 kips for isolated spread footings and 3 to 4 kips per lineal foot for strip footings. Associated utility improvements will also be included.

SITE SUBSURFACE CONDITIONS

As mentioned previously, our subsurface investigation in 2019 included 4 borings on the lower east half of the site. The logged subsurface soils layers consisted of loose to medium dense clayey Sand and Clayey Gravel soils which was underlain by the medium dense to very dense Sands and Gravels (top of the Siltstone/Sandstone/Conglomerate bedrock) at depths ranging from approximately 6 feet to 9 feet below the surface. We also reviewed Monitoring Well logs in the area, which also showed that the weathered Siltstone bedrock was encountered at depths ranging from 8 feet to 9 feet.

Wet to saturated soils were encountered at depths ranging from 4 to 6 feet during our investigation, indicating shallow perched water conditions may be present in this area of the site during wet weather.

Based on this, we anticipate similar conditions will be present on the west half of the site (not part of our 2019 investigation). However, based on the existing ground surface elevations and slopes and due to the location of existing irrigation pipe on the site, we anticipate that all, or portions of, the existing steep slope were created by cut/fill embankment construction. We do not anticipate perched water will be encountered on the west half of the site, above the existing steep slopes.

It should be noted that, prior to final design and construction of the project, more detailed geotechnical investigation and laboratory testing will be necessary to provide final geotechnical design recommendations for site preparation, structural fill and earthwork and grading operations (including cuts and fills), fill on steep slopes, building pad preparation, footing design, lateral load resistance for retaining walls, seismic design parameters, and structure/site drainage and erosion control.

SITE GEOLOGY, GEOLOGIC HAZARDS & SEISMICITY EVALUATION

SITE GEOLOGY

The location of the project site is part of the Inland Siskiyou and Rogue/Illinois Valleys Ecoregion (Thornton, et al., 2003) and Oregon's Klamath Mountains Physiographic Province. The alluvial plain where the project site is located consists of shallow alluvial mixed grained deposits. This can include alluvium, colluvium, river and coastal terrace, landslide, glacial, eolian, beach, lacustrine, playa and pluvial lake deposits, and outburst flood deposits left by the Missoula and Bonneville floods (OGDC-6). Based on our on-site geotechnical borings and from monitoring well data retrieved from the State of

Oregon monitoring well report Archive, the depths of these surficial deposits extend to approximately between 6 and 9 feet on the project site before encountering the Cretaceous Siltstone / Sandstone / Conglomerate bedrock units of the Hornbrook Formation. Based on our experience on other nearby sites, the sedimentary bedrock units of the Hornbrook Formations can potentially have multiple adverse bedding/joints that can make them unstable in tall vertical cuts. However, there are no such cuts existing on the site or proposed for this project. Any temporary (during construction) or permanent vertical cuts on this site shall only be accomplished after an adequate retaining/shoring support structure has been designed and constructed.

GEOLOGIC HAZARDS

Flooding. The project is located just beyond the designated FEMA Special Flood Hazard Area ("100-year" flood), as shown on online mapping (OregonRiskMap, 2018). Therefore, the risk of flood damage to the project site is considered to be low.

Landslides / Slope Instability. The project site is located on the extreme edge of a mapped Quaternary landside (Qaf). This mapped feature is present on the state landslide database (Statewide Landslide Information Database for Oregon; SLIDO, 2021). Based upon the published mapping, general geomorphology, review of 2-foot contours generated from Lidar datasets (Dogami, 2021) and aerial photos (Google Earth, 2021), and from the subsurface data obtained during our 2019 investigation at this site, the mapped landslide feature in the project area is interpreted to be a shallow alluvial fan deposit of material originating from upslope.

No recent site or slope movement or damage to structures has been associated with this feature in readily available published accounts or general geotechnical or geological knowledge of the area. It is therefore assumed this is an inactive "older" and compacted deposit. Also, given the relatively shallow depths at which the subsurface becomes very dense and transitions into the weathered Siltstone bedrock within the project site, it is apparent that this mapped landslide feature would not adversely impact the proposed use of the subject site.

Site slopes are generally mild except in an area across the middle of the site with abrupt steep slopes (33% to 55%). This slope appears to have been constructed during past grading operations on the site. The State Landslide Information Database for Oregon (SLIDO, 2021) mapped this steep area as moderate to high risk for a regional scale landslide. However, recommendations for site grading and proper methods of cut-and-fill construction will be provided in the final geotechnical report for this project, which will be based on the known site subsurface soils and bedrock conditions from our previous site investigation and from the additional investigations to be accomplished. It is essential that the recommendations provided be followed closely in order to minimize slope instability, both during and after construction.

Similarly, recommendations addressing surface and subsurface drainage in the project area, as well as erosion control measures, will be also be provided in the final project

reports, plans and specifications and are generally addressed in the following sections of this letter report. These must be followed during and after construction to maintain slope stability in the project area. In-progress grading inspections should be made during construction to note any adverse conditions which could negatively affect the stability of cut and fill slopes or general site grading.

Expansive Soils. Soils encountered during our subsurface investigation are not expansive.

Liquefaction. Loose to medium dense, clayey silt/sand/gravel soils below the water table are present in the upper 9 feet. Given relatively shallow depths of this layer and due to the relatively high clay content observed in these soils, it is unlikely they will liquefy in a seismic event. However, further analysis of the site soils will help determine/verify their liquefaction potential. Soil sampling and gradation-with-hydrometer analyses, to determine clay content, will help in assessing the liquefaction potential of the site soils as well as the severity level of such liquefaction. Design recommendations to mitigate any potential negative impact of liquefaction on the project will be provided in the project's geotechnical report.

Ground Rupture. No Quaternary faults are shown to cut across the project site, based on geologic mapping (OGDC, 2017; USGS; 2017a; Wiley and Smith, 1993; Wiley et al, 2011). Therefore, the risk of surface fault rupture is considered to be very low at the project site.

Ground Shaking. Project structures, retaining walls, and any fills shall be designed and constructed in accordance with the Oregon Structural Specialty Code (OSSC; 2019). Based on obtained subsurface data during our 2019 subsurface exploration and from our desk study, at this time we recommend a Site Class of D should be used for the project. The site modified peak ground acceleration PGA_M for the project site is 0.367g. Other geotechnical and seismic design parameters will be provided in the final geotechnical design report for this project, to be incorporated as part the design and construction of the buildings, retaining walls and all other site structures.

Seismic Ground Amplification or Resonance. No unexpectedly hazardous amplification or resonance effects from seismic waves have been associated with the soil subsurface conditions in the project area. Potential amplification or resonance effects in the project area should be accounted for in the ASCE 7-16 seismic design methods, as prescribed in OSSC, 2019. The risk of damage at the site from unexpectedly severe shaking due to seismic wave amplification is low.

Tsunami and Seiche. The project site is located over 80 miles inland, and is therefore not subject to inundation from a tsunami. The site is located over 5 miles from lakes. Therefore, the risk of damage to the site is very low due to hazard from seiche or seismic-induced flooding. **Note:** Failure of Reeder Reservoir high in the Ashland Creek Basin could result in a large increase in water flows and levels, beyond the extents of the main

channel of Ashland Creek, located east of the project site. In our 2019 report for this site, it was noted that this site is located within the dam failure inundation path.

SITE & STEEP SLOPE CONSIDERATIONS

SLOPE STABILITY SUMMARY

Based on our review of the current site conditions and evaluation of the site geology and from the soils and bedrock information collected during our site subsurface boring investigation in 2019, this parcel and the surrounding area is considered to be stable for the construction of the proposed project. As mentioned above, the site has variable, shallow to moderate depths of loose to medium dense clayey Sand and clayey Gravel soils over weathered Siltstone/Sandstone/Conglomerate bedrock. The majority of the site is relatively flat to mildly sloping, except for the 10' to 14' tall steep slopes that extend through the middle of the site. The site is bordered by wide, stable roadway construction on the north, east and west sides of the site.

There is no evidence that the site is part of an active, recurring zone of instability. The re-grading of the site for the proposed mixed-use development, when constructed properly and in accordance with the final geotechnical, structural and civil design plans and specifications for the project, will not adversely impact the general slope stability of this or adjacent parcels. Proper erosion control measures, grading techniques (fill removal, cut and fill slope construction, fill placement and compaction, and fill-on-slope and retaining wall construction) and proper surface water control on all parts of the site will assure that the overall stability of this or adjacent parcels is not compromised.

Therefore, in our professional opinion, the construction of the proposed Magnolia Terrace mixed use development on this parcel will not adversely impact the slope stability of this or adjacent parcels and will maintain public safety in the immediate area.

EROSION CONSIDERATIONS

The surficial site soils and any loose fills can be erosive when disturbed. This potential erosion can be decreased significantly by proper fill compaction, surface preparation, and construction practices and by limiting disturbed areas on the site during construction. Migration of soil fines off site can be limited by proper erosion control, prior to and during construction. This would include the normal use of silt fences below all disturbed areas, hay bale V's, Bio Bags and settling ponds or rock lined ditches with settling ponds, in areas of concentrated flow. Construction entrances to the site must have a crushed rock/shale covering for at least 50 feet to limit mud tracking onto the City streets.

Proper construction erosion control and construction practices will limit site erosion for this project. Based on its location, it is very unlikely that soil fines from the site will create turbidity above acceptable ODEQ levels in the distant creeks if such good practices are used and erosion is prevented. Therefore, in our opinion, the subject project can be developed without a significant increase in erosion or impact on surface streams.

SURFACE WATER CONTROL & IMPACTS ON WATER HYDROLOGY

Construction of the structures and installation of the associated hardscape improvements will increase the impermeable surfacing at this site. This will cause an increase in the peak runoff from the site as a result of the development. However, based on our review of the preliminary site plans provided by the project Civil Engineer (Rhyne-Cross Group), it appears that stormwater drainage and detention/retention features will be provided. Therefore, runoff conveyance will be controlled with standard engineering design and construction practices to ensure that no increase from pre-development peak runoff flows would result from the completed project.

Surface Water. There are no surface water resources on this parcel that will be adversely impacted by the proposed development. The site topography shows no evidence of drainage swales or ephemeral stream channels. We also did not see any of these features during our site investigation in 2019.

Surface runoff currently takes place as general sheet flow across the flat areas and slopes on the parcel. This small amount of sheet flow runoff does not constitute useable surface water resources. After development, all site runoff will end up in the same location downslope of the site as it does now (Ashland Creek).

Therefore, construction of the proposed mixed-use development will not adversely impact surface water resources or alter these resources down-basin of the site.

Groundwater. As noted in the earlier sections of this report, minor perched water could be present on top of the dense bedrock zones during wet months of the year. However, if construction is accomplished during wet weather, accumulations of rainwater in excavations would be small and pumping such accumulated water will have no impact on groundwater resources in the area. There are no shallow (less than 30 feet) groundwater levels at the parcel. Wells in the area draw from fractures deep into the rock, not from shallow soil deposits. There is no opportunity for the proposed development to impact subsurface water sources.

Therefore, in our professional opinion, this proposed site development will not have an adverse impact on groundwater resources on this or adjacent parcels.

GENERAL GRADING AND DRAINAGE PROCEDURES

Proper grading procedures and surface water control will help maintain slope stability, reduce erosion and provide for good long-term performance of the site.

Grading Issues. In general, careful planning and execution of site grading and surface water control will help with long-term performance of the site. Executing cuts and fills per the geotechnical design recommendations, will mitigate any adverse impacts of the grading work. Specific items which must be done are as listed below:

1. Temporary and permanent cuts and fills to be constructed at inclinations no steeper than recommended in the final geotechnical design report.
2. Cuts will be limited to only the height necessary to create building pads or temporary excavations for construction.
3. All fills on the slope must have a toe key and be placed on level benches cut into the slope.
4. If fills are placed on slopes steeper than 10%, they must be accomplished consistent with Fill on Steep Slope recommendations (to be provided in the final geotechnical design report).
5. Subsurface drainage must be installed below fills when deemed necessary by the Geotechnical Engineer.
6. Only those materials allowed/specified for Structural Fill beneath the driveway and the structures may be used.
7. Place and compact the structural fill in level lifts and to densities specified in the final project plans and specifications.
8. Create site shape when grading to help convey site runoff to temporary erosion protected collection and conveyance works.
9. Have all portions of the excavation and grading observed and verified as in compliance with the final Geotechnical Recommendations.

Water Control Issues. Proper surface water runoff control will help with the proper performance of any hillside development. The following items must be adhered to for this mixed-use development project.

1. All concentrated runoff entering the site must be intercepted.
2. Runoff from all new impermeable surfaces (driveways, parking, roof, etc.) must be collected in erosion protected ditches or a piped system (gutters, downspouts and discharge pipe).
3. Do not allow collected runoff to flow over the crest and down any cut or fill slopes.
4. Convey all collected runoff in solid wall drainage pipe/culverts or in erosion protected ditches/swales.
5. Discharge all conveyance pipes or swales into the public right-of-way, roadside ditch or other approved discharge location which is properly protected against erosion.
6. Verify all erosion control items on the parcel and within the conveyance systems are in place prior to construction and are performing properly.
7. Verify all water conveyance works are sized and designed in accordance with the standards set forth by the City of Ashland and the Rogue Valley Stormwater Quality Design Manual (RVSQDM) with no damage to the development or adjacent parcels.
8. Have all drainage and conveyance works inspected and verified by the design engineer.

SUMMARY & CONCLUSIONS

Based on our 2019 site surface and subsurface investigation and observations and from our review of geologic literature and mapping, in our professional opinion, other than the potential flooding from Crowson Dam Failure and the unlikely chance of site liquefaction, there are no existing on site or nearby slopes or other geologic hazards that will potentially cause damage at the site. The project must be designed for the potential for moderate ground shaking during the anticipated seismic events.

The final geotechnical report shall verify the liquefaction susceptibility of the project site and provide liquefaction mitigation design recommendations for any areas of the site found to be liquefiable. Mitigation methods, if needed, will likely consist of accomplishing subsurface improvements such as amending (lime or cement treatment) or removing and replacing all liquefiable soils or providing deep foundation support (piers or piles) for structures, which would transfer structural loads through the soft/liquefiable soils zones and into the underlying very dense soils/weathered bedrock.

As mentioned throughout this letter report, prior to final design and construction of the project, more detailed geotechnical investigation and laboratory testing will be accomplished in order to provide final geotechnical design recommendations for site preparation, structural fill and earthwork and grading operations (including cuts and fills), fill on steep slopes, building pad preparation, footing design, lateral load resistance for retaining walls, seismic design parameters, and structure/site drainage and erosion control.

LIMITATIONS

The analyses, conclusions and recommendations contained in this evaluation are based on our review of published geologic maps and reports, our previous limited subsurface investigation of the site, and from our review of the proposed mixed use development plans, as they existed at the time of this study. If there is a significant lapse of time (5 years) between submission of this report and the final investigation and design work, if the project is changed, or if conditions have changed due to acts of God or construction, at or adjacent to the site, it is recommended that this report be reviewed in light of the changed conditions and/or time lapse.

This report was prepared for the use of the City, the owner and the design and construction team for planning purposes regarding design and construction of the project. It should be made available to contractors for information and factual data only. This report should not be used for contractual purposes as a warranty of site subsurface conditions. It should also not be used at other sites or for projects other than the one intended.

