

CITY OF ASHLAND

HISTORIC COMMISSION MEETING

AGENDA

June 3, 2015 at 6:00 P.M.

- I. **REGULAR MEETING - CALL TO ORDER:** 6:00 p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way
- II. **APPROVAL OF MINUTES:** Historic Commission regular meeting of May 6, 2015
- III. **PUBLIC FORUM:** Business from the audience not included on the agenda. (Total time allowed for Public Forum is 15 minutes. Speakers are limited to 5 minutes or less, depending on the number of individuals wishing to speak.)
- IV. **COUNCIL LIAISON REPORT:** Carol Voisin
- V. **PLANNING ACTION REVIEW:**
PLANNING ACTION: PA-2015-00680
SUBJECT PROPERTY: 237 N. First St.
OWNER: Ashland Food Cooperative
APPLICANT: KenCairn Landscape Architecture (*agent for owner*)
DESCRIPTION: A request for Site Review approval to reconfigure the landscape and patio areas along A Street to provide more water-efficient landscaping, improve the employee break area, and provide secure employee bicycle parking for the Ashland Community Food Store located at 237 N First Street. The application includes requests for a Tree Removal Permit to remove two trees. (*The property is located within the Ashland Railroad Addition Historic District and the Detail Site Review Zone, and because of the building size is also subject to additional standards for large scale projects.*) **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 09BA; **TAX LOT:** 13401

PLANNING ACTION: PA-2015-00878
SUBJECT PROPERTY: 35 S. Pioneer St.
OWNER: City of Ashland
APPLICANT: Oregon Shakespeare Festival
DESCRIPTION: A request for Site Review approval to allow exterior modifications to the Oregon Shakespeare Festival's Bowmer Theater for the property located at 35 S. Pioneer St. These modifications are associated with adding an elevator to the Bowmer Theater building as part of broader accessibility improvements and will involve an approximately 202 square foot addition to the theater building. The application also includes a request for a Tree Removal Permit to remove a 16-inch diameter maple tree. **COMPREHENSIVE PLAN DESIGNATION:** Commercial Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09; **TAX LOT:** 100

PLANNING ACTION: PA-2015-00821
SUBJECT PROPERTY: 315 High Street
OWNER/APPLICANT: Kenneth & Sara Pearson
DESCRIPTION: A request for Site Review approval to convert the existing 922 square foot guest house with attached garage into an Accessory Residential Unit. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 05DD **TAX LOT:** 7300;
- VI. **OLD BUSINESS:**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone number is 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 Title1).

- VII. NEW ITEMS:
 - A. Review Board schedule.
 - B. Project Assignments for planning actions.
 - C. Historic Preservation Week wrap up
- VIII. DISCUSSION ITEMS:
 - A. Butler-Perozzi Fountain-Commissioner Skibby
- IX. COMMISSION ITEMS NOT ON AGENDA:
- X. ADJOURNMENT:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone number is 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 Title1).

ASHLAND HISTORIC COMMISSION

Meeting Minutes

May 6, 2015

Community Development/Engineering Services Building – 51 Winburn Way – Siskiyou Room

REGULAR MEETING - CALL TO ORDER 6:02 p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way

Historic Commissioners Present: Mr. Skibby, Mr. Shostrom, Mr. Whitford, Mr. Giordano, Ms. Kencairn, Mr. Ladygo, Mr. Emery, Ms. Renwick

Commission Members Absent: Mr. Swink(E)

Council Liaison : Carol Voisin

Staff Present: Staff Liaison: Amy Gunter, Clerk: Regan Trapp

APPROVAL OF MINUTES:

Mr. Whitford approved minutes from April 8, 2015 and Ms. Kencairn seconded. Ms. Renwick abstained. No one opposed.

PUBLIC FORUM:

Huelz Gutchin, 2253 Hwy 99, Ashland, OR 97520, addressed the Commission. Mr. Gutchin spoke about climate control and the city's need to encourage the use of solar panels in all neighborhoods.

Ms. Victoria Law stated that she has 5 large photos of historic Ashland that need a home. She would love for them to be displayed in a city building. Most of the photos are of the railroad district. Ms. Gunter stated that there is a process to donate the photos and she will look into this and get back to Ms. Law.

COUNCIL LIAISON REPORT:

Ms. Voisin gave the Council Liaison report. She reported on the Iron Mike statue and that Mr. Swink and Ms. Gunter gave the Historic Commission annual report. She stated that utilities will be increased by 7% and a surcharge on water for AFR will also be added to the utility bill. The council approved an increase in parking tickets but there will still be some decision making on this as the parking ordinance has not been enforced in the past. Ms Voisin explained that interviews are now happening for the Chief of Police position.

