

Detail Site Review Overlay

Plaza Space Requirements Downtown



Ashland Planning Commission
12/10/2019

Existing Plaza Space Standards

- Applies in the Detail Site Review overlay
- Applies to Large Scale Buildings (10,000sq.ft. or larger)
- Requires 10% of the buildings gross floor area (up to 3 stories) to be plaza space.
- Requires specific design elements.



Detail Site Review Overlay

Applicability (maps located in ALU0 18.4.2)

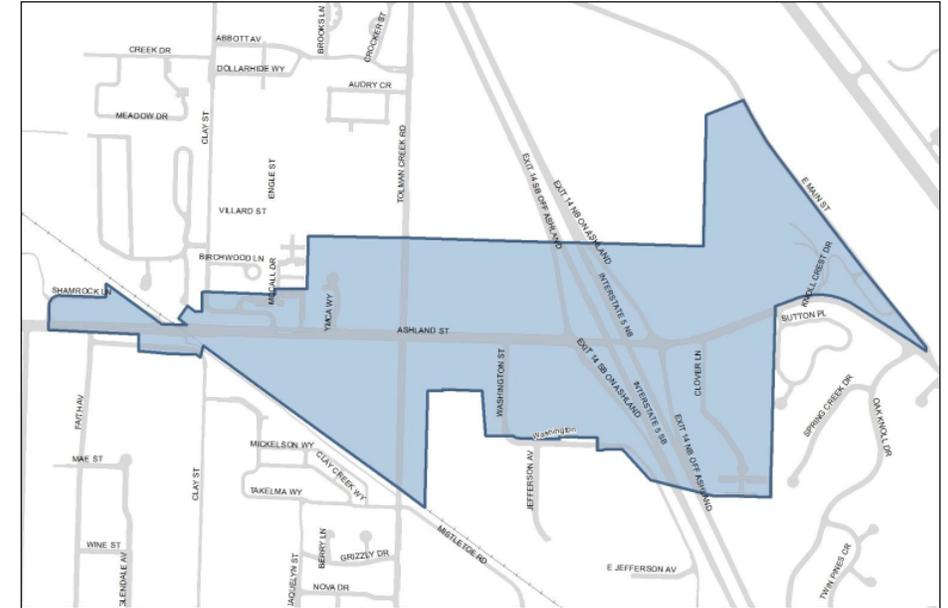
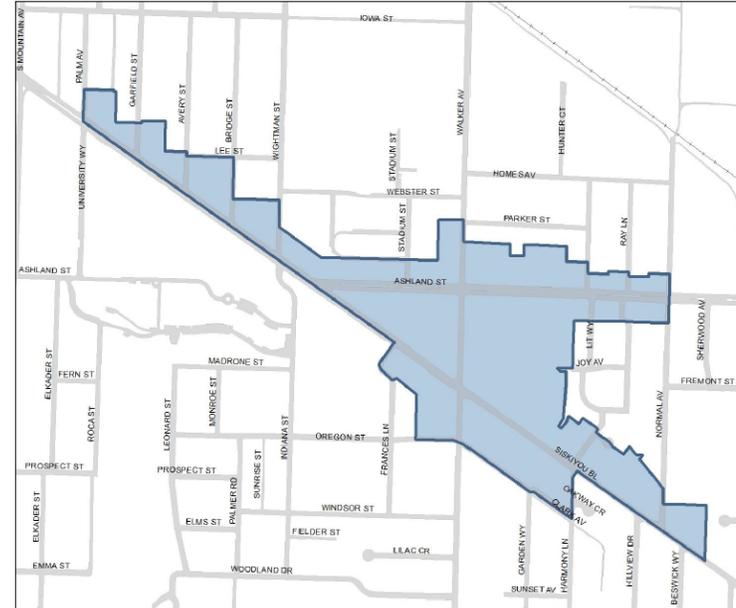
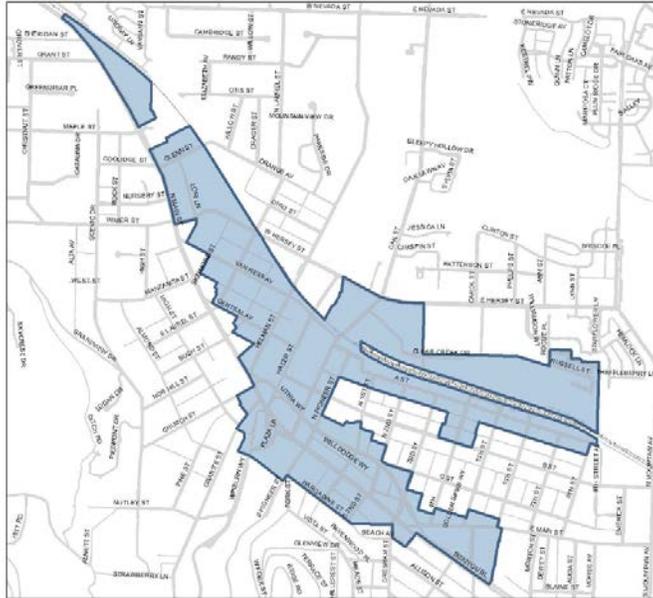