We have performed these services in accordance with generally accepted geotechnical engineering practices in the state of Oregon, at the time the study was accomplished. No other warranties, either expressed or implied, are provided.

Respectfully Submitted,

THE GALLI GROUP
GEOTECHNICAL CONSULTING

Dennis Duru, M.Sc., R.G.
Project Geologist

Melvin J. Galli III, P.E.
Principal Engineer

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Google Earth; 2021 online source; historical imagery of project area covering 5/23/1994 to 5/27/2016.

ODWR; 2021; Oregon Department of Water Resources; web-page access to state well logs; www.wrd.state.or.us/.

OGDC-6; 2017; Oregon Geologic Data Compilation, release 6, compiled by Rachel L. Smith and Warren P. Roe; Department of Geology and Mineral Resources (DOGAMI) online viewer.

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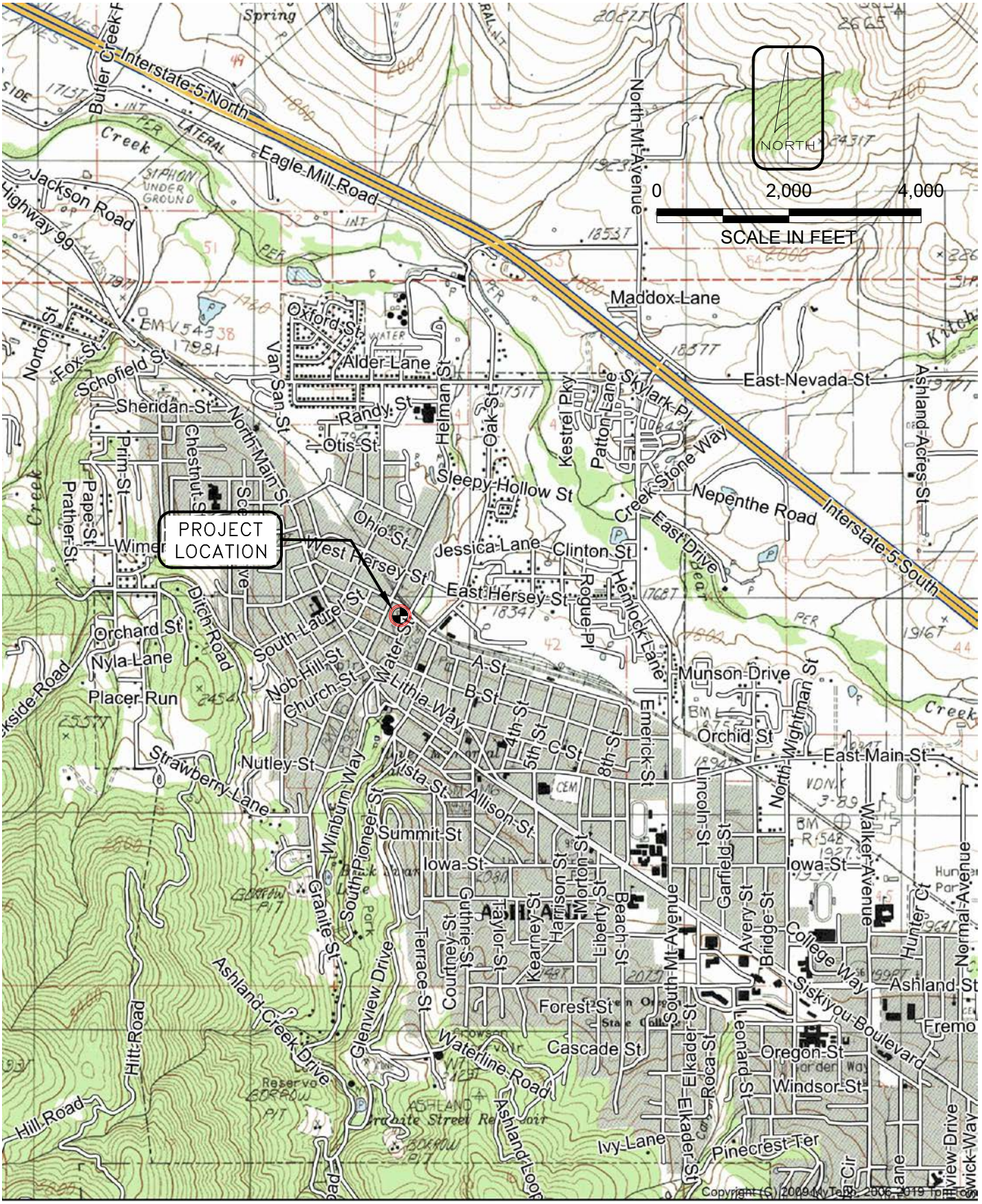
Thornton, T., Bryce, S., Lammers, D., Woods, A., Omernik, J., Kagan, J., . . . Comstock, J. (2003). *Ecoregions of Oregon (color poster with map, descriptive text, summary tables, and photographs.* Reston, Virginia: U.S. Geologial Survey.

USGS; 2017a; United States Geological Survey; Quaternary Fault and Fold Database for the United States; http://geohazards.usgs.gov/qfaults/or/Oregon.php

USGS; 2017b; United States Geological Survey; Seismic Design Maps; online at: (http://earthquake.usgs.gov/designmaps/us/application.php



THE GALLI GROUP GEOTECHNICAL CONSULTING 612 NW 3rd Street Grants Pass, OR 97526	VICINITY MAP MAGNOLIA TERACE MIXED USE DEVELOPMENT ASHLAND, OREGON	DATE: MARCH 2022 JOB NO: 02-5739-03 REV: 3/24/2022 5:00 PM PREPARED BY: MG3 5739-03 165 Water Magnolia Terrace - 01- Vicinity.dwg	FIGURE: 1

THE GALLI GROUP
GEOTECHNICAL CONSULTING
612 NW 3rd Street
Grants Pass, OR 97526

SITE PLAN WITH BORING LOCATIONS

MAGNOLIA TERACE MIXED USE DEVELOPMENT
ASHLAND, OREGON

DATE: MARCH 2022
JOB NO: 02-5739-03
REV: 3/24/2022 5:28 PM
PREPARED BY: MG3
5739-03 165 Water Magnolia Terrace - 02- Site Plan.dwg

FIGURE: 2

ATTACHMENT 1

PRELIMINARY SUBDIVISION MAP

LOCATED AT

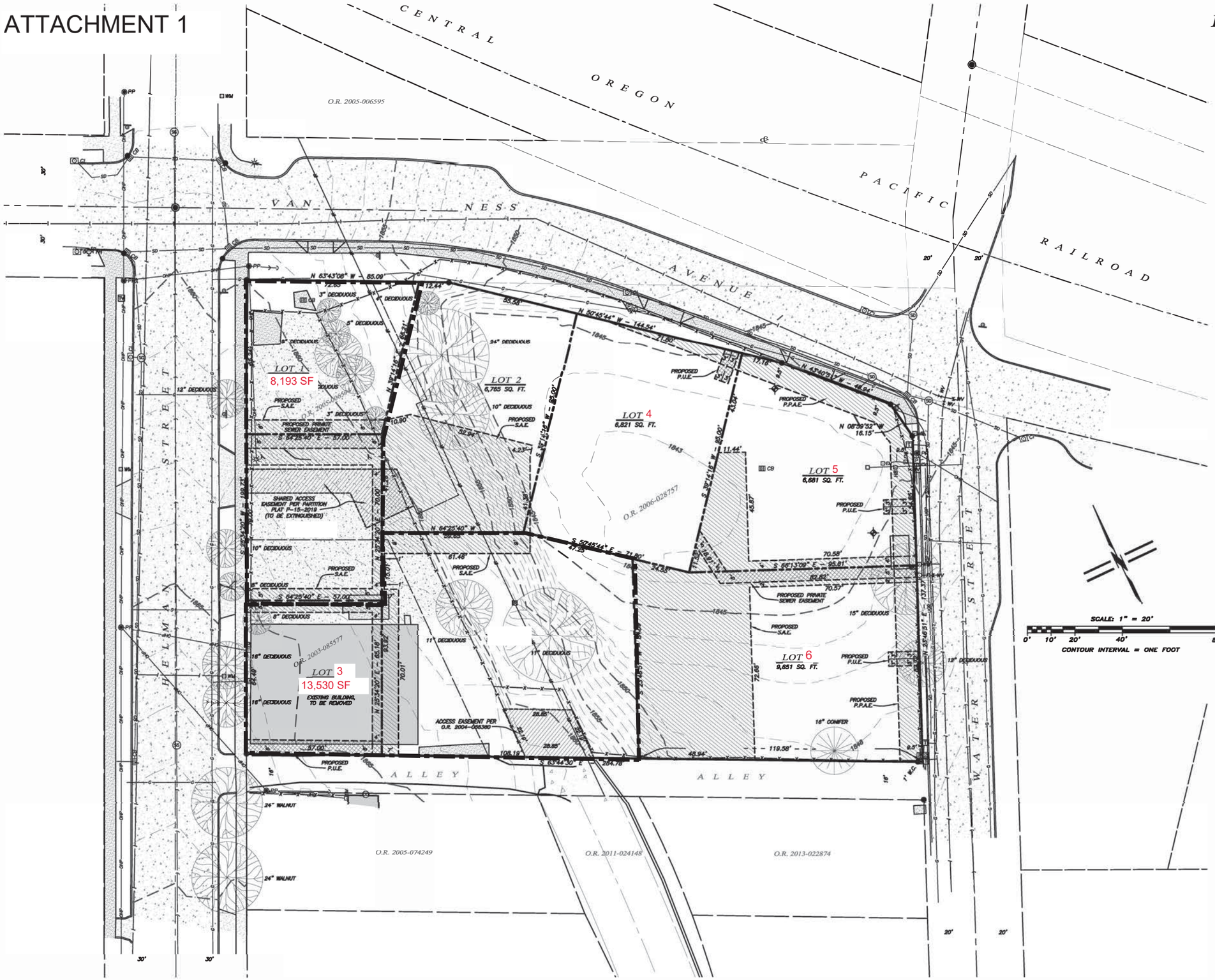
95 Van Ness Avenue, 160 Helman Street &
165 Water Street, Ashland, Oregon

LYING SITUATE WITHIN

SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Magnolia Fine Homes LLC
441 Talent Avenue
Talent, Oregon 97540



SCALE: 1" = 20'

0' 10' 20' 40' 80'

CONTOUR INTERVAL = ONE FOOT

LEGEND

- SURVEY CONTROL POINT, AS DESCRIBED
- SUBJECT PROPERTY LINE
- PROPOSED SUBDIVISION BOUNDARY
- BOUNDARY LINE
- BOUNDARY DEED LINE
- CENTERLINE
- FENCELINE
- WATER LINE
- BURIED NATURAL GAS LINE
- PRIVATE IRRIGATION LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- CONTOUR LINE
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- GUY WIRE
- WATER METER
- IRRIGATION BOX
- SIGN
- CATCHBASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- TELEVISION PEDESTAL
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
- S.A.E. SHARED ACCESS EASEMENT
- BUILDING
- CONCRETE SURFACE
- ASPHALT SURFACE
- EXISTING EASEMENT, AS DESCRIBED
- PROPOSED EASEMENT, AS DESCRIBED
- PROPOSED EASEMENT, AS DESCRIBED
- DECIDUOUS TREE (AS DESCRIBED)

SURVEY NOTES

THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND BENCHMARK, BEING A BRASS CAP IN THE TOP OF A CONCRETE CURB LOCATED AT THE SOUTHWESTERLY CORNER OF NORTH MAIN STREET AND BUSH STREET. BENCHMARK ELEVATION = 1904.074', BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).

EXPOSED UTILITY STRUCTURES SHOWN HEREON WERE FIELD LOCATED DURING THE PERFORMANCE OF THIS SURVEY. BURIED UTILITY LOCATIONS WERE DETERMINED BY UTILIZING A COMBINATION OF FIELD SURVEYED PAINT MARKS AND "AS-BUILT" RECORD DRAWINGS FURNISHED BY THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, ARE APPROXIMATE AND SHOWN HEREON FOR GRAPHIC PURPOSES ONLY. FIELD VERIFICATION OF ALL BURIED UTILITIES MUST BE PERFORMED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.

SHEET SV-2

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 14, 1995
SHAWN KAMPMANN
2003 LS

PRELIMINARY COPY

RENEWAL DATE: 6/30/2023

SURVEYED BY:

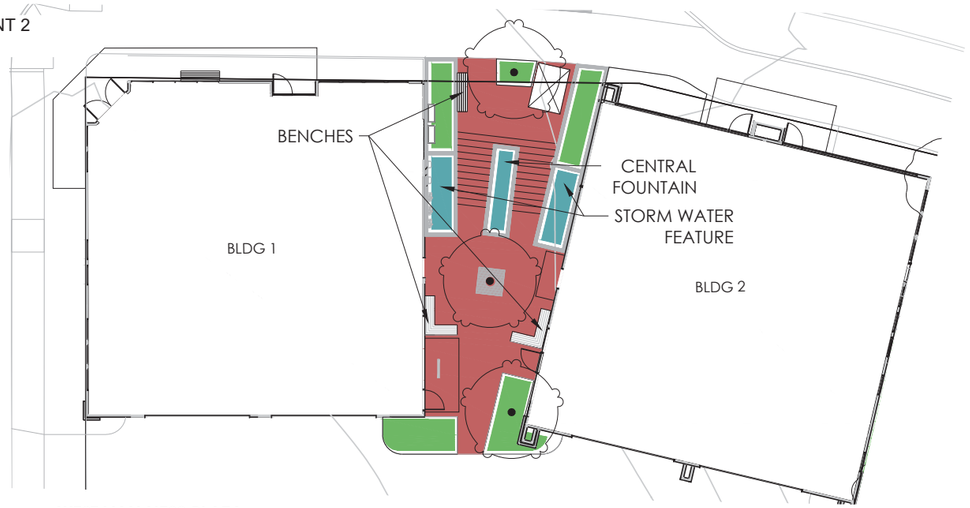
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: DECEMBER 30, 2021
PROJECT NO. 1004-15

Assessor's Map No. 39 1E 04 CC, Tax Lot 2000, 2100 & 7100

POLARIS LAND SURVEYING

ATTACHMENT 2



WEST VAN NESS PLAZA
Scale: 3/32" = 1'-0"