PLANNING ACTION REVIEW:

PLANNING ACTION: PA-2015-00541

SUBJECT PROPERTY: 345 Lithia Way

APPLICANT: Kistler, Small, & White Architects for Double R Products

OWNER: Hays Oil

DESCRIPTION: A request for a modification of a previously approved Site Review approval (PA-2014-01226) to convert the Lithia Way Texaco located at 345 Lithia Way into a retail and restaurant establishment. The proposal is to add an outdoor seating area adjacent to the building on the south façade adjacent to Lithia Way and a modification to the proposed exterior finishes.

COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOTS:** 1801

Ms. Gunter gave the staff report on PA-2015-00541.

Mr. Skibby opened the public hearing.

Matt Small from Kistler, Small & White Architects, addressed the Commission. He discussed that they would like to maintain the existing structure and integrity of the building but also create one that would be inviting and attractive to customers. The structure itself will not change with the exception of some paint. He presented the Commission with tile samples for the front of the building. He spoke about the fact that the tile was a way to add complexity and color and would draw people to the entrance. Mr. Small called attention to the sizes of the wood components of the building and said that it creates a simple design to the structure.

Mr. Skibby opened to comments from the Commission.

There was much discussion about the tile design and the sizing of the horizontal wood slats on the building. After much discussion, the Commission recommended that the applicant utilize one of the tile designs that were presented and consider a smaller scale of horizontal wood slats.

Ms. Renwick motioned to approve PA-2015-00541 as presented. Mr. Ladygo seconded. No one opposed.

PLANNING ACTION: PA-2015-00542

SUBJECT PROPERTY: 231 Gresham

OWNER/APPLICANT: Ben Bryan

DESCRIPTION: A request for a Conditional Use Permit to operate a one-unit Travelers Accommodation with the property owner residing on-site for the property located at 231 Gresham. The proposed accommodation unit will be located within the existing residence.

COMPREHENSIVE PLAN DESIGNATION: Low-Density Multi-family;

ZONING: R-2; **ASSESSOR'S MAP:** 39 1E 09CA **TAX LOT:** 7200;

Ms. Gunter gave the staff report on PA-2015-00542.

Mr. Skibby opened the public hearing.

Ben Bryan, owner of 231 Gresham, Ashland, OR 97520, addressed the Commission. He emphasized that he loves the historic houses of Ashland and would like to share this home with people coming to visit the area.

Mr. Skibby opened to the commission for comments.

Ms. Ladygo motioned to approve PA-2014-00542. Mr. Whitford seconded. No one opposed

OLD BUSINESS:

Iron Mike is now being called "Pioneer Mike". He is being cast in bronze. Ms. Gunter spoke about possible grant money for Pioneer Mike but would need to be applied for by someone from the Commission as it's a lengthy process that she just doesn't have time to do. She is hoping someone will step up to do this. Councilwoman Marsh would like to plan a large block party when the statue is unveiled. This is something that will happen within the next year. Ms. Renwick suggested that it tie in with Historic Preservation week for next year.

NEW ITEMS:

- A. Review Board schedule.
- B. Project Assignments for planning actions.

- C. Historic Preservation Week: Ms. Gunter stated the CLG consultant, Matt Davis will be here on Wednesday May 20, 2015. She will book a room from 11:30-1 for a lunch study session and then the awards ceremony will follow. A professional's meeting concluding the awards ceremony will also take place with property owners in the historic district being invited. Ms. Gunter reported on the addition of 315 High to the award recipient list. Ms. Gunter will do the write up for this award.

DISCUSSION ITEMS:

Ms. Kencairn gave an in depth report on the 3 proposed areas of downtown beautification and what the plans are for these areas. Revamped landscaping, pedestrian areas, designated walkways, and the use of wall rock to fix some of the problem areas around the City of Ashland are part of the proposal. Ms. Kencairn explained that the commission will see more in depth plans when they become available.

COMMISSION ITEMS NOT ON AGENDA:

Ms. Gunter will ask Mr. Fluery in Public works about the painted asphalt at Pioneer Hall. Ms. Gunter also reported on the work being done at 685 E. Main.

