

## ASHLAND PLANNING DIVISION

### FINDINGS & ORDERS

**PLANNING ACTION:** PA-2017-00267  
**SUBJECT PROPERTY:** 15-35 South Pioneer Street  
**OWNER/APPLICANT:** City of Ashland/Oregon Shakespeare Festival  
**DESCRIPTION:** A request for Site Design Review approval to construct a trellis structure to provide shade and shelter for the Green Show stage on the Bricks area of the Oregon Shakespeare Festival's downtown campus at 15-35 South Pioneer Street.  
**COMPREHENSIVE PLAN DESIGNATION:** Commercial Downtown; **ZONING:** C-1-D;  
**ASSESSOR'S MAP & TAX LOT:** 39 1E 09 Tax Lot #100; 39 1E 09BB Tax Lots #14200 and #14300;

**SUBMITTAL DATE:** February 15, 2017  
**DEEMED COMPLETE DATE:** March 1, 2017  
**STAFF DECISION DATE:** March 17, 2017  
**APPEAL DEADLINE (4:30 P.M.):** March 29, 2017  
**FINAL DECISION DATE:** March 30, 2017  
**EXPIRATION DATE:** September 30, 2018

### DECISION

The subject property is comprised of three tax lots (Map 39 1E 09 Tax Lot #100; Map 39 1E 09BB Tax Lots #14200 and #14300) located at 15 and 35 South Pioneer Street. These properties make up the central portion of the Oregon Shakespeare Festival campus in downtown Ashland, and include part of Tax Lot #100 which is the approximately 75-acre city-owned parcel containing Lithia Park and City Hall as well as a significant portion of the Oregon Shakespeare Festival's campus. The area involved in the current request is zoned C-1-D (Commercial Downtown) and is also located within Ashland's Downtown Historic District.

The application is a request for Site Design Review approval to construct a trellis structure to provide shade and shelter for the Green Show stage on the Bricks area of the Oregon Shakespeare Festival's downtown campus at 15-35 South Pioneer Street. The application materials explain that the project is to be completed as part of the on-going accessibility improvements to the Angus Bowmer Theatre and surrounding Bricks courtyard. The application explains that the proposal constitutes a minor modification of the existing Bricks courtyard's Green Show stage, and will provided much needed shade for the public during the day and for performers during the Green Show, which is the Festival's signature free outdoor public performance series. In conversations with staff, the applicants have noted that the structure will be removable, but it is not intended to be removed seasonally and will likely remain in place permanently.

Within the Detail Site Review Zone, large scale developments are required to provide plaza or public space which combines at least four of six requisite elements: sitting space; a mixture of areas that provide both sunlight and shade; protection from wind by screens and buildings; trees; water features or public art; and outdoor eating areas or food vendors. The application explains that the proposed trellis will provide a better mixture of areas that provide both sunlight and shade both during the day when the courtyard serves as a primary gathering place for the campus and during the Green Show free outdoor performances. The application concludes that the proposed trellis structure is consistent with the requirements for public plaza space, and that as proposed it will not interfere with routes requires for egress, accessibility or emergency access.

The application materials further explain that the design was intended to echo the wood and steel design elements of the canopy at the Thomas Theater and thus unify the two plaza spaces across Pioneer Street. The size and openness of the structure are intended to be compatible with surrounding structures, but the applicants sought a design which would neither overwhelm nor detract from the significant historic buildings in the vicinity. The applicants emphasize that the proposal will benefit both the aesthetic appearance of the Bricks and the overall pedestrian experience. Because the subject property is located within the Downtown Historic District, the request was reviewed by the Historic Commission at its regular meeting on March 8, 2017. After consideration, the Commission recommended approval of the proposal as submitted.

In staff's assessment, the proposed trellis structure will enhance the usability of the Bricks courtyard area and is consistent with the requisite elements called out for plaza spaces in the Additional Standards for Large Scale Development. Staff have included a condition below to require that the applicants obtain any necessary building permits and inspections for the structure through the Building Division, and that an adequate corridor to provide for access and circulation behind the structure be maintained.

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**The criteria for Site Design Review approval are described in AMC 18.5.2.050 as follows:**

- 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.*

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Based on the materials provided, the application with the attached conditions complies with all applicable City ordinances. Therefore, Planning Action #2017-00267 is approved with the following conditions. If any one or more of the following conditions are found to be invalid for any reason whatsoever, then

Planning Action #2017-00013 is denied. The following are the conditions and they are attached to the approval:

1. That all proposals of the applicant shall be conditions of approval unless otherwise specifically modified herein.
2. That the applicant obtain any necessary building permits and inspections from the Building Division.
3. That minimum adequate clearance be maintained between the structure and the buildings or other obstructions to enable access and circulation.
4. That all signage shall be consistent with that approved through the campus signage master plan (PA #2017-00013).

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Bill Molnar, *Director*  
Department of Community Development

March 17, 2017

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Date