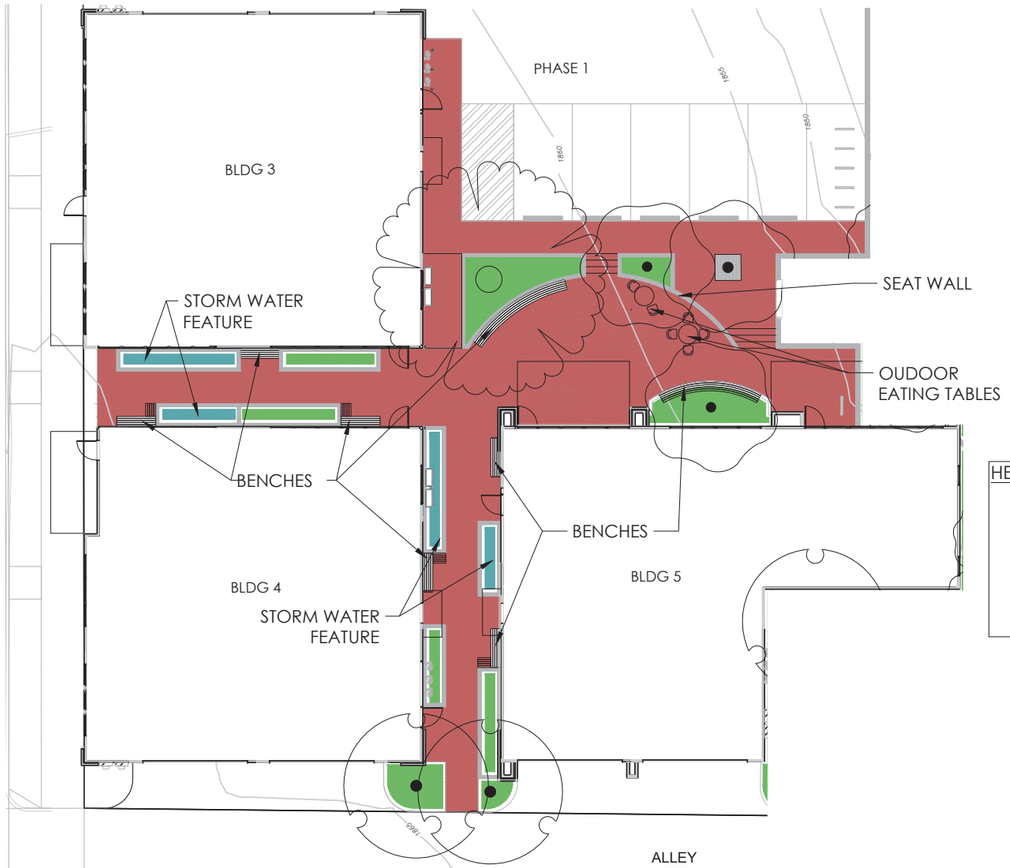
WEST VAN NESS PLAZA (1,090 SQ FT)
- 3 TREES TOTAL (1 PER 363 SQ FT)
- 3 SEATS TOTAL (1 PER 363 SQ FT)
- WIND PROTECTION FROM BLDGS 1 & 2
- WATER FEATURE: RAIN COLLECTION PLANTERS

CONCEPT GRAPHICS SCHEDULE

PLANTING
TAKEOFF: 203 SF

PAVING
TAKEOFF: 797 SF

WATER FEATURE
TAKEOFF: 90 SF



HELMAN PLAZA
Scale: 3/32" = 1'-0"

HELMAN PLAZA (2,993 SQ FT)
- 6 TREES TOTAL (1 PER 498 SQ FT)
- 8 SEATS TOTAL (1 PER 374 SQ FT)
- OUTDOOR EATING TABLES
- WIND PROTECTION FROM BLDGS 3, 4 & 5
- WATER FEATURE: RAIN COLLECTION PLANTERS & STORM WATER FEATURE

CONCEPT GRAPHICS SCHEDULE

PLANTING
TAKEOFF: 377 SF

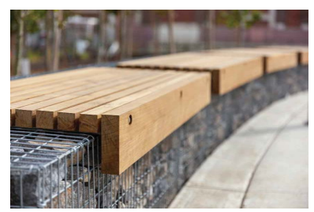
PAVING
TAKEOFF: 2,504 SF

WATER FEATURE
TAKEOFF: 83 SF

FOUNTAIN

STORM WATER FEATURE

BENCHED PLAZA



BENCHED AT WALL

TERRAIN
LANDSCAPE ARCHITECTURE
174 Hidden Lane - Ashland
33 N Central Ave - Medford
Oregon
541.500.4776
TERRAINARCH.COM

MAGNOLIA TERRACE
165 WATER ST / 160 HELMAN ST / 95 VAN NESS AVE
ASHLAND, OREGON 97520

REVISIONS

#	DATE	DESCRIPTION
-		
-		
-		
-		
-		

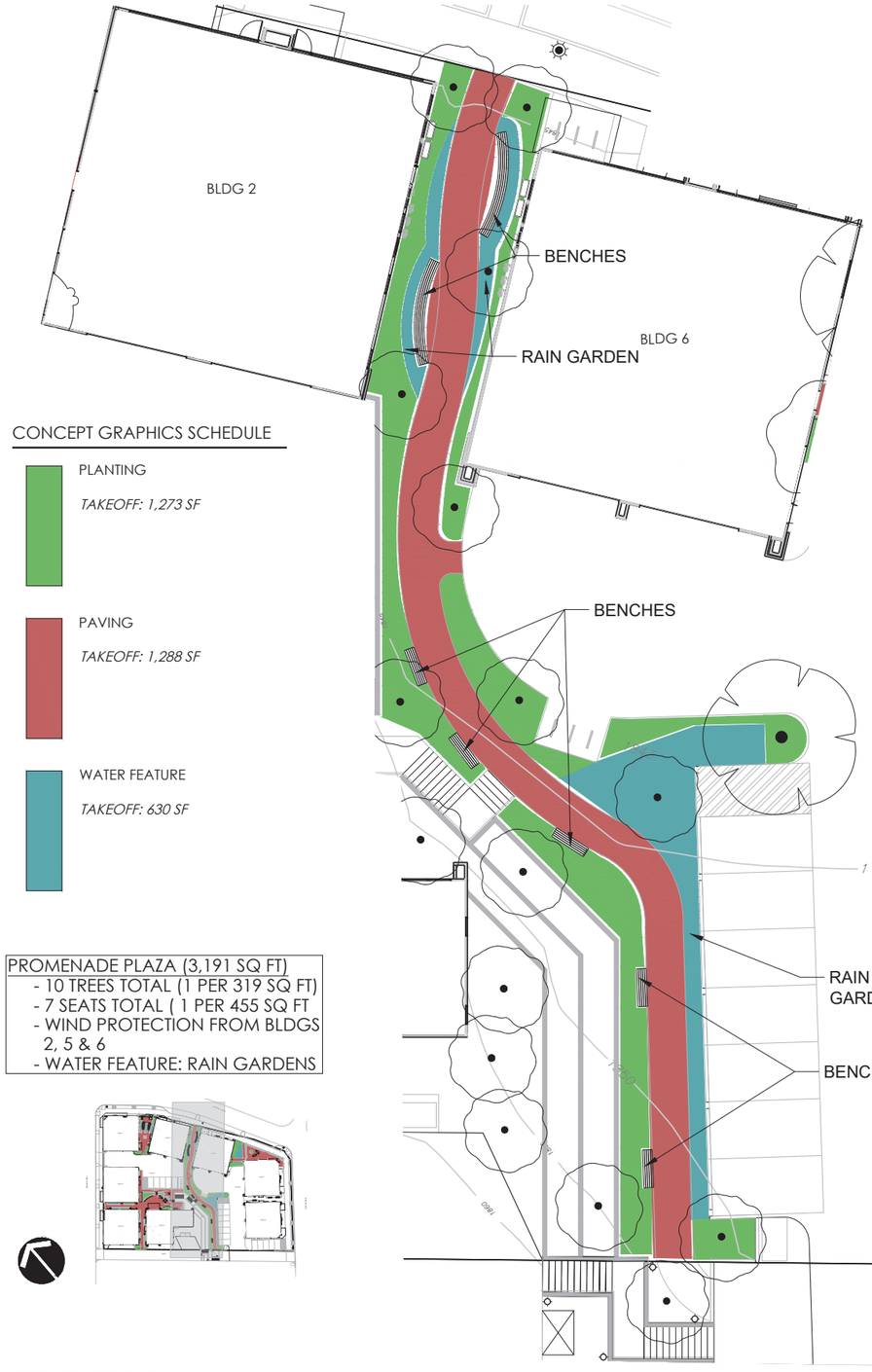
PLANNING REVIEW

OPEN SPACE DIAGRAM PHASE 1

L0.3

PROJECT NO. 2117
12.31.2021
TEAM: PvC, CG, EG

ATTACHMENT 3



CONCEPT GRAPHICS SCHEDULE

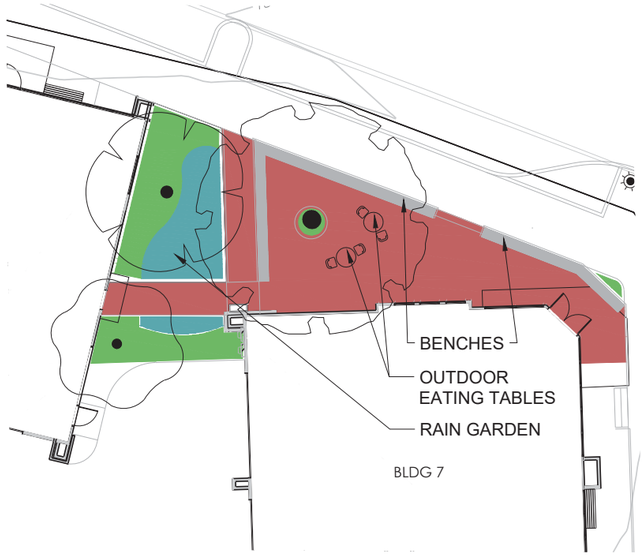
PLANTING
TAKEOFF: 1,273 SF

PAVING
TAKEOFF: 1,288 SF

WATER FEATURE
TAKEOFF: 630 SF

PROMENADE PLAZA (3,191 SQ FT)
- 10 TREES TOTAL (1 PER 319 SQ FT)
- 7 SEATS TOTAL (1 PER 455 SQ FT
- WIND PROTECTION FROM BLDGS 2, 5 & 6
- WATER FEATURE: RAIN GARDENS

PROMENADE PLAZA
Scale: 3/32" = 1'-0"



CONCEPT GRAPHICS SCHEDULE

PLANTING
TAKEOFF: 291 SF

PAVING
TAKEOFF: 1,013 SF

WATER FEATURE
TAKEOFF: 196 SF

CORNER PLAZA (1,500 SQ FT)
- 3 TREES TOTAL (1 PER 500 SQ FT)
- 4 SEATS TOTAL (1 PER 375 SQ FT
- WIND PROTECTION FROM BLDGS 6 & 7
- WATER FEATURE: RAIN GARDEN

CORNER PLAZA
Scale: 3/32" = 1'-0"

BENCHED PLAZA

BRIDGE @ RAIN GARDEN

STORMWATER FOUNTAIN

RAIN GARDEN

LINEAR PLAZA

TERRAIN
LANDSCAPE ARCHITECTURE
174 Hidden Lane - Ashland
33 N Central Ave - Medford
O r e g o n
541.500.4776
TERRAINARCH.COM

MAGNOLIA TERRACE
165 WATER ST / 160 HELMAN ST / 95 VAN NESS AVE
ASHLAND, OREGON 97520

REVISIONS

#	DATE	DESCRIPTION
-		
-		
-		
-		
-		

PLANNING REVIEW

OPEN SPACE DIAGRAM PHASE 2

L0.4

PROJECT NO. 2117
12.31.2021
TEAM: PvC, CG, EG

Building Massing Comparison

Attachment 4

Building 3 (Helman Street)
Original Elevation

Building 3 (Helman Street)
Revised Elevation

Attachment 8

PRE-APP COMMENTS:

KEYNOTE	CATEGORY	COMMENT	RESOLUTION	DRAWING REFERENCES
KN-01	ELEVATIONS	HELMAN STREET SENSE OF ENTRY	BUILDINGS 3 & 5 HAVE BEEN REORIENTATED TOWARD HELMAN STREET TO GIVE PRIMARY ENTRY TO THIS FACADE	A0.1 SITE PLAN A0.3-A0.4 STREET ELEVATIONS A3.1-3.3 BUILDING 3 PLANS A5.1-5.3 BUILDING 8 PLANS
KN-02		BUILDING 1 STORY HEIGHT	BUILDING 1 HAS BEEN REPOSITIONED ON SITE TO RELATE CORRECTLY TO THE STREET LEVEL	A0.3-A0.4 STREET ELEVATIONS A1.1-A1.3 BUILDING 1 PLANS
KN-03		VAN NESS & WATER STREET SENSE OF ENTRY	RENDERINGS PROVIDED TO GIVE FURTHER DETAIL ON VAN NESS AND WATER STREET MASSING AND MATERIALITY TO UNDERSTAND ENTRY HIERARCHY AND BUILDING COMPOSITION	A0.1 SITE PLAN A0.5-0.6 STREET ELEVATIONS A1.1-A1.3 BUILDING 1 PLANS A2.1-A2.3 BUILDING 2 PLANS
KN-04	SITE DESIGN REVIEW	GROUND FLOOR COMMERCIAL/RESIDENTIAL SPLIT (65%)	GROUND FLOOR AREAS RECALCULATED AND PLAN DESIGN ADJUSTED TO ACCOUNT FOR A MINIMUM 65% NON-RESIDENTIAL USE AND ACCESS	A1.1-A5.1 BUILDING 1-5 PLANS
KN-17		RESIDENTIAL DENSITY	PROPERTY TO BE SUBDIVIDED TO 10,000 SQ FT GROSS THIS IS NOT APPLICABLE	A0.1 SITE PLAN
KN-05		MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT IS INDICATED ON ELEVATIONS FOR EACH BUILDING ALONG WITH AVERAGE GRADE CALCULATIONS.	A1.3BUILDING 1 ELEVATION A2.3 BUILDING 2 ELEVATION A3.3 BUILDING 3 ELEVATION A4.3 BUILDING 4 ELEVATION A5.3 BUILDING 5 ELEVATION
KN-06		ORIENTATION TO THE STREET	BUILDINGS HAVE BEEN REORIENTATED TO FACE STREET AND RESPOND TO PEDESTRIAN ACCESS	A0.3-0.4 STREET ELEVATIONS
KN-07		SENSE OF ENTRY	ALL ACCESS POINTS TO NON-RESIDENTIAL SPACES HAVE AN OVERHANG, A MATERIAL CHANGE, AND INCORPORATED LIGHTING TO REFLECT A SENSE OF ENTRY REQUIREMENT	A0.3-0.4 STREET ELEVATIONS A1.3-A5.3 BUILDING ELEVATIONS
KN-08	DETAIL SITE DESIGN	FLOOR AREA RATIO (50%)	PROPERTY TO BE SUBDIVIDED TO 10,000 SQ FT GROSS THIS IS NOT APPLICABLE	A0.1 SITE PLAN
KN-09		FENESTRATION (20% FACING STREET)	CALCULATION OF FENESTRATION ON NON-RESIDENTIAL WALLS FACING THE STREET IS INCLUDED IN DOCUMENT SET	A1.3-A5.3 BUILDING ELEVATIONS
KN-03		EMPHASIS TO ENTRANCES	LIGHTING AND MATERIAL CALL OUTS HAVE BEEN INCLUDED IN DOCUMENTS	A1.3-A5.3 BUILDING ELEVATIONS
KN-10		PEDESTRIAN PROTECTION	PEDESTRIAN OVERHANG AND PROTECTION HAVE BEEN INCLUDED IN DOCUMENTS AND ARE DIMENSIONED IN ELEVATION	A1.3-A5.3 BUILDING ELEVATIONS
KN-11		CHANGES IN RELIEF (15%)	AREA OF CHANGE IN RELEIF SHOWN ON DOCUMENTS	A1.3-A5.3 BUILDING ELEVATIONS
KN-17	ADDITIONAL STANDARDS	HUMAN SCALE	PROPERTY TO BE SUBDIVIDED TO 10,000 SQ FT GROSS THIS IS NOT APPLICABLE	A0.1 SITE PLAN
KN-17		PLAZA SPACE (1 SQ. FT. PLAZA PER 10 SQ. FT. BUILDING)	PROPERTY TO BE SUBDIVIDED TO 10,000 SQ FT GROSS THIS IS NOT APPLICABLE	A0.1 SITE PLAN
KN-05	HISTORIC DIST. DEVELOP. STANDARDS	HEIGHT (WITHIN SCALE OF ADJACENT HISTORIC BUILDINGS)	BUILDINGS ARE AT OR BELOW 40' MAXIMUM REQUIRED	A1.3-A5.3 BUILDING ELEVATIONS
KN-12		BULK AND SCALE	HEIGHT AND MATERIALS NOTED ON DOCUMENTS	A1.3-A5.3 BUILDING ELEVATIONS
KN-13		MASSING, VOLUME AND BULK	HEIGHT AND MATERIALS NOTED ON DOCUMENTS	A1.3-A5.3 BUILDING ELEVATIONS
KN-14		ROOF FORMS	ROOF FORM HAVE BEEN ADJUSTED TO BE MORE IN KEEPING WITH TRADITIONAL GABLE END DESIGNS	A1.3-A5.3 BUILDING ELEVATIONS A1.2-A5.2 ROOF PLANS
KN-15		RYTHM OF OPENINGS	FENESTRATION SAMPLES OF ADJACENT BUILDINGS PROVIDED ON SITE ANALYSIS SHEETS	A0.2 STREET VIEWS
KN-16		BASE	EXTERIOR WAINSCOTT STYLE BASE SIDING HAS BEEN INTRODUCED INTO STREET FACING FACADES TO GROUND THE BUILDING	A1.3-A5.3 BUILDING ELEVATIONS
KN-07		FORM	MASSING AND SIDING RELIEF IS INCORPORATED INTO ELEVATIONS TO GIVE A SENSE OF VERTICALITY	A1.3-A5.3 BUILDING ELEVATIONS
		ENTRANCES	OVERHANGING BALCONIES AND AWNINGS ARE PROVIDED AT NON-RESIDENTIAL ENTRANCES TO GIVE SHELTER AND A SENSE OF HIERARCHY TO ALL BUILDINGS	A1.3-A5.3 BUILDING ELEVATIONS