Review Board Schedule

May 7 th	Terry, Sam, Keith
May 14 th	Terry, Tom, Bill
May 21 st	Terry, Kerry, Dale
May 28 th	Terry, Allison, Sam
June 4 th	Terry, Kerry, Andrew

Project Assignments for Planning Actions

PA-2014-01956	Lithia & First	All
PA-2014-00725	469 Allison	Swink
PA-2014-00710/711	143/135 Nutley	Swink & Whitford
PA-2014-01283	172 Skidmore	Shostrom
PA-2014-00251	30 S. First St	Whitford
BD-2013-00813	374 Hargadine	Swink
PA-2013-01421	270 N. First St.	Renwick
PA-2013-01828	310 Oak St. (Thompson)	Shostrom
PA-2014-02206	485 A Street	Renwick
PA-2015-00178	156 Van Ness Ave	Kencairn
PA -2015-00374	160 Lithia Way	Emery
PA-2015-00541	345 Lithia Way	Giordano & Renwick
PA-2015-00493	37 N. Main	Skibby

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled for June 3, 2015, 6:00 pm.
There being no other items to discuss, the meeting adjourned at 7:40pm
 Respectfully submitted by Regan Trapp



NOTICE OF APPLICATION

PLANNING ACTION: 2015-00680

SUBJECT PROPERTY: 237 N First Street

OWNER: Ashland Food Cooperative

APPLICANT: KenCairn Landscape Architecture (agent for owner)

DESCRIPTION: A request for Site Review approval to reconfigure the landscape and patio areas along A Street to provide more water-efficient landscaping, improve the employee break area, and provide secure employee bicycle parking for the Ashland Community Food Store located at 237 N First Street. The application includes requests for a Tree Removal Permit to remove two trees. *(The property is located within the Ashland Railroad Addition Historic District and the Detail Site Review Zone, and because of the building size is also subject to additional standards for large scale projects.)*

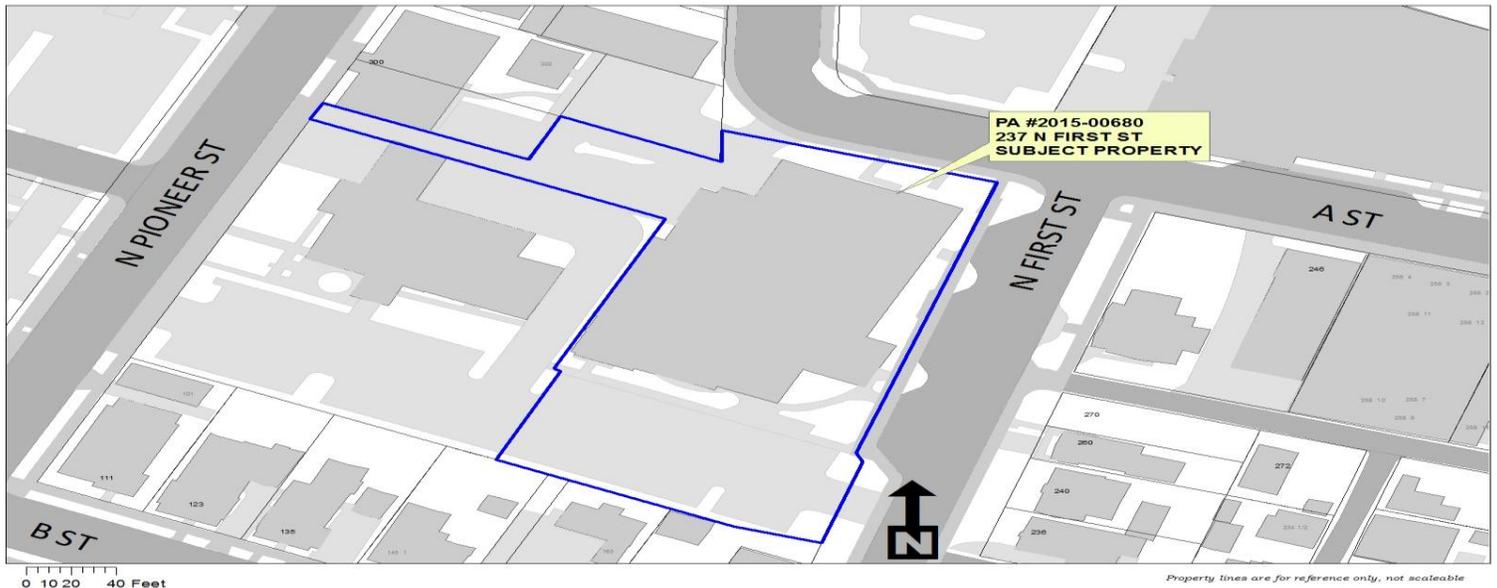
COMPREHENSIVE PLAN DESIGNATION: Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 09BA; **TAX LOT:** 13401

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, June 3, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, June 4, 2015 at 6:00 PM** in the Civic Center Council Chambers located at 1175 East Main Street.

NOTICE OF COMPLETE APPLICATION: May 21, 2015

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 4, 2015



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker 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 Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

SITE DESIGN AND USE STANDARDS

18.5.2.050 Approval Criteria

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.

TREE REMOVAL PERMIT FROM THE UNIFIED LAND USE ORDINANCE

18.5.7.040.B Criteria for Issuance of Tree Removal Permit

B. Tree Removal Permit.

- 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.
 - 1. 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.
 - 2. 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.
 - 3. 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.
 - 4. 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.
 - 5. 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.