Figure 18.4.2.040.C.3

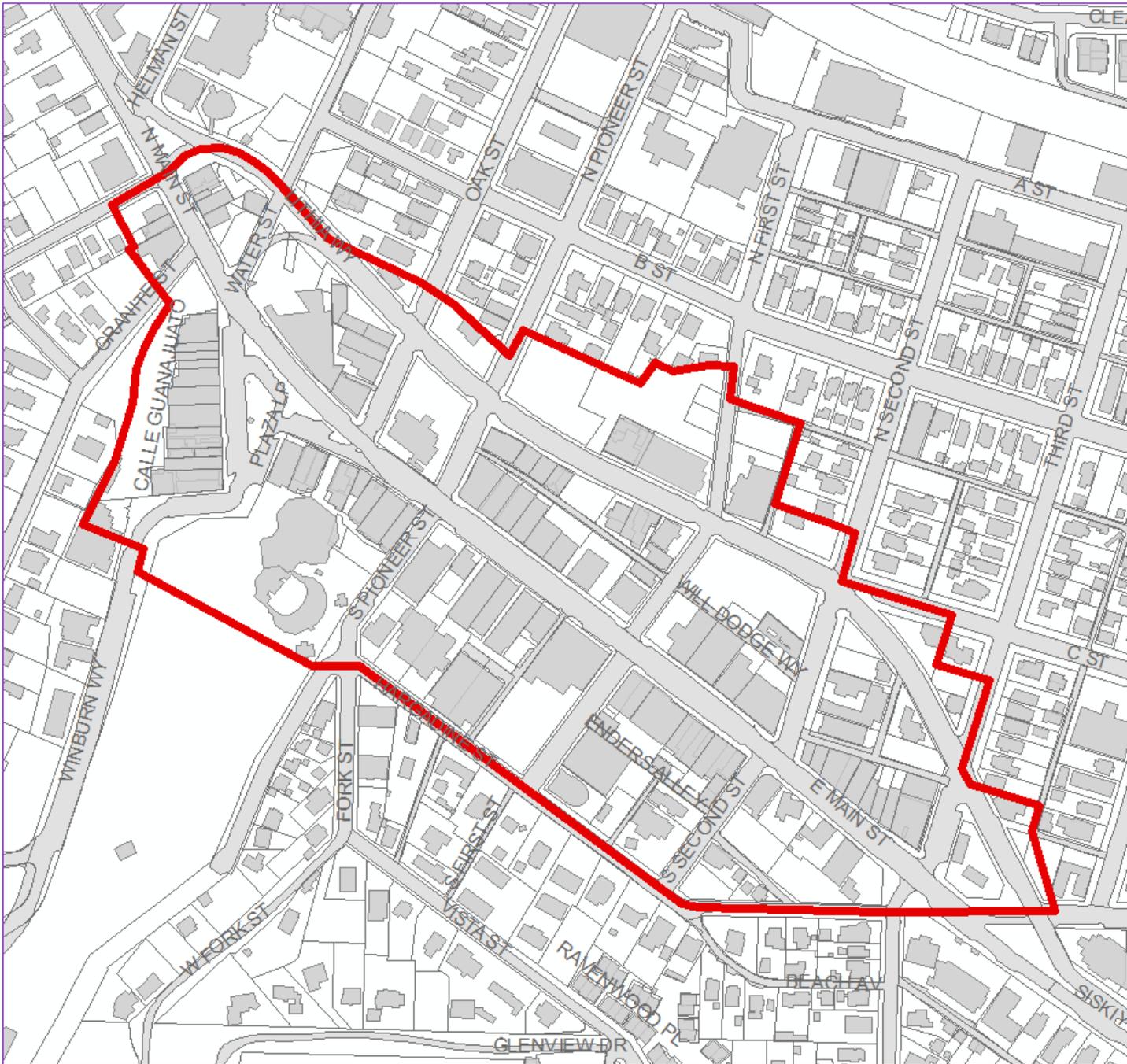
Figure 18.4.2.040.C.4



Figure 18.4.2.040.C.5

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



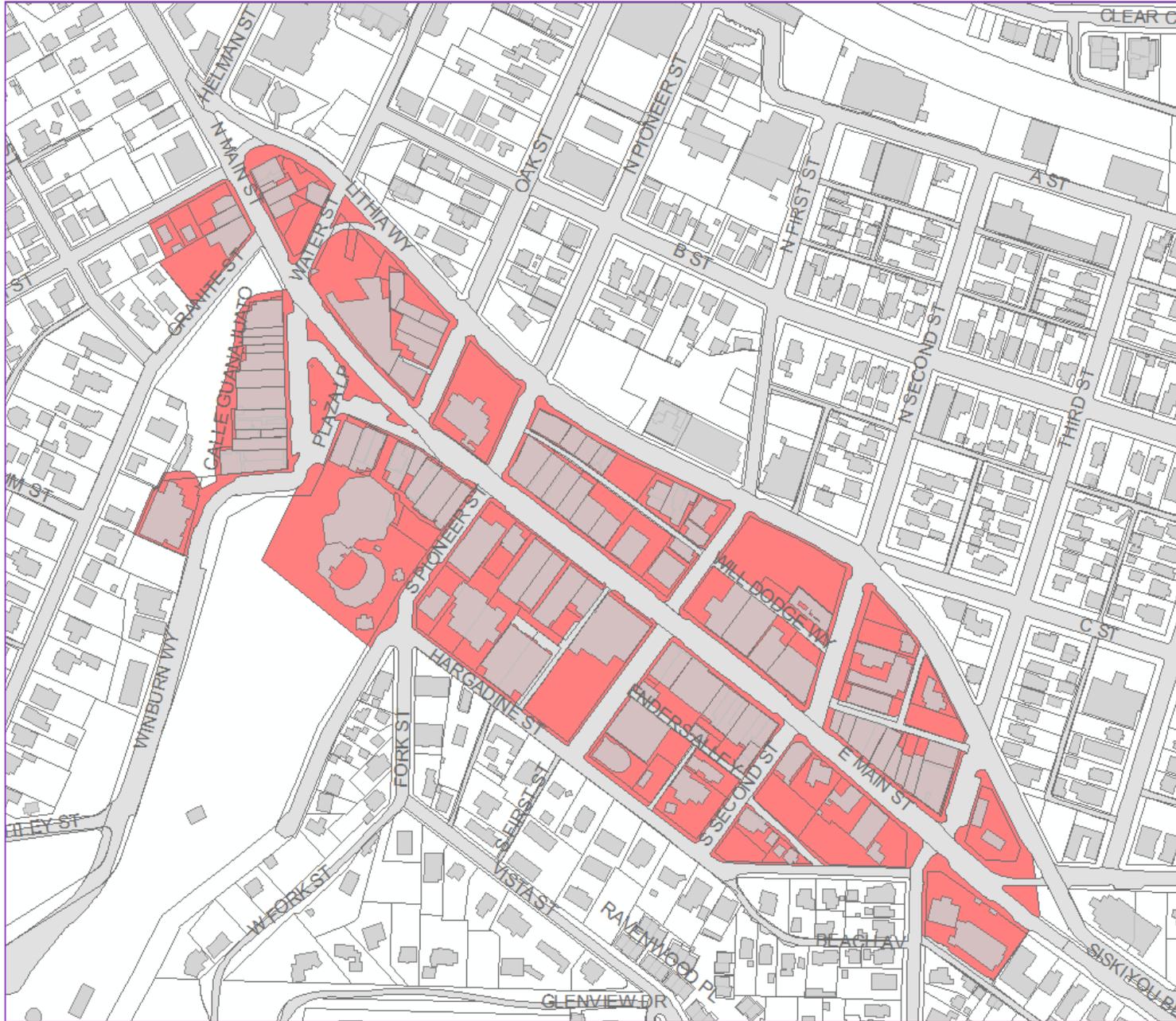


Downtown Applicability

Downtown Design
Standards Boundary

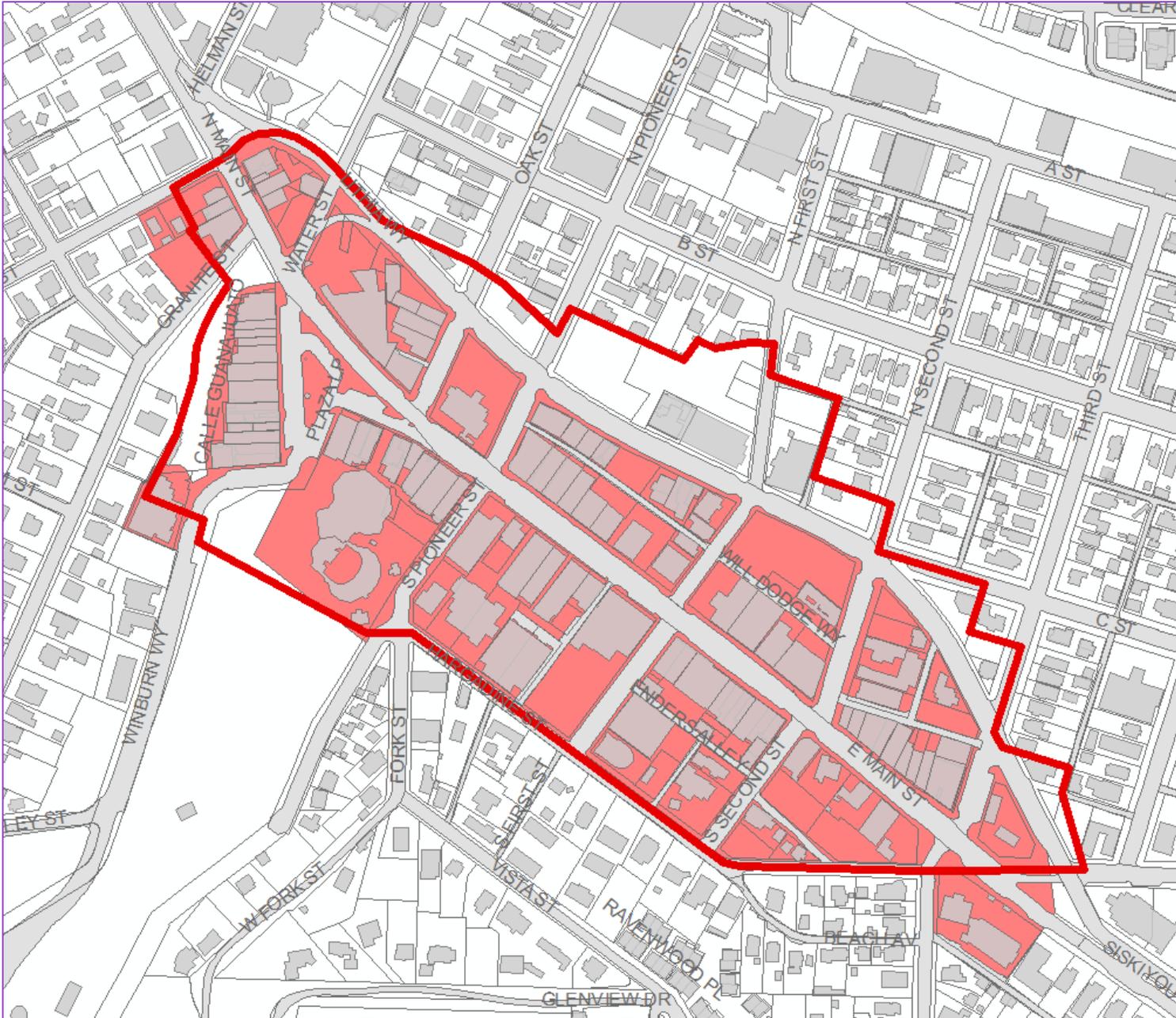
Downtown Applicability

Downtown C-1-D Zone



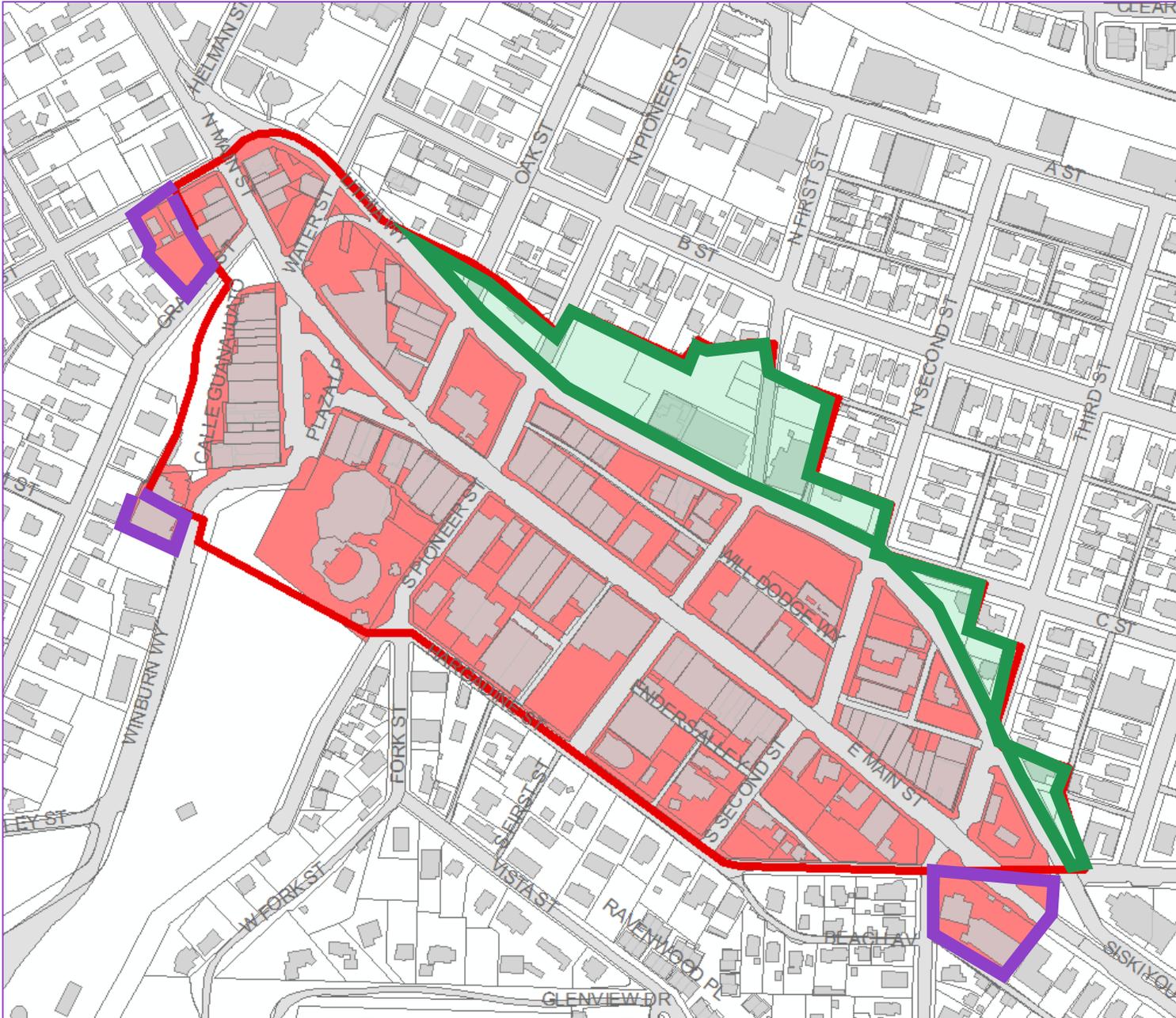
Downtown Applicability

Downtown Design
Standards Boundary
& C-1-D zone



Downtown Applicability

Downtown Design Standards Boundary & C-1-D zone



Discussion Items



Public – Private Use