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Ashland, OR 97520

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SHEET TITLE
COMMENT RESPONSES

A0.0

KN-08

BUILDING HEIGHT
ALL BUILDINGS ARE 38'-4" FROM T.O. RIDGE TO T.O. MAIN FLOOR
MAXIMUM BUILDING HEIGHT ALLOWED IS 40'-0"

LOT COVERAGE

SITE AREA		51,897
BUILDING FOOT PRINTS	2,565 SQ. FT. X 8 =	20,520
UPPER PARKING		9,249
LOWER PARKING		7,478
PEDESTRIAN PLAZAS/PATHS		3,087
TOTAL		**40,334**
40,334/51,897	**=**	**77.7%**

PARKING LEGEND

- STREET PARKING
- OFFSTREET PARKING
- RESIDENTIAL PARKING

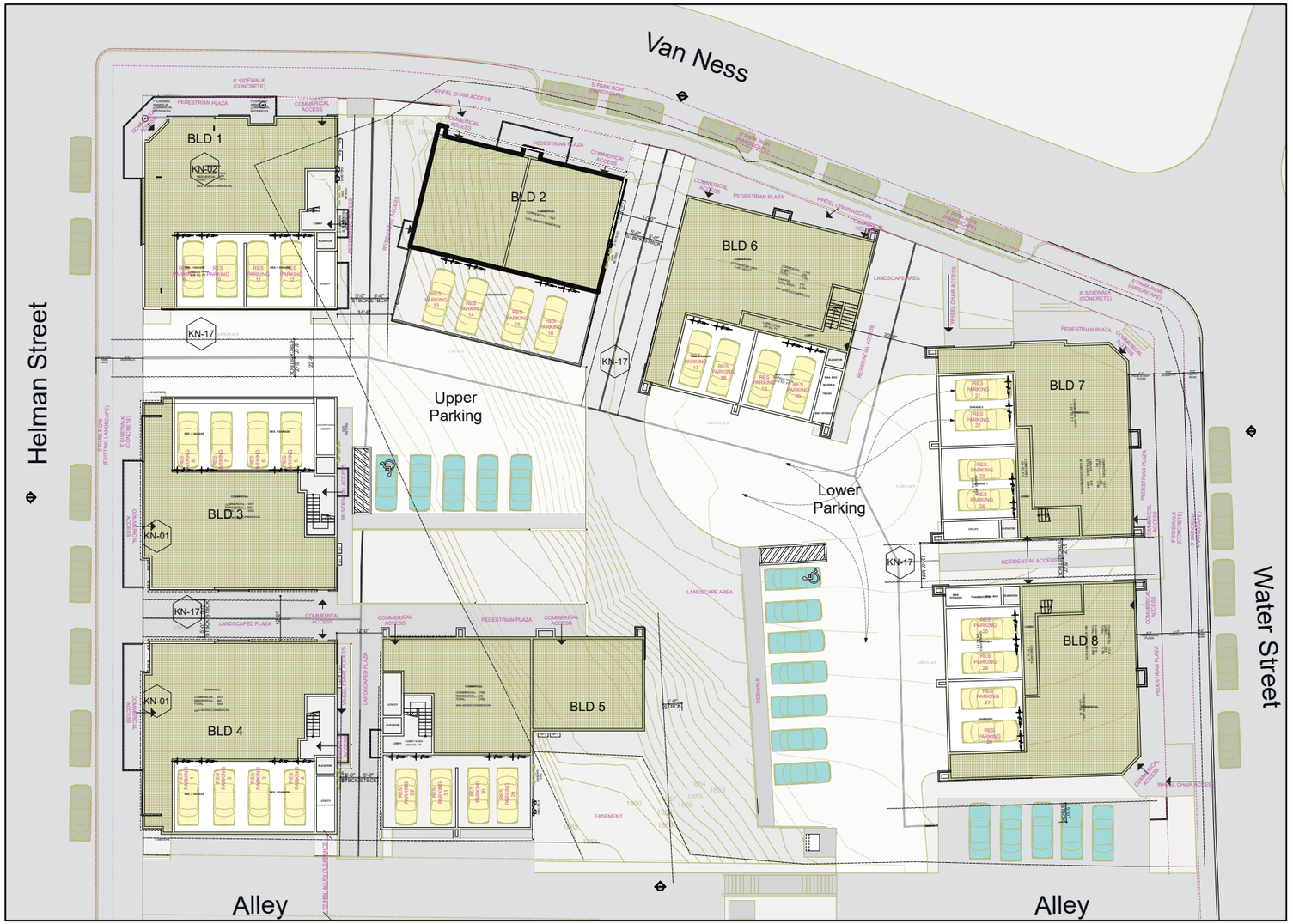
COMMERCIAL PARKING CALCULATION
(OFFICE) : (2.91X6) + (3.22X2) = 24 SPACES

17 ON SITE SPACES PROVIDED
19 OFF SITE SPACES PROVIDED
36 TOTAL PARKING SPACES PROVIDED

(RESIDENTIAL) : 8 BUILDINGS X 4 SPACES = 32 SPACES
32 SPACES PROVIDED (GARAGE PARKING)

BIKE PARKING: 2 PER RESIDENTIAL UNIT IN GARAGE
SEE LANDSCAPE PLANS FOR ONSITE BIKE SPACES

NOTE: SEE LANDSCAPE AND CIVIL PLANS FOR SITE DESIGN INCLUDING PATHS, HARDSCAPE, LANDSCAPE, LIGHTING, DESIGNATED TRASH AREAS, TURNING SPACE, ETC.



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DATE: 3/16/22

SHEET TITLE
SITE PLAN

A0.1

6 A0.3

WATER STREET ELEVATION

SCALE: 3/32" = 1'-0"

0 8" 16" 24"

5 A0.3

VAN NESS ELEVATION

SCALE: 3/32" = 1'-0"

0 8" 16" 24"

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SHEET TITLE

STREET ELEVATIONS

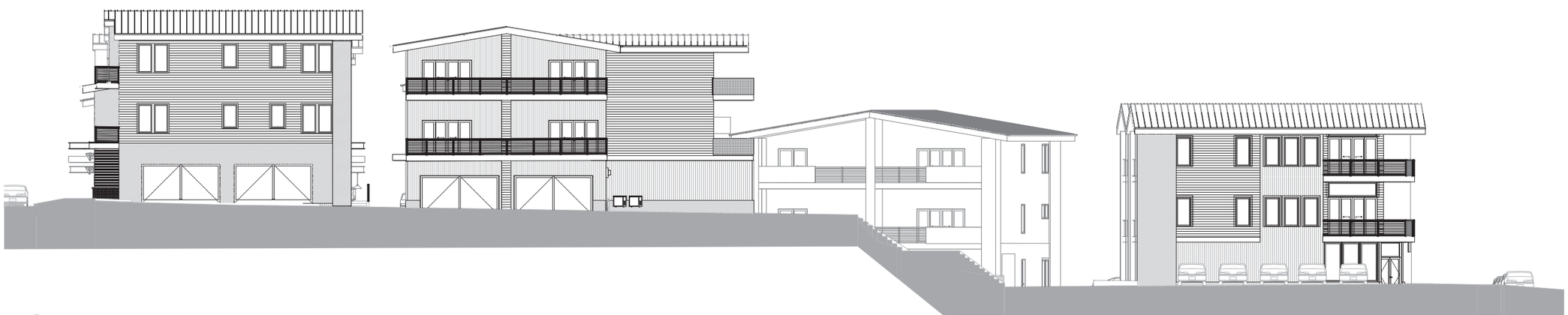
A0.3

7
A0.4

HELMAN STREET ELEVATION

SCALE: 3/32" = 1'-0"

0 8' 16' 24'



8
A0.4

ALLEY ELEVATION

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

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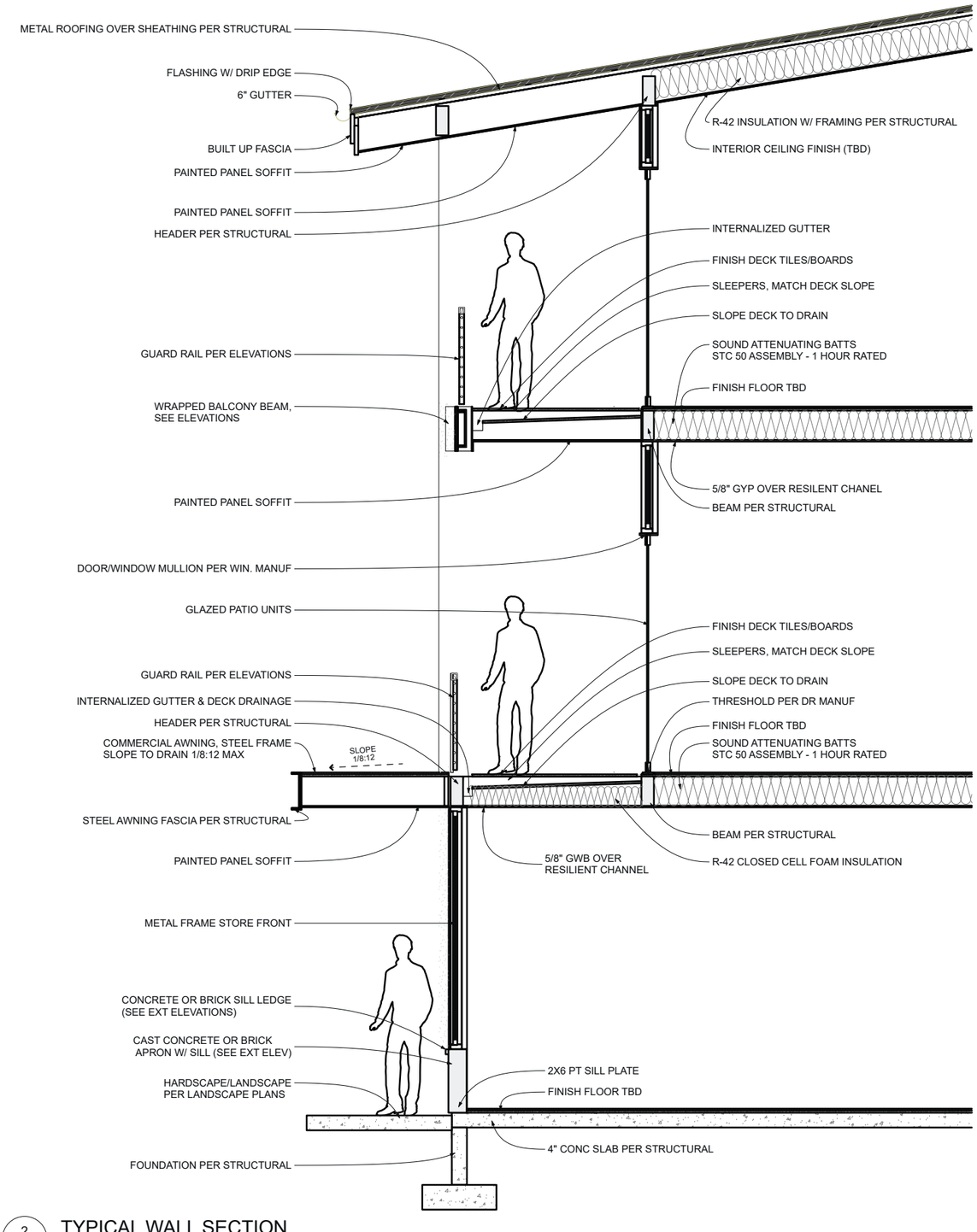
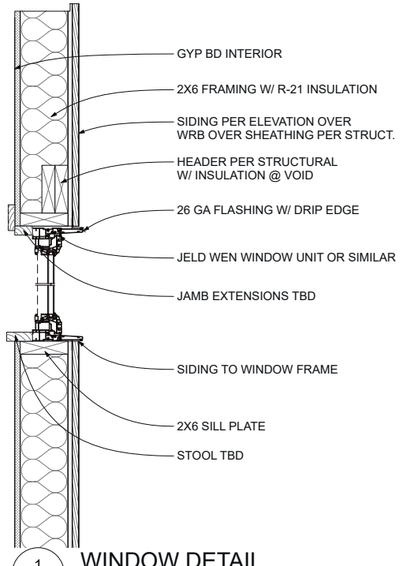
SHEET TITLE

STREET ELEVATIONS

A0.4





1 A0.5 WINDOW DETAIL

SCALE: 1 1/2"= 1'-0" 0 6" 12" 18"