Application for Site Review in the Detailed Site Review and the Historic Zones with the additional review of Large Scale Projects Category

Zoning E-1

Lot Size 1.09 acres (47,336 Sq ft)

Project Location:

237 N. First Street
Ashland, OR 97520
391E09BA Tax Lot 13401

Owner:

Ashland food Cooperative
237 N. First Street
Ashland, OR 97520

Landscape Architecture/Planning:

Kerry KenCairn
KenCairn Landscape Architecture
545 A Street, Suite 3
Ashland, OR 97520
Phone: 541-488-3194

Applicable Ordinances Addressed:

18.2.6 .030 E-1 District
18.4.2.040 Non-Residential Development
18.4.2.050 Historic District Development
18.4.4.030 Landscaping and Screening
18.4.5 Tree Preservation & Protection
18.5.2 Site Design Review
18.5.7 Tree Removal Permits

Plans Provided:

Project Cover Sheet – COVER
Existing Conditions - PL 1.1
Proposed Site Plan – PL 1.2
Existing and Proposed Elevations – PL 1.3
Site Plan and Screening Details– PL 1.4
Tree Inventory, Protection and Removal – L 1.0
Proposed Planting Plan – L 1.1
Proposed Irrigation Plan – L 1.2
Site Layout Plan – L 1.3
ADDENDA – LOT COVERAGE FOR ASHLAND FOOD COOP CAMPUS

RECEIVED

MAY 15 2015₁

City Of Ashland

Project Description

The Ashland Community food Store is a thriving community oriented business within the Historic Railroad District. The primary public face of the business is toward the parking lot off of First Street, the employees' access and use the building primarily along A Street. The goals of this project are distinct:

- To reconfigure the landscape and patio areas at the A street entry to provide the employees with a more satisfying break area
- To rejuvenate the landscape which is currently overgrown and contains many inappropriate species based on too large mature size and high water needs
- To provide a safe and secure location for employee bicycle parking where there is currently no area large enough to fill the need at peak hours of operation
- To improve the façade of the coop at A street to the community and street, while improving the environment for the employees
- To improve the circulation along the A Street portion of the store

18.2.6 .030 E-1 District

The current landscape coverage at the Ashland Food Coop is 15.2% (required per this zone is 15%), this project proposes to view the contiguous properties of the Ashland Food Coop to determine the ultimate landscape coverage numbers. Viewing the site this way the proposed coverage after this project is accomplished is 19.2%. Please see sheet "ADDENDA" for more detailed information. The primary reason for the coverage being below the required 15% on the primary facility lot is because the bicycle parking area, although not paved, is gravel, and therefore not included in the total landscape coverage numbers. If the bicycle parking area (345 s.f.) were to be included in landscape, the landscape coverage number would be back to 15.2%. The landscape setback along A street is proposed to be a much more aesthetic and welcoming experience for both the employees and the public, the food Coops site is very tightly planned, there is not an empty nor underutilized area to place the very much needed employee bicycle parking, this proposal makes the minimum diversion necessary to achieve the maximum benefit in improving the goal of bicycle transportation for employees of the Ashland Food Coop.

18.4.2.040 Non-Residential Development

The primary affect of this proposal will be along the street frontage on A Street. The decorative nature of the new bike enclosure, along with the new species appropriate planting will greatly enhance the streetscape along A Street. The new design emphasizes the entry to the employee garden and makes this face of the building more welcoming while not inviting the public into the space. This project helps to visually break up the existing building façade along A Street, brining the whole building into a more pedestrian friendly scale.

The proposed rejuvenated landscape includes more than 1 tree per 30 feet of frontage.

This project does not affect the existing structure in any way; therefore much of the site review and detailed site review criteria does not apply. The newly created employee break areas shall be flagstone, the walkways and patios adjacent to the building shall be sand finish concrete. The floor of the new bike structure is proposed to be compacted gravel.

The screening for the bicycle area and the proposed fences will provide changes in relief, adding more dimension to the face along A Street while providing public art and employee space.

18.4.2.050 Historic District Development

This project lies within the Ashland Historic Railroad District. There are no proposed changes to the building or the existing overhead arbors. The proposed changes are to the ground plane and to create a sweet of screens and fences to help provide a sense of privacy from the street while providing a visual sense of entry to that same street. The proposed design elements were not historically used in this area but are compatible in scale of detail and in the sense of space they will create, pedestrian,

interesting and open.

18.4.4.030 Landscaping and Screening

This application includes the request for a variance to required lot coverage. The increase in coverage changes the current situation from 15.2% landscape to 14.4% landscape. This coverage increase results from the inclusion of the proposed bicycle parking structure which is 345 square feet and has a gravel surface.