Private Outdoor Space for Cafes, sitting, landscaping, public art



Ground Floor Area

Ground floor area reduced to accommodate plaza spaces



Historic Development Pattern

Traditional rhythmic spacing of historic buildings



Multi Story Development

Increasing plaza space requirement due to additional stories (10% of 1st, 2nd, and 3rd stories)



Design Implications

Functional spaces, construction costs, design constraints

Option 1

18.4.2.040.D.b

Within the, C-1-D zone or Downtown Design Standards Overlay, no plaza space shall be required.

Eliminates requirement for any private plaza space in the downtown area for new or redeveloped buildings.

- Eliminates required plaza space thus private open-spaces will only be provided voluntarily.
- Maintains the character and historic pattern of development along N. Main Street where buildings are built to the sidewalk and to the lot lines on either side.
- Floor area reductions attributable to required plaza space for multi-story developments are eliminated, thus increases potential gross floor area on new or redeveloped buildings.
- Reduces potential constraints to redevelopment and multi-story development.
- Potential increase in the visual mass of buildings as a result of the elimination of ground level offsets in the building façade formerly designed and intended to accommodate plaza spaces.

Option 2

18.4.2.040.D.b

Within the C-1-D zone or Downtown Design Standards Overlay, one square foot of plaza space shall be required for every ten square feet of the gross floor area of the first floor only.

Reduce the requirement for private plaza space in the downtown area to apply to the area of the ground floor only, for a building 10,000 square feet or greater.

- Maintains some plaza space for outdoor commercial activities and seating, landscaping, public art, etc.
- Reduces total gross floor area that can be developed due to percentage of lot area that must be reserved as plaza space.
- Reduces available ground floor commercial space.
- Construction cost increases possible in order to cantilever upper stories over a designated plaza space, or alternatively a reduction of upper story floor area due to incorporating a horizontal offset to accommodate the plaza space.
- Floor area reductions attributable to required plaza space for multi-story developments are reduced compared to the existing plaza space standard.



Timeline for Public Hearings (2020)