2 A0.5 TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0" 0 1' 2' 4'

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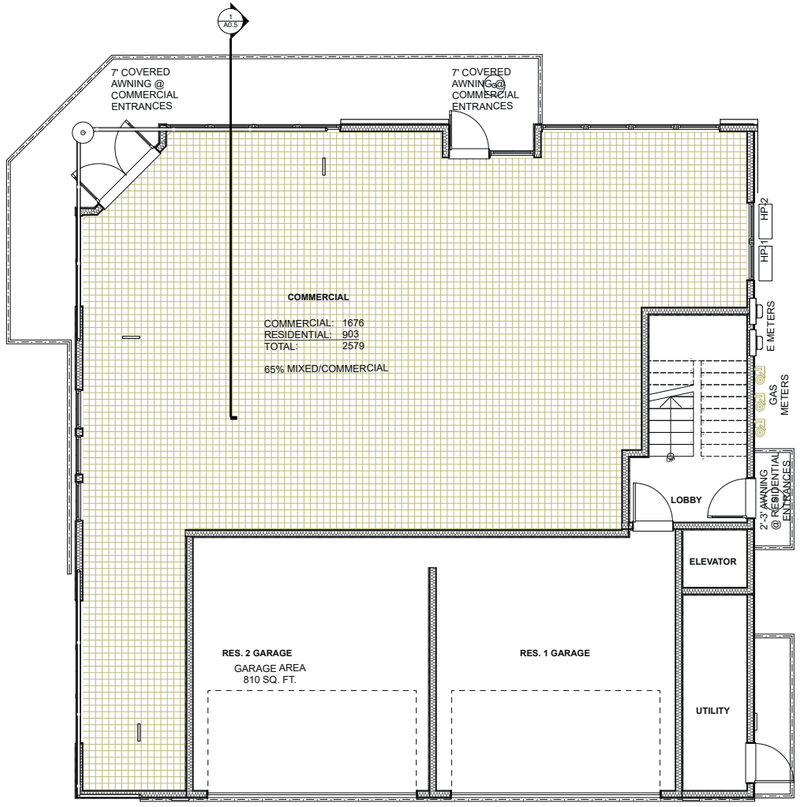
SHEET TITLE

TYPICAL SECTION (BLDG 1-8 SIMILAR)

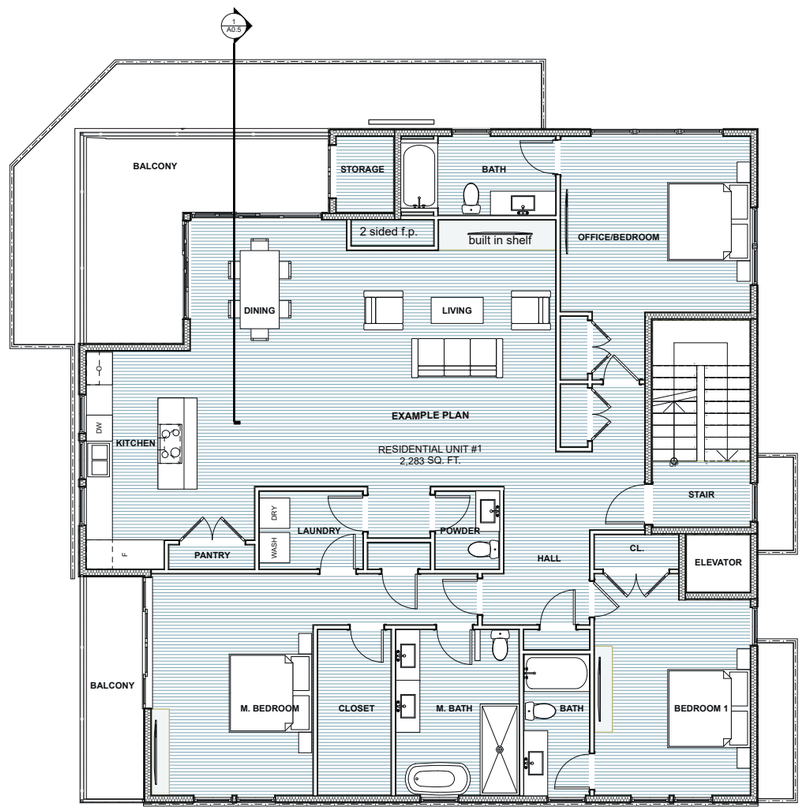
A0.5



1 A1.1 1st FLOOR

SCALE: 3/16" = 1'-0"

0 4' 8' 12'



2 A1.1 2nd FLOOR

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

KN-04

BLD 1 (ELEVATION 1858')

FOOTPRINT AREA	2579 SQ. FT.
1ST FLOOR COMMERCIAL	1676 SQ. FT.
1ST FLOOR GARAGE (RESIDENTIAL)	903 SQ. FT.
2ND FLOOR RESIDENTIAL	2283 SQ. FT.
3RD FLOOR RESIDENTIAL	2283 SQ. FT.
TOTAL RESIDENTIAL (CONDITIONED)	4566 SQ. FT.

PERCENTAGE 1ST FLOOR COMMERCIAL 65% MIN.

COMMERCIAL PARKING	(1/500 SQ. FT.)	3.42 SPACES
RESIDENTIAL	(2 BR / UNIT)	4 SPACES TOTAL

FLOOR PLAN KEY

RESIDENTIAL SPACE

COMMERCIAL MIXED USE SPACE

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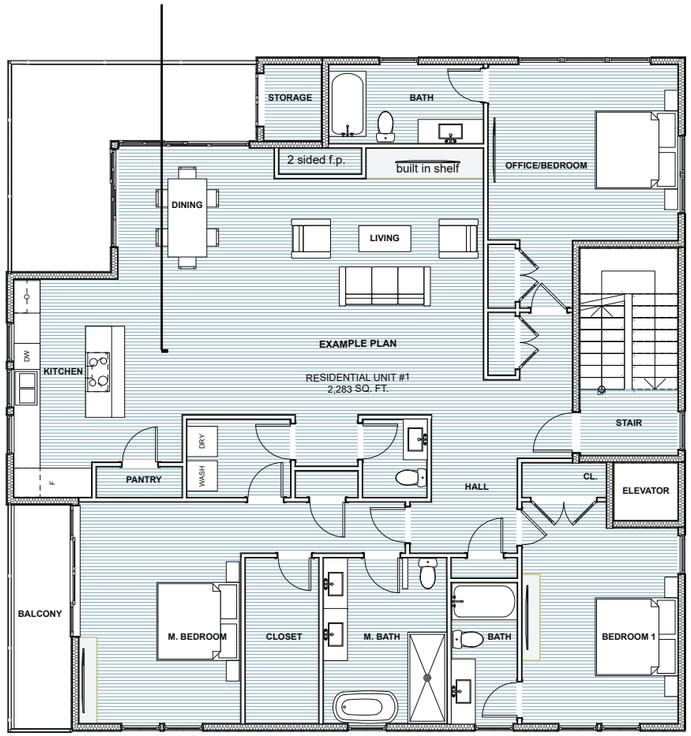
SHEET TITLE

BUILDING 1 PLANS

A1.1

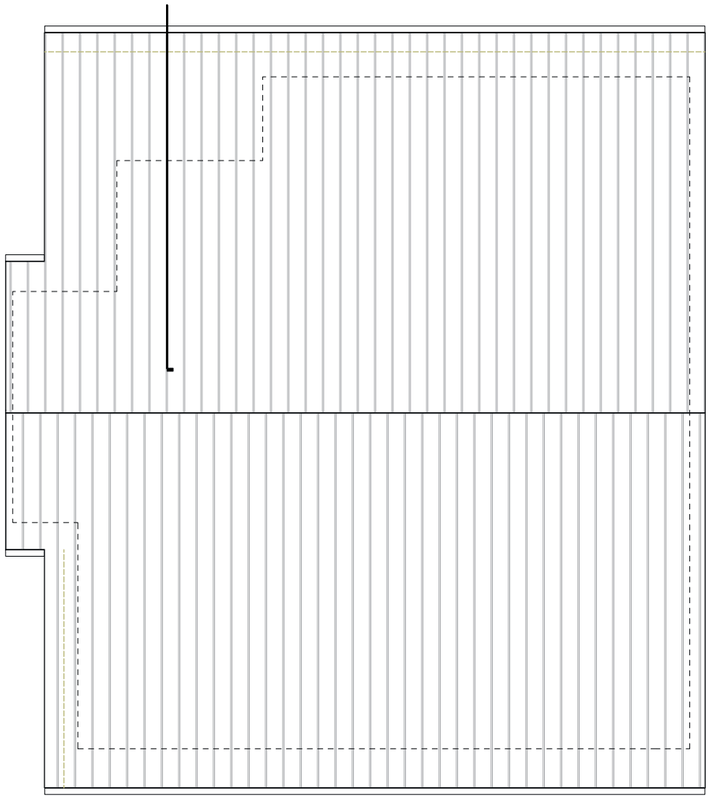


1 A1.2 3rd FLOOR

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

KN-13



2 A1.2 ROOF

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

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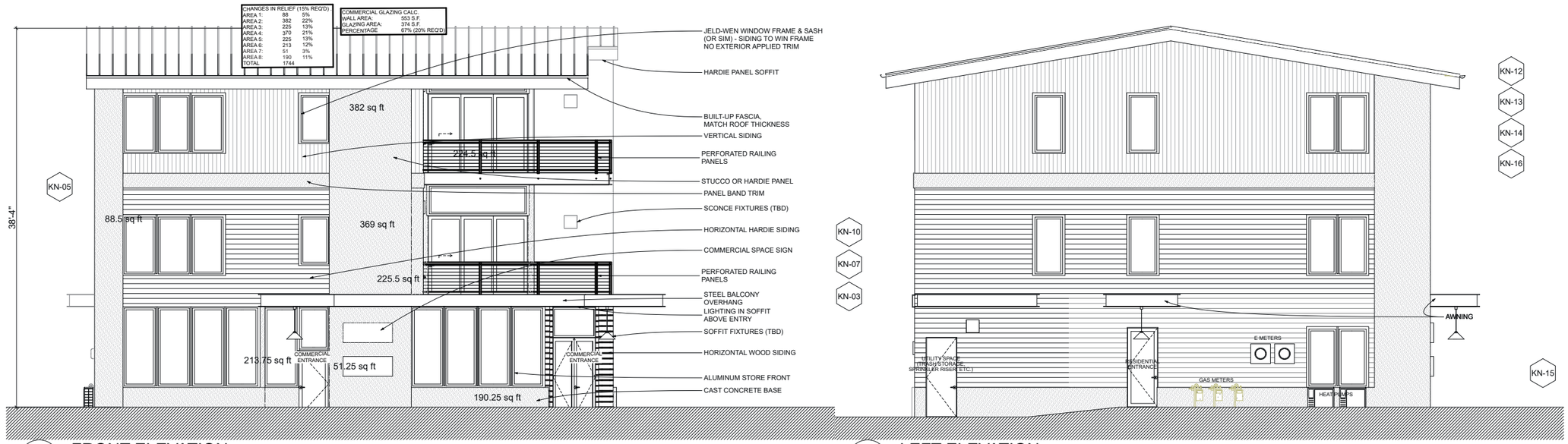
SHEET TITLE

BUILDING 1 PLANS

A1.2

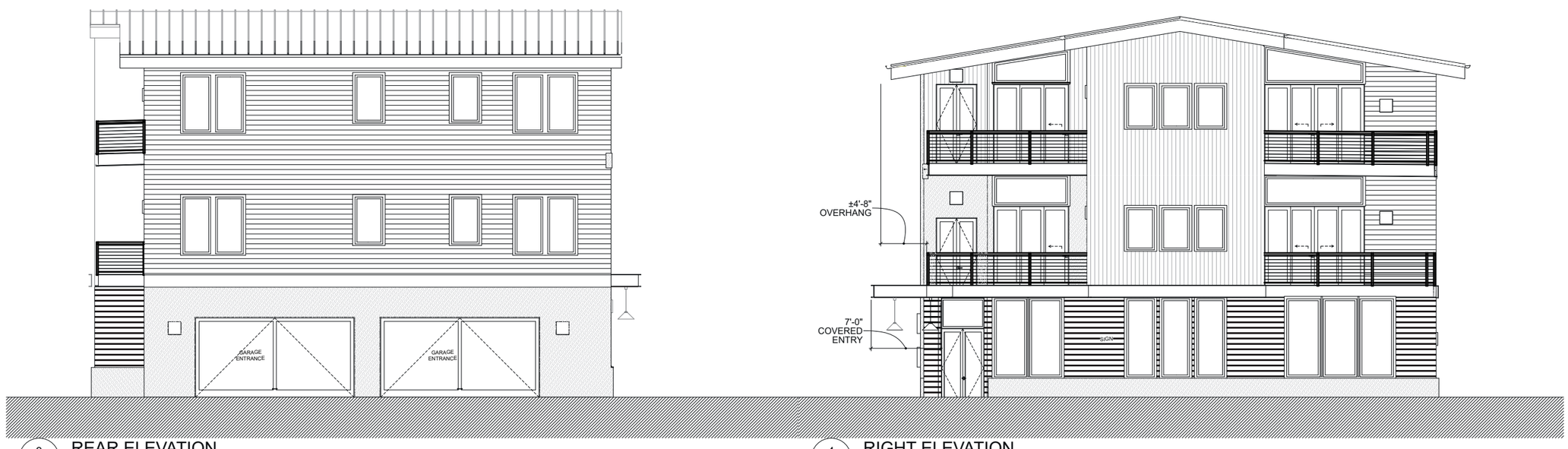


1 A1.3 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

2 A1.3 LEFT ELEVATION

SCALE: 3/16" = 1'-0"



3 A1.3 REAR ELEVATION

SCALE: 3/16" = 1'-0"

4 A1.3 RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

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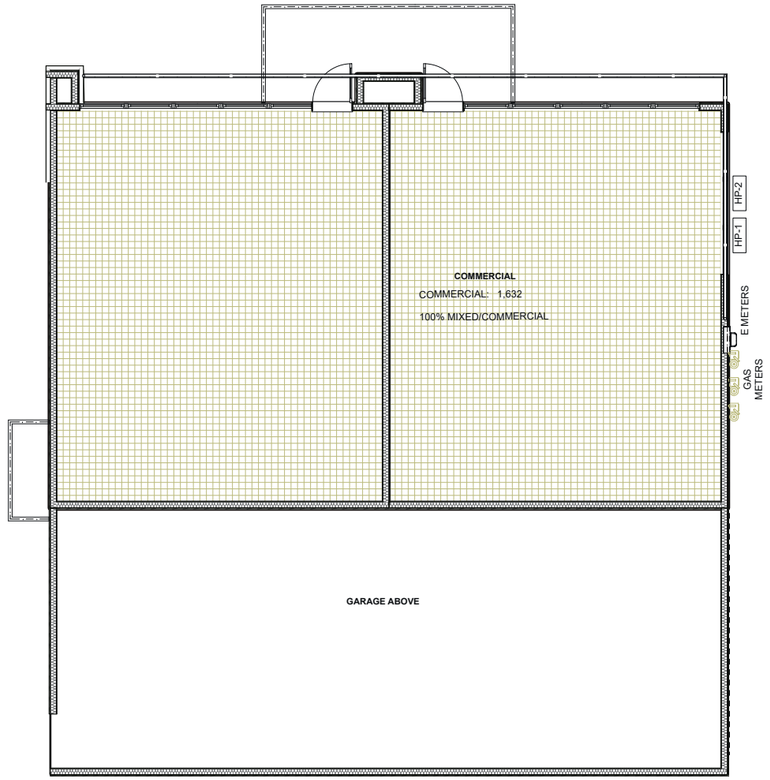
SHEET TITLE