There are currently four trees along the A street frontage, one is in very poor health and the other is requested to be removed to make better use of the space. Both trees are proposed to be replaced by trees on the City of Ashland Street Tree list.

The proposed landscape consists of a variety of evergreen and deciduous shrubs and perennials that are low water use and native adaptive. There are no constraints due to the presence of utilities in the areas being proposed for change.

Trees and shrubs proposed for this project meet the minimum size and coverage requirements.

There is a new irrigation system being proposed for this project. All plants are irrigated through the use of drip irrigation; bubblers (similar to drip delivery) will be used for the trees. An automatic controller will be installed for this proposed landscape.

The plants chosen for his project are predominantly drought tolerant, those that are a little more sensitive to water needs are planted in areas that receive shade throughout most of the day and summer season.

18.4.4.060 Fences and Walls

This proposal makes use of existing and modified walls to allow for grade to stay at door and street height. This proposal makes use of a mix of fencing styles to create a sense of entry from the street and slight privacy to the street, it also creates a secure bicycle parking area through the use of pierced steel panel art fencing. The fences along the sidewalk are within the maximum height allowances, the pierced steel fence is 7 feet tall and 70% open. It is five feet back from the back of sidewalk and is conceived of as a public art piece.

The fencing within the vision clearance triangle is utility panel that does not black the view of oncoming cars and/or pedestrians.

18.5.2 Site Design Review

Plans responding to this chapter have been included in the plan set.

6. Erosion Control Plan. An erosion control plan addressing temporary and permanent erosion control measures, which shall include plantings where cuts or fills (including berms), swales, storm water detention facilities, and similar grading is proposed. Erosion control plans in Hillside Lands shall also conform to section 18.3.10.090 Development Standards for Hillside Lands.

This project does not require an erosions control plan, there are no proposed

activities that will generate erosion

7. Landscape and Irrigation Plans.

a. Landscape and irrigations plans shall include the following information.

i. The location, size, and species of the existing and proposed plant materials, and any other pertinent features of the proposed landscaping and plantings.

Shown in plan set

ii. A tree protection and removal plan consistent with chapter 18.4.5 for sites with trees that are to be retained, protected, and removed.

Shown in plan set

iii. At time of building permit submittals, an irrigation plan including a layout of irrigation facilities.

Shown in plan set

b. When water conserving landscaping is required pursuant to section 18.4.4.030, the landscape plan shall contain the following additional information.

i. Information from proposed site plan.

Shown in plan set

ii. Landscape contact person, including address and telephone number.

Shown in title block on plans – KenCairn Landscape Architecture

iii. Identification of cut and fill areas.

There are no area of cut and fill

iv. Location of underground utilities and all transformer and utility meter locations.

Water meters and transformers are shown on the existing conditions and irrigation plan.

v. Slopes exceeding ten percent and grade changes in root zones of plants to be retained on site.

There are no slopes over 10% and there are no grade changes in root zones of trees to remain.

vi. Inventory of existing plant materials on site identifying that will remain and will be removed.

All plant material within the redevelopment area will be removed excluding the trees identified to remain. The existing vegetation has become overgrown and is not appropriate as an entryway to the property nor as a street side landscape.

vii. Composite plant list including quantity, size, botanical name, common name, variety, and spacing requirements of all proposed plant material.

Shown in plan set

viii. Mulch areas labeled according to material and depth.

Shown in plan set, all landscape areas to receive three inches of fine aged bark.

ix. Shrub and tree planting and staking detail.

Shown in plan set

x. Root barrier design, installation specifications, and details.

There will be no root barriers used in this project.

xii. Design and installation specifications of any proposed tree grates.

There will be no tree grates used in this project.

c. When water conserving landscaping is required pursuant to section 18.4.4.030, the irrigation plan included with the building permit submittals shall contain the following additional information.

i. Information from proposed site plan.

ii. Irrigation contact person, including address and telephone number.

Shown in title block on plans – KenCairn Landscape Architecture

iii. For lots with a landscaped area greater than 5,000 square feet, a grading plan and topographic map showing contour intervals of five feet or less.

This project area is less than 5,000 square feet

iv. Identification of water source and point of connection including static and operating pressure.

Shown in plan set

vi. Area of irrigated space in square feet.

Shown in plan set

vii.

The backflow is existing as part of the larger irrigation system, all irrigation elements are identified on the plan set.

Shown in plan set

viii. Layout of drip system showing type of emitter and its outputs, as well as type of filtration used.

Shown in plan set

ix. Piping description including size schedule or class, type of mounting used between piping and sprinkler head, depth of proposed trenching, and provisions for winterization.

Shown in plan set, System will be drained for winterization.

x. Size, type, brand, and location of control valves and sprinkler controllers.

Shown in plan set

xi. Size, type, depth, and location of materials for under paving sleeves.

Shown in plan set

xii. Type and location of pressure regulator.

The new control valves have integrated pressure regulation.

xiii. Rain Sensor

RainBird RSD Series Rain sensor to be added to the building along the wall of the

existing controller

Shown in plan set

xiv. Monthly irrigation schedule for the plant establishment period (6 – 12 months) and for the first year thereafter.

Shown in plan set

xv. Water schedule for each zone from the plan.

Shown in plan set

8. Narrative. Letter or narrative report documenting compliance with the applicable approval criteria contained in section 18.5.2.050. Specifically, the narrative shall contain the following.

a. For commercial and industrial developments:

i. The square footage contained in the area proposed to be developed.

The area proposed for redevelopment is the property along A street, square footage associated with the redevelopment is 1850 square feet.

ii. The percentage of the lot covered by structures.

The only structures are fencing and a small arbor, the arbor is 16 square feet, which is .08% of the site.

iii. The percentage of the lot covered by other impervious surfaces.

The area of the lot covered by impervious surface is 518 which is 28% of the site.

The area of the project covered in gravel (associated with the bike parking) is 345 square feet. Which is 19% of the site

iv. The total number of parking spaces.

Not Applicable

v. The total square footage of all landscaped areas.

948 feet of fully planted landscape and 210 of flagstone studded landscape area.

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.

This project is redevelopment of an already existing site development and approval. There are no changes to its relationship to the underlying zone or overlay zones.

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.

This is redevelopment of an existing site. There will be no change in demand on public facilities. There is still continuous access through and to the site. This project improves transportation by providing better facilities for bicycle parking and a clear separation between bikes and pedestrians.

18.4.5 Tree Preservation & Protection

There are two trees proposed to be removed. The remaining trees are within landscape areas. Tree protection for these trees makes little sense in this project in light of the type of work being done. The tree and shrub area to the west of the project that is remaining as is will be fenced off from the area to be changed. No other tree protection should be utilized for this project.

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.

1. 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.

The two trees proposed for removal are Raywood Ashes. Raywood Ash is known to be a poor choice for tight urban environments as it has a very shallow root structure and is top heavy, the trees tend to blow over in time or break. The tree removal will allow for the improved redevelopment of this site, and allow for a better selection of tree species to be planted.

2. 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.

Removing these two Raywood Ashes will not have a negative affect on erosion, soil stability, or the flow of surface water. These trees do not provide protection to other trees not are they part of or serving as a wind break.

3. 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.

There are plenty of street trees in the surrounding area, these trees will be replaced with two

new varieties of trees which will actually be a bonus to the tree diversity of the area. We have not considered designing to save these trees as they are both somewhat challenged in their current position, neither of the trees appear robust and neither has grown as well as the neighboring trees of the same variety.

4. 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.

Not Applicable

5. 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.

We are proposing the addition of two trees that will provide more shade and greater aesthetic value to the site.

18.4.4 – Landscaping, Lighting, and Screening

Chapter 18.4.4 – Landscaping, Lighting, and Screening

Sections:

18.4.4.010	Purpose
18.4.4.020	Applicability
18.4.4.030	Landscaping and Screening
18.4.4.040	Recycle and Refuse Disposal Areas
18.4.4.050	Outdoor Lighting
18.4.4.060	Fences and Walls

18.4.4.010 Purpose

Chapter 18.4.4 contains standards for landscaping and screening, recycle and refuse disposal areas, outdoor lighting, and fences and walls. The regulations are intended to protect public health, safety, and welfare by reducing development impacts, such as glare, noise, and visual impacts, on adjacent uses; minimizing erosion; slowing the rate of surface water runoff, thereby reducing infrastructure costs; buffering pedestrians from vehicle maneuvering areas; cooling buildings and parking lots in summer months with shade; and enhancing the city's appearance.

18.4.4.020 Applicability

The requirements of chapter 18.4.4 apply, as follows.

- A. Landscaping and Screening.** Section 18.4.4.030 establishes design standards for landscaping and screening, and applies to residential, commercial, and manufacturing developments that are subject to chapter 18.5.2 Site Design Review.
- B. Recycling and Refuse.** Section 18.4.4.040 establishes design standards for recycle and refuse disposal areas, and applies to residential, commercial, and manufacturing developments that are subject to chapter 18.5.2 Site Design Review.
- C. Outdoor Lighting.** Section 18.4.4.050 establishes standards for outdoor lighting, and applies to all new outdoor lighting installed or replaced after *[effective date]*.
- D. Fences and Walls.** Section 18.4.4.060 establishes design standards for fences and walls. This section applies where a fence or wall is erected, extended, or otherwise altered; it also applies to hedges and screen planting and situations where this ordinance requires screening or buffering.
- E. Exceptions and Variances.** Requests to depart from the landscaping and screening requirements in section 18.4.4.030, recycling and refuse requirements in 18.4.4.040, and outdoor lighting in section 18.4.4.050 are subject to subsection 18.5.2.050.E Exception to the Site Development and Design Standards. Requests to depart from the fence and wall requirements in section 18.4.4.060 are subject to chapter 18.5.5 Variances.