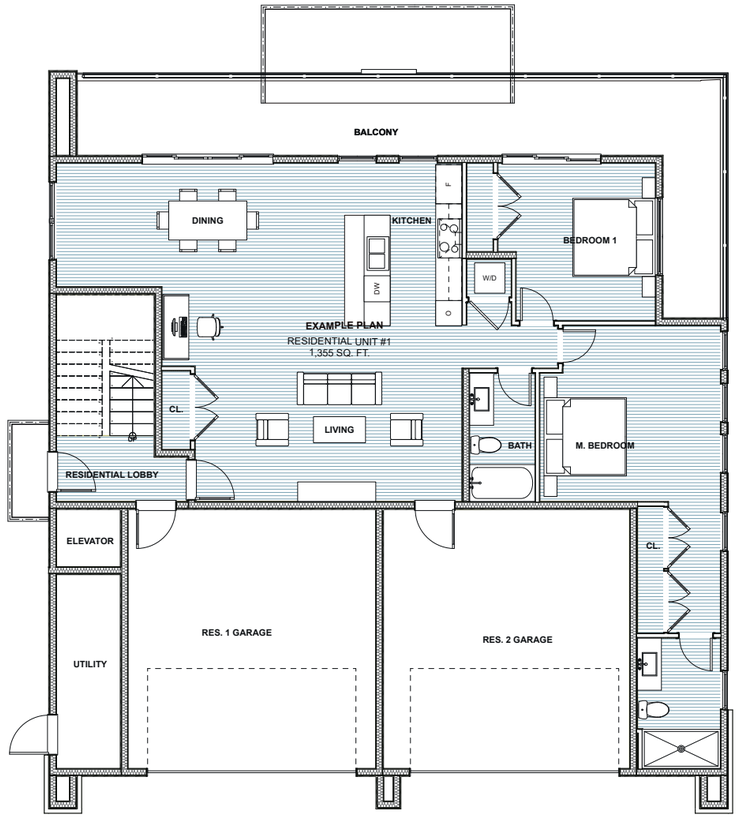
BUILDING 1 ELEVATIONS

A1.3



1 A2.1 1st FLOOR

SCALE: 3/16" = 1'-0"



2 A2.1 2nd FLOOR

SCALE: 3/16" = 1'-0"

KN-04

BLD 2 (ELEVATION 1853'/1847')

FOOTPRINT AREA	2354 SQ. FT.
1ST FLOOR COMMERCIAL	1632 SQ. FT.
2ND FLOOR GARAGE (RESIDENTIAL)	1110 SQ. FT.
2ND FLOOR RESIDENTIAL	1355 SQ. FT.
3RD FLOOR RESIDENTIAL	2040 SQ. FT.
TOTAL RESIDENTIAL (CONDITIONED)	3395 SQ. FT.

PERCENTAGE 1ST FLOOR COMMERCIAL 65% MIN.

COMMERCIAL PARKING	(1/500 SQ. FT.) 3.1 SPACES
RESIDENTIAL	(2 BR / UNIT) 4 SPACES TOTAL

FLOOR PLAN KEY

RESIDENTIAL SPACE

COMMERCIAL MIXED USE SPACE

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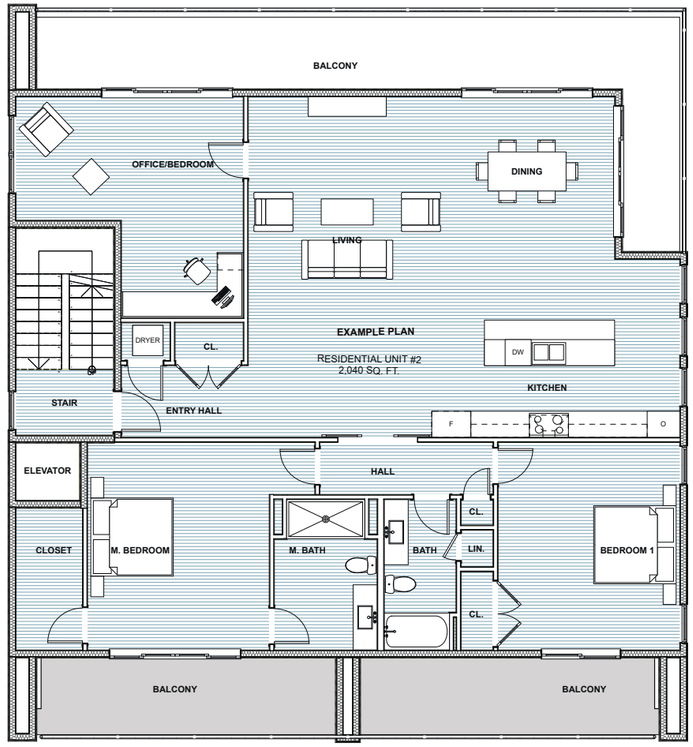
SHEET TITLE

BUILDING 2 PLANS

A2.1

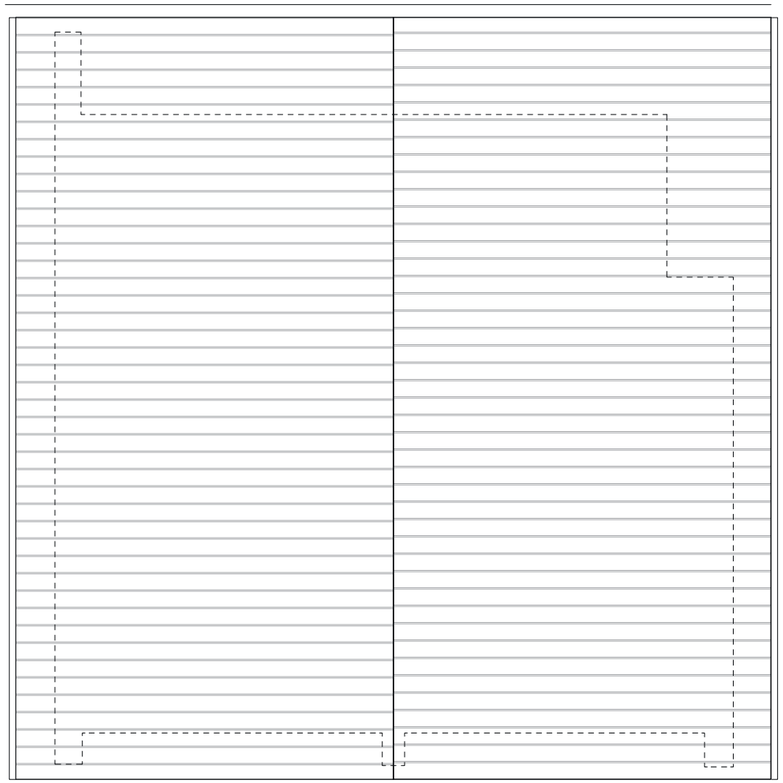


1 A2.2 3rd FLOOR

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

KN-13



2 A2.2 ROOF

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

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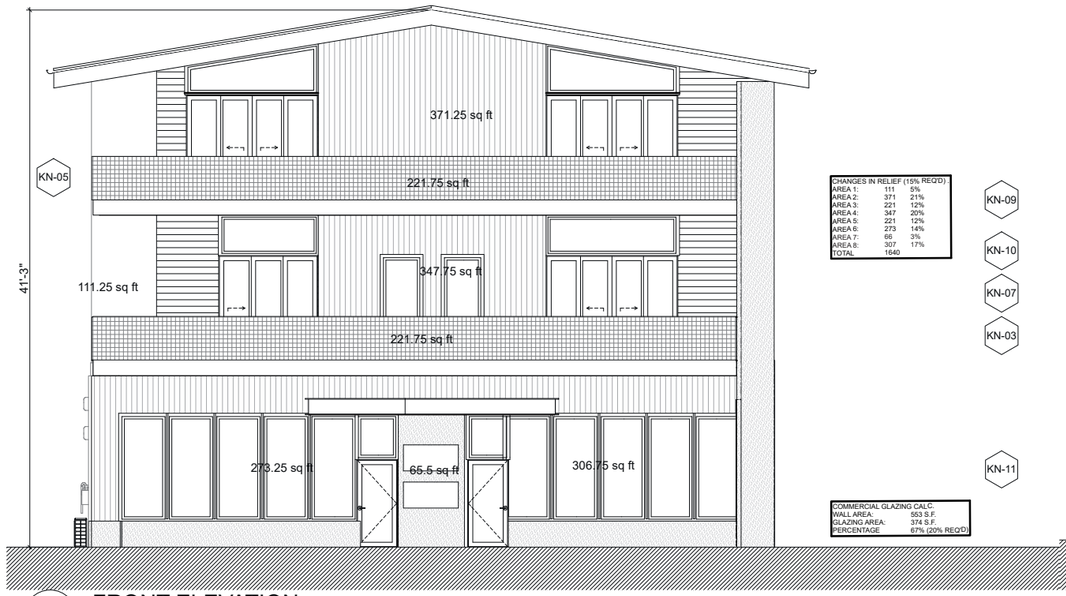
DATE: 3/16/22

SHEET TITLE

BUILDING 2 PLANS

A2.2



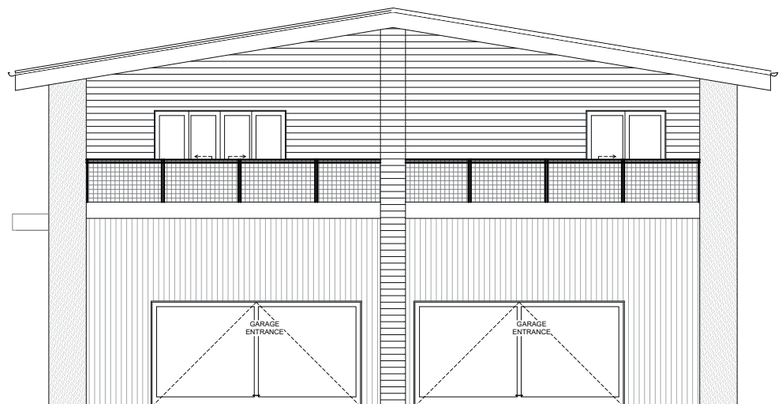
1 A2.3 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

4 A2.3 RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

Note: SEE A1.3 FOR MATERIALS AND DIMENSIONS



3 A2.3 REAR ELEVATION

SCALE: 3/16" = 1'-0"

2 A2.3 LEFT ELEVATION

SCALE: 3/16" = 1'-0"

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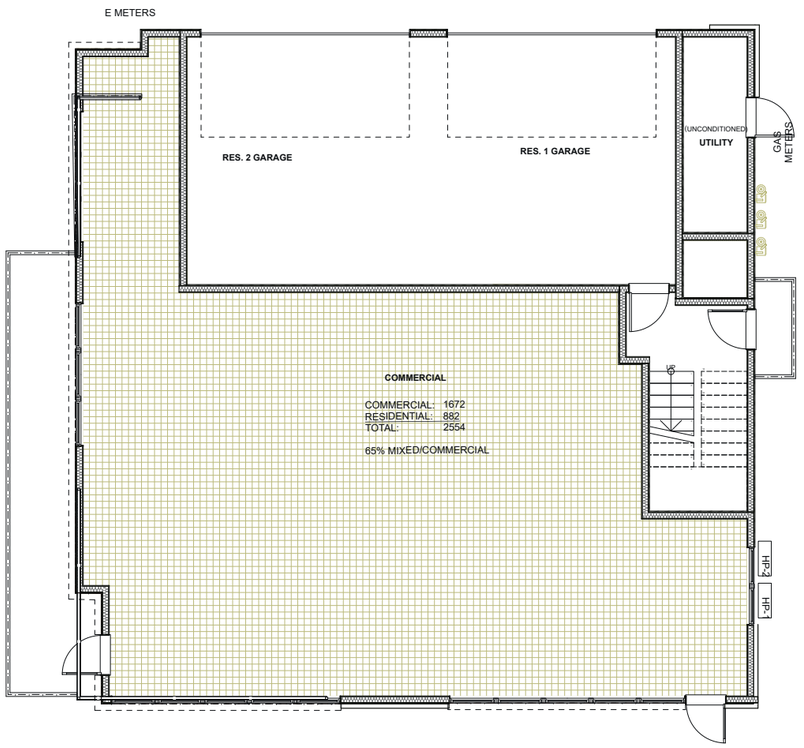
SHEET TITLE

BUILDING 2 ELEVATIONS

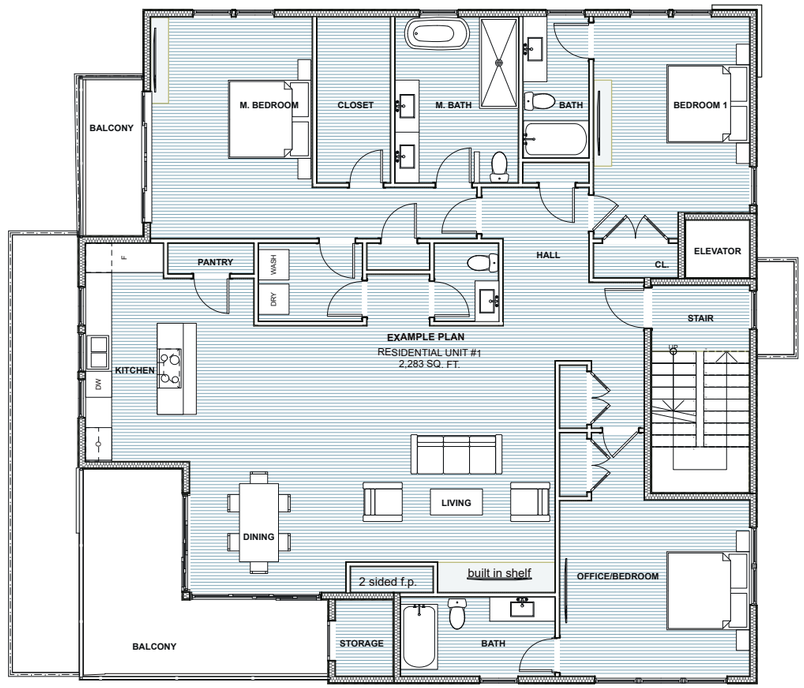
A2.3



1 A3.1 **1st FLOOR**

SCALE: 3/16" = 1'-0"

0 4' 8' 12'



2 A3.1 **2nd FLOOR**

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

KN-04

BLD 4 (ELEVATION 1863')

FOOTPRINT AREA	2554 SQ. FT.
1ST FLOOR COMMERCIAL	1672 SQ. FT.
1ST FLOOR GARAGE (RESIDENTIAL)	882 SQ. FT.
2ND FLOOR RESIDENTIAL	2283 SQ. FT.
3RD FLOOR RESIDENTIAL	2233 SQ. FT.
TOTAL RESIDENTIAL (CONDITIONED)	4516 SQ. FT.