18.4.4.030 Landscaping and Screening

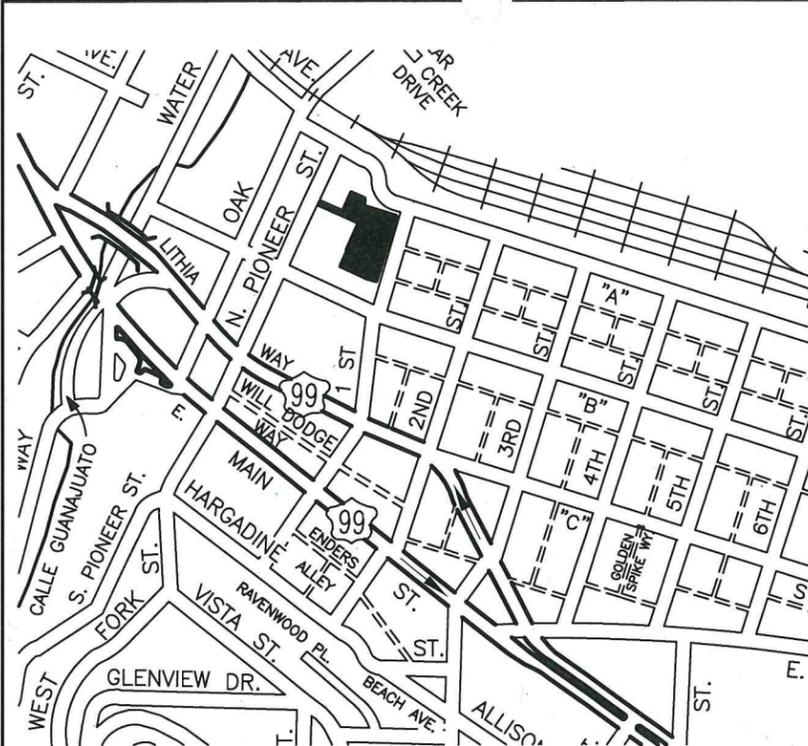
- A. General Landscape Standard.** All portions of a lot not otherwise developed with buildings, accessory structures, vehicle maneuvering areas, parking, or other approved hardscapes shall be landscaped pursuant to this chapter.

18.2.6 – Standards for Non-Residential Zones

Table 18.2.6.030 – Standards for Non-Residential Zones

(Except as modified under chapter 18.5.5 Variances.)

<i>Standard</i>	<i>C-1</i>	<i>C-1-D</i>	<i>E-1</i>	<i>M-1</i>
Setback Yards (feet)	<p>There is no minimum front, side, or rear yard required, except where buildings on the subject site abut a residential zone, in which case a side of not less than 10 ft and a rear yard of not less than 10 ft per story is required.</p> <p>The solar setback standards of chapter 18.4.8 do not apply to structures in the C-1-D zone.</p> <p>Except for buildings within 100 feet of a residential zone, the solar setback standards of chapter 18.4.8 do not apply to structures in the C-1 zone.</p> <p>See also section 18.2.4.030 Arterial Street Setback.</p>			<p>There is no minimum front, side, or rear yard, except 20 ft where adjoining a residential zone.</p>
Building Height ^{2&3} – Maximum (feet)	<p>40 ft, except:</p> <ul style="list-style-type: none"> - Buildings greater than 40 ft and less than 55 ft are permitted in C-1-D zone with approval of a Conditional Use Permit. - Where located more than 100 feet from a residential zone, buildings greater than 40 ft and less than 55 ft are permitted in C-1 zone with approval of a Conditional Use Permit. 			40 ft
<p>²See definition of “height of building” in section 18.6.1.030.</p> <p>³Parapets may be erected up to five feet above the maximum building height; see also, 18.4.4.030.G.4 for mechanical equipment screening requirements, and 18.5.2.020 for Site Design Review for mechanical equipment review process.</p>				
Landscape Area – Minimum (% of developed lot area)	15%	<p>None, except parking areas and service stations shall meet the standards of chapters 18.4.3 Parking, Access, and Circulation, and 18.4.4 Landscaping, Lighting, and Screening.</p>	15%	10%