PERCENTAGE 1ST FLOOR COMMERCIAL 65% MIN.

COMMERCIAL PARKING	(1/500 SQ. FT.)	3.4 SPACES
RESIDENTIAL	(2 BR / UNIT)	4 SPACES TOTAL

FLOOR PLAN KEY

- RESIDENTIAL SPACE
- COMMERCIAL MIXED USE SPACE

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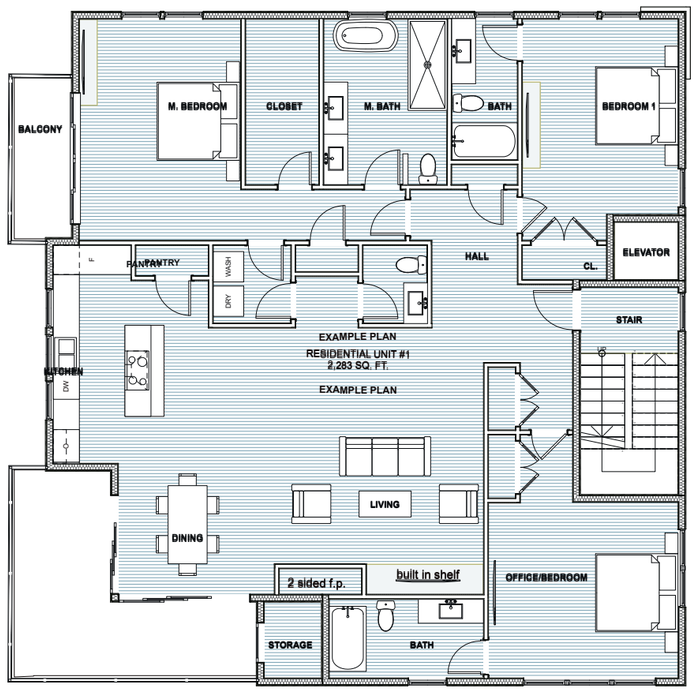
SHEET TITLE

BUILDING 3 PLANS

A3.1

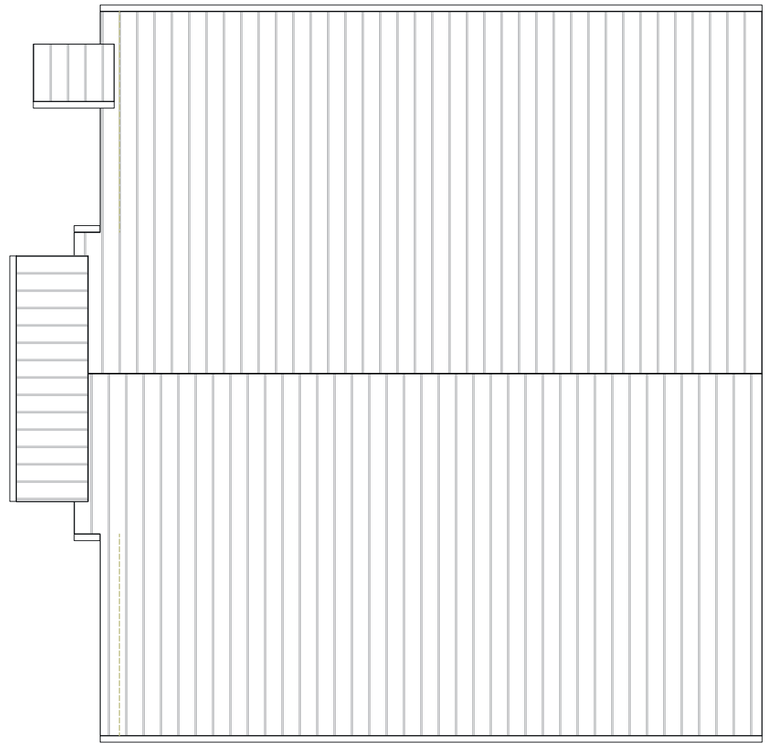


1 A3.2 3rd FLOOR

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

KN-13



2 A3.2 ROOF

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

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MARK	DATE	DESCRIPTION

DATE: 3/16/22

SHEET TITLE

BUILDING 3 PLANS

A3.2

1 A3.3 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

2 A3.3 RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

Note: SEE A1.3 FOR MATERIALS AND DIMENSIONS

3 A3.3 REAR ELEVATION

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

4 A3.3 LEFT ELEVATION

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

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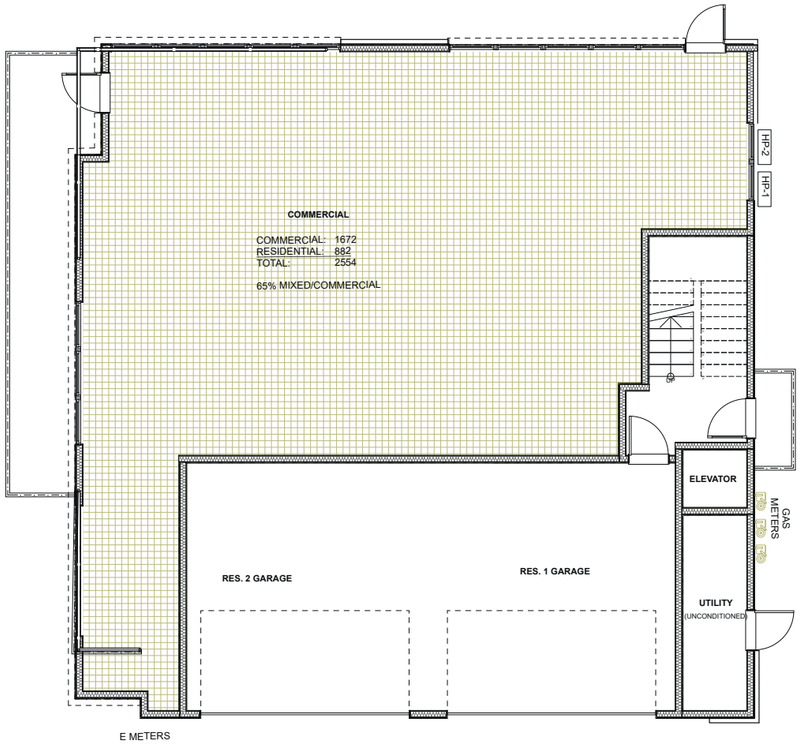
SHEET TITLE

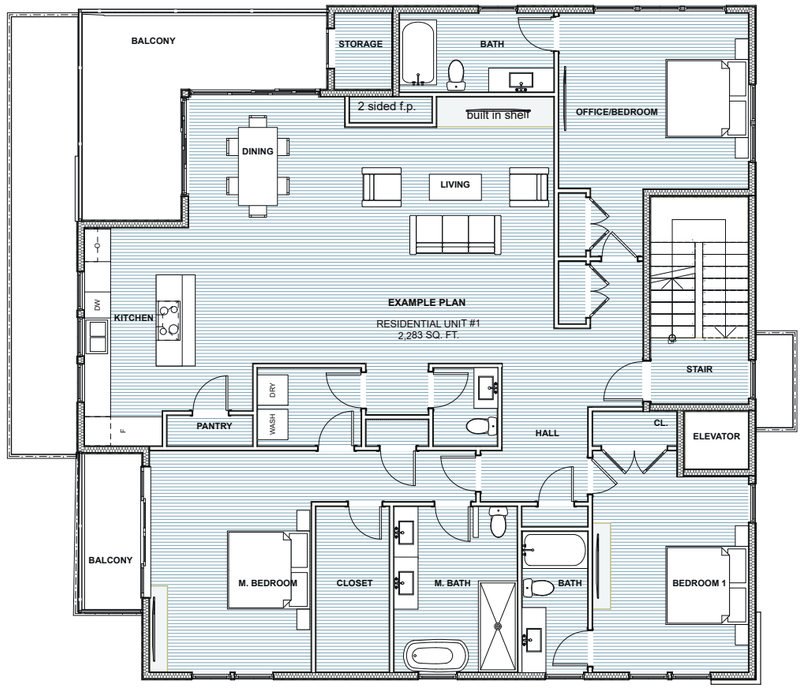
BUILDING 3 ELEVATIONS

A3.3



1 A4.1 1st FLOOR

SCALE: 3/16" = 1'-0"



2 A4.1 2nd FLOOR

SCALE: 3/16" = 1'-0"

KN-04

BLD 4 (ELEVATION 1863')

FOOTPRINT AREA	2554 SQ. FT.
1ST FLOOR COMMERCIAL	1672 SQ. FT.
1ST FLOOR GARAGE (RESIDENTIAL)	882 SQ. FT.
2ND FLOOR RESIDENTIAL	2283 SQ. FT.
3RD FLOOR RESIDENTIAL	2233 SQ. FT.
TOTAL RESIDENTIAL (CONDITIONED)	4516 SQ. FT.

PERCENTAGE 1ST FLOOR COMMERCIAL 65% MIN.

COMMERCIAL PARKING	(1/500 SQ. FT.) 3.4 SPACES
RESIDENTIAL	(2 BR / UNIT) 4 SPACES TOTAL

FLOOR PLAN KEY

RESIDENTIAL SPACE

COMMERCIAL MIXED USE SPACE

MAGNOLIA FINE HOMES LLC
MAGNOLIA FINE HOMES LLC
Gil Livni
441 Talent Ave
Talent, OR 97540
(510) 913-5110

MAGNOLIA TERRACE

165 WATER ST. - 160 HELMAN ST - 95 VAN NESS
Ashland, OR 97520

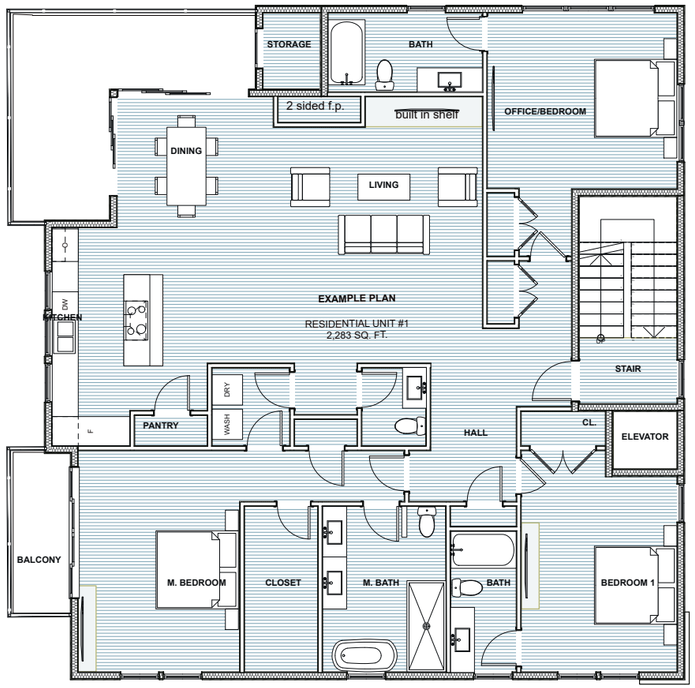
MARK	DATE	DESCRIPTION

DATE: 3/16/22

SHEET TITLE

BUILDING 4 PLANS

A4.1

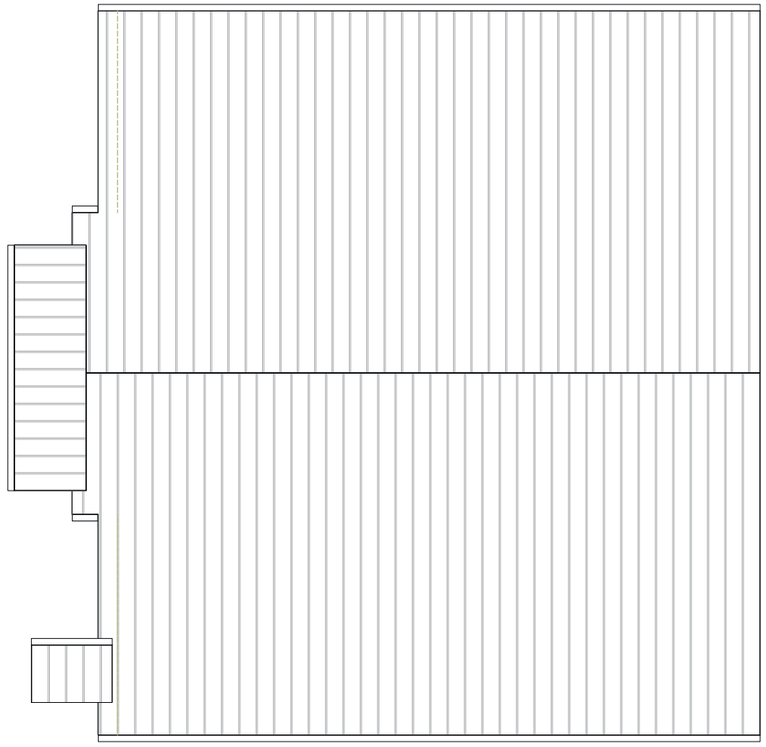


1 A4.2 3rd FLOOR

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

KN-13



2 A4.2 ROOF

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

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MARK	DATE	DESCRIPTION

DATE: 3/16/22

SHEET TITLE

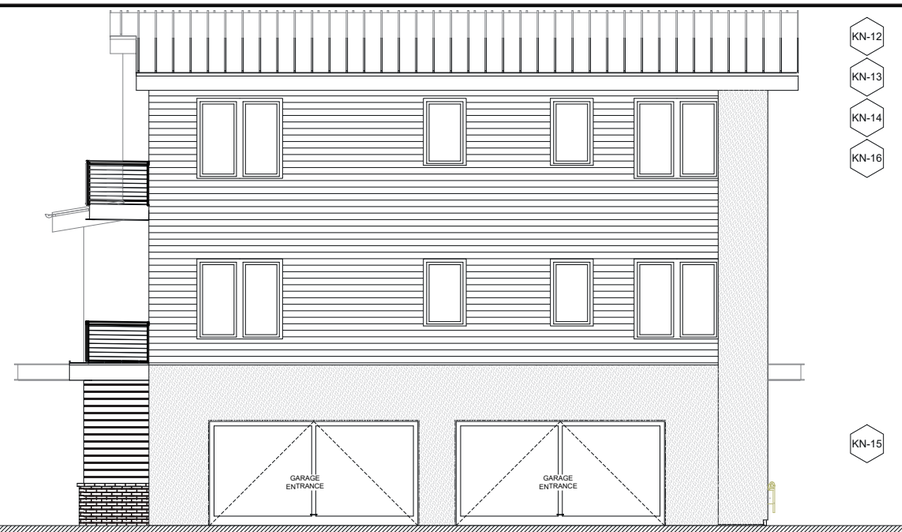
BUILDING 4 PLANS

A4.2

1 A4.3 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

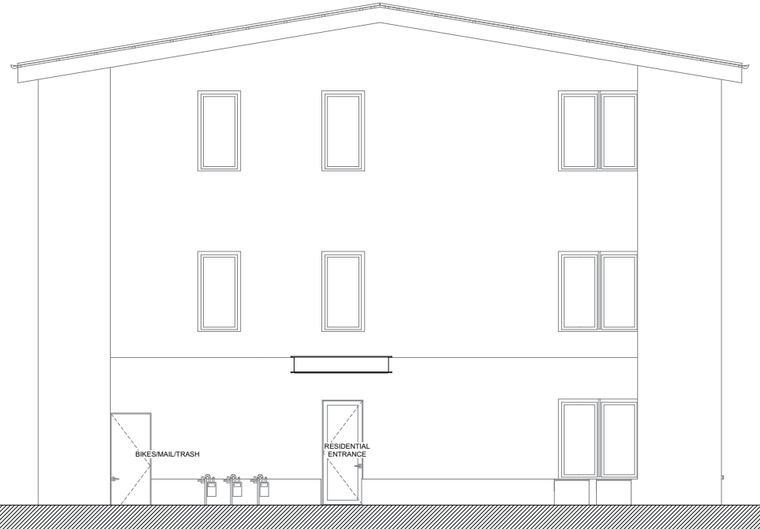


2 A4.3 RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

Note: SEE A1.3 & A3.3 FOR MATERIALS AND DIMENSIONS



3 A4.3 REAR ELEVATION

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

4 A4.3 LEFT ELEVATION

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

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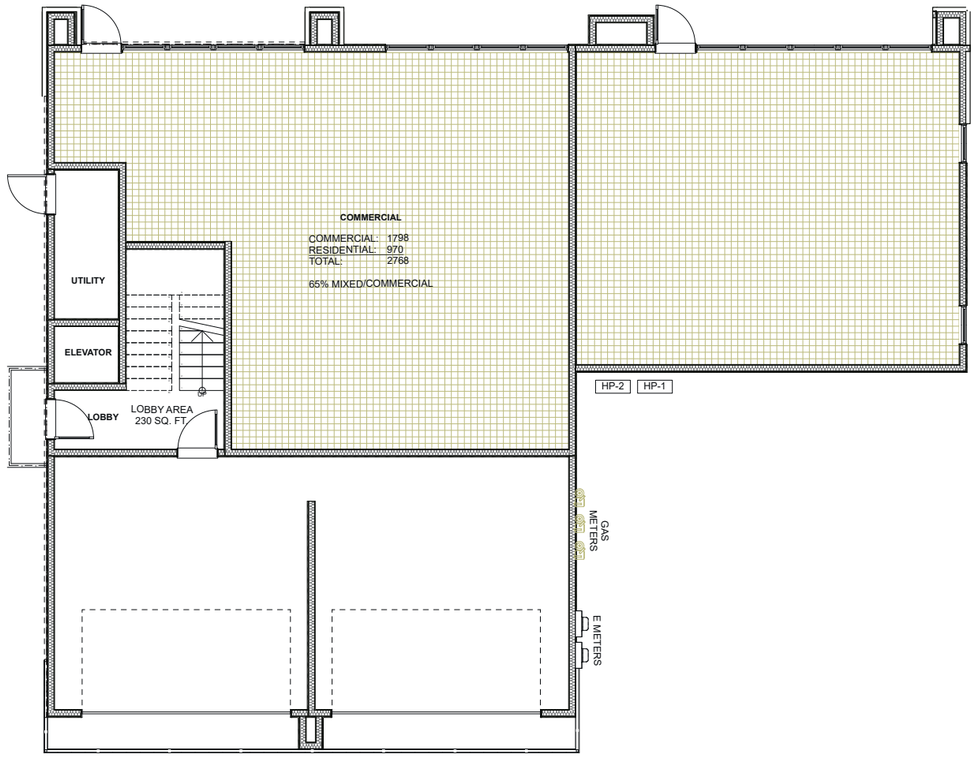
MARK	DATE	DESCRIPTION

DATE: 3/16/22

SHEET TITLE

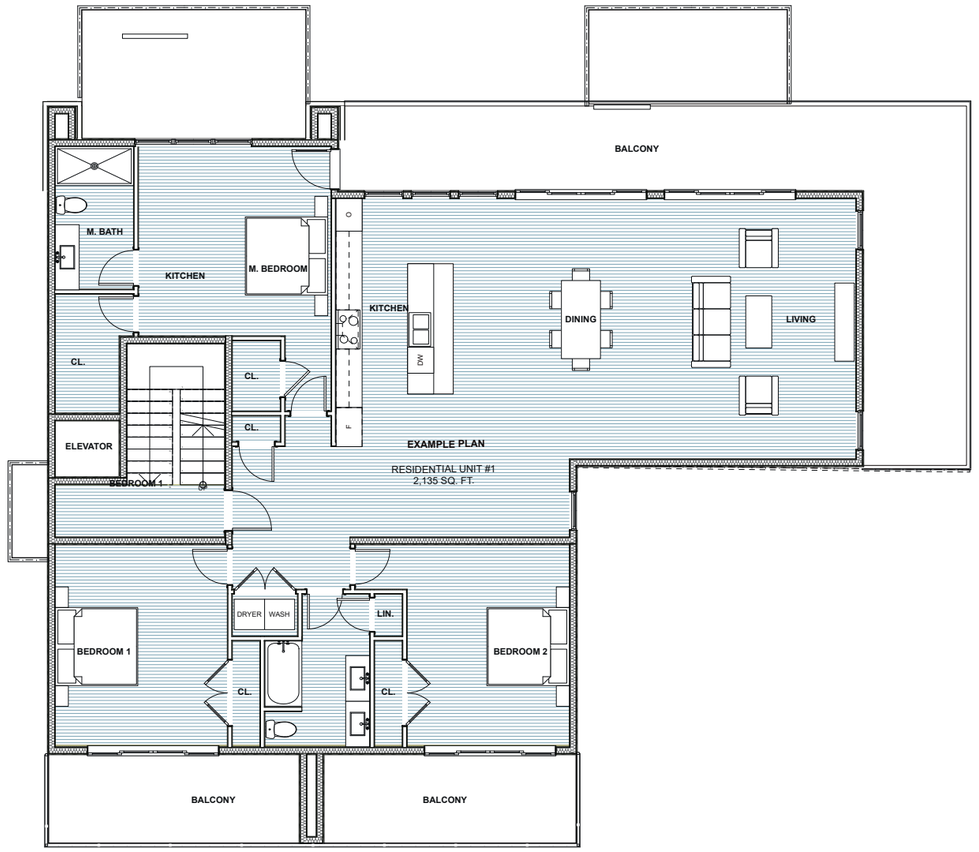
BUILDING 4 ELEVATIONS

A4.3



1 A5.1 **1st FLOOR**

SCALE: 3/16" = 1'-0"



2 A5.1 **2nd FLOOR**

SCALE: 3/16" = 1'-0"

KN-04

BLD 5 (ELEVATION 1850')

FOOTPRINT AREA	2768 SQ. FT.
1ST FLOOR COMMERCIAL	1798 SQ. FT.
1ST FLOOR GARAGE (RESIDENTIAL)	970 SQ. FT.
2ND FLOOR RESIDENTIAL	2135 SQ. FT.
3RD FLOOR RESIDENTIAL	2135 SQ. FT.
TOTAL RESIDENTIAL (CONDITIONED)	4270 SQ. FT.

PERCENTAGE 1ST FLOOR COMMERCIAL 65% MIN.

COMMERCIAL PARKING	(1/500 SQ. FT.)	3.75 SPACES
RESIDENTIAL	(2 BR / UNIT)	4 SPACES TOTAL

FLOOR PLAN KEY

RESIDENTIAL SPACE

COMMERCIAL MIXED USE SPACE

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Ashland, OR 97520

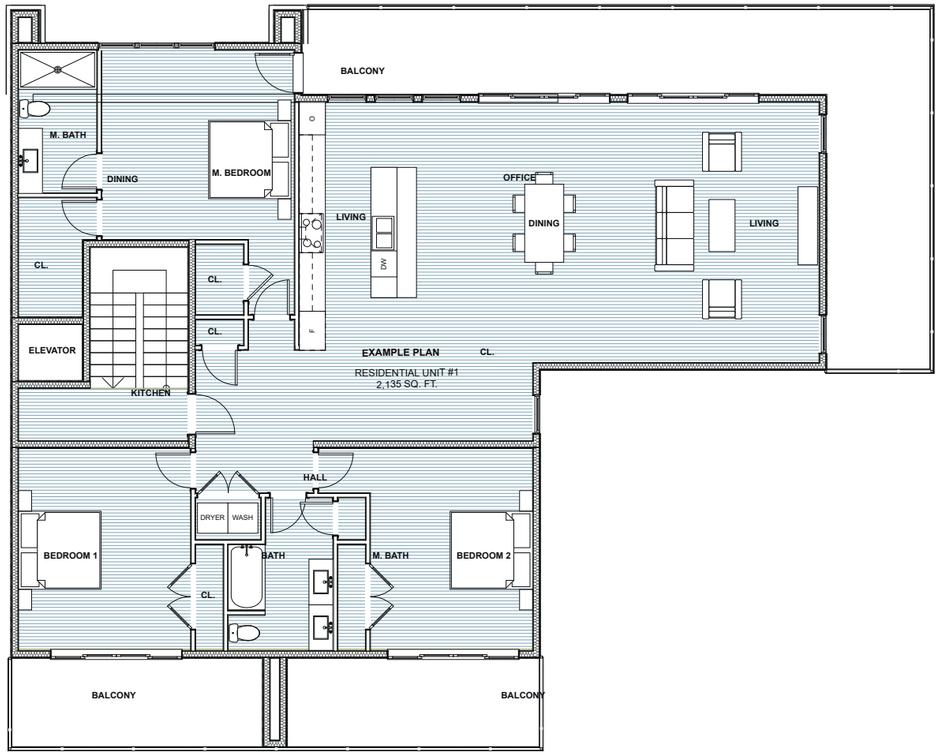
MARK	DATE	DESCRIPTION

DATE: 3/16/22

SHEET TITLE

BUILDING 5 PLANS

A5.1

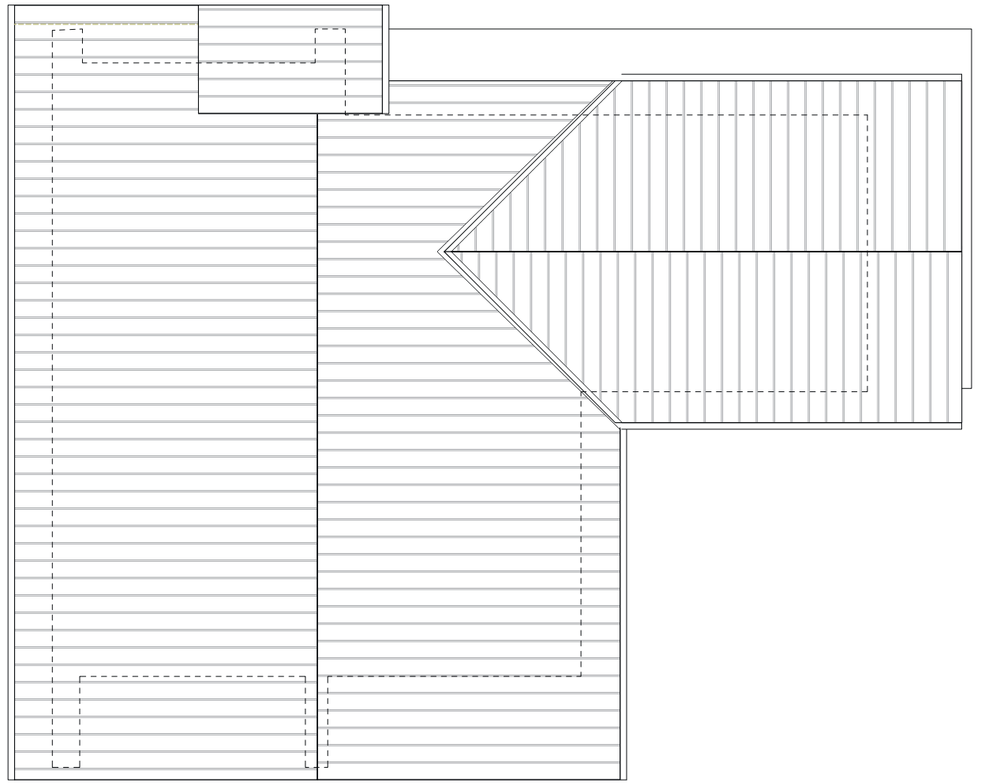


1 A5.2 3rd FLOOR

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

KN-13



2 A5.2 ROOF

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

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MARK	DATE	DESCRIPTION

DATE: 3/16/22

SHEET TITLE

BUILDING 5 PLANS

A5.2

1 A5.3 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

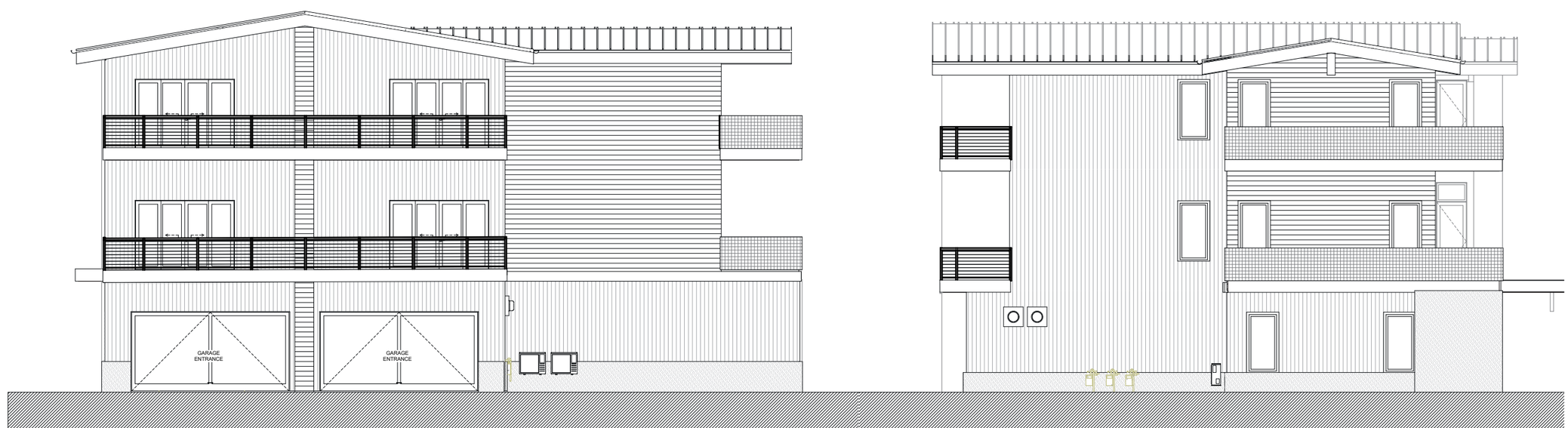
0 4' 8' 12'

2 A5.3 RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

Note: SEE A1.3 FOR MATERIALS AND DIMENSIONS



3 A5.3 REAR ELEVATION

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

4 A5.3 LEFT ELEVATION

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

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MARK	DATE	DESCRIPTION

DATE: 3/16/22

SHEET TITLE

BUILDING 5 ELEVATIONS

A5.3