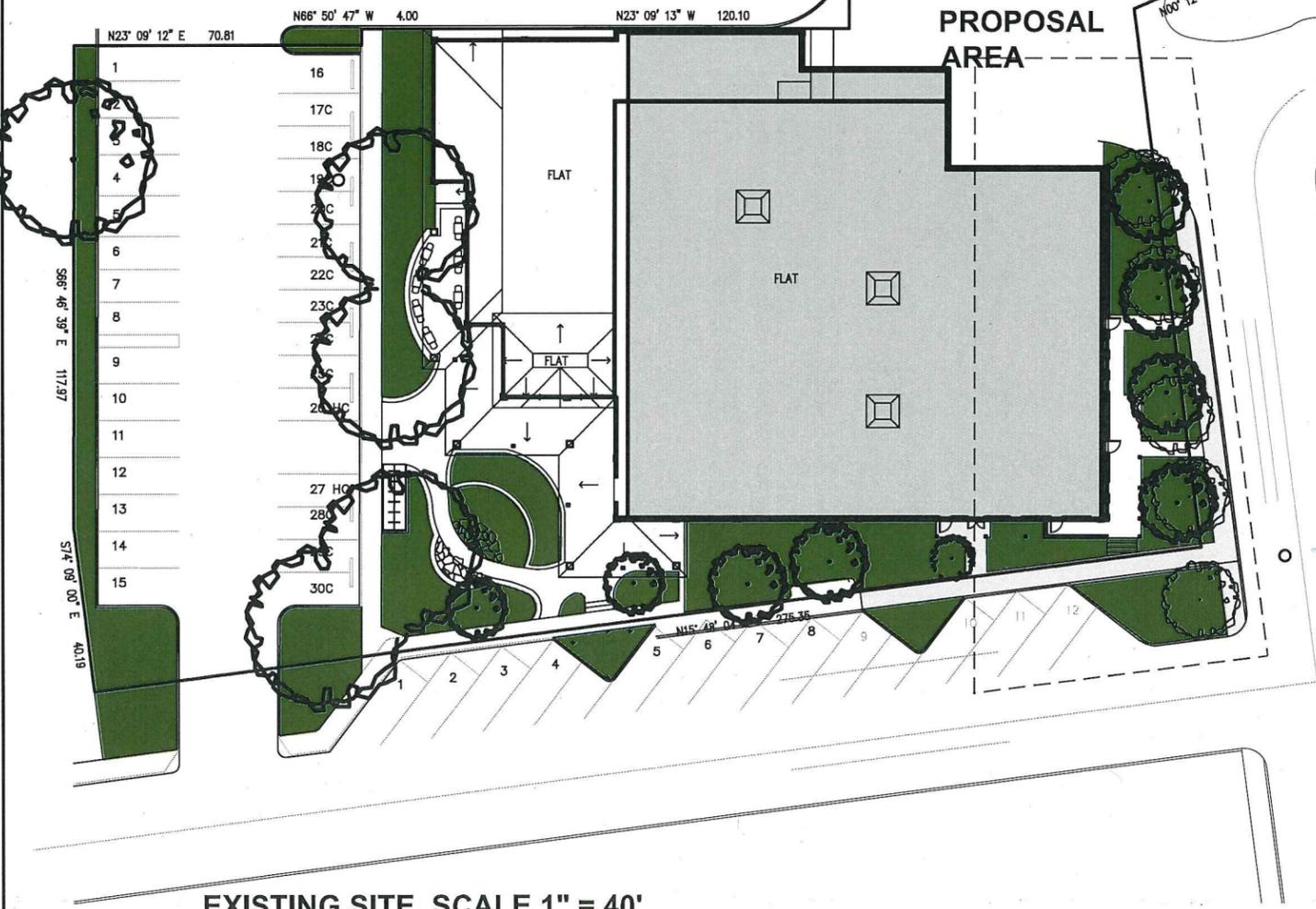
VICINITY

PROJECT INFORMATION
LOCATION:
 237 N. FIRST STREET
 ASHLAND, OREGON
 391E09BA TL 13401

OWNER:
 ASHLAND FOOD COOPERATIVE

APPLICATION TO ALTER A STREET FRONTAGE EXTERIOR
REQUIRING SITE REVIEW APPLICATION

- PLANS PROVIDED:**
- | | |
|---------|--|
| COVER | COVER SHEET |
| PL 1.1 | EXISTING CONDITIONS |
| PL 1.2 | PROPOSED SITE PLAN |
| PL 1.3 | EXISTING AND PROPOSED ELEVATIONS |
| PL 1.4 | SITE PLAN AND SCREENING DETAILS |
| L 1.0 | TREE INVENTORY, PROTECTION AND REMOVAL |
| L 1.1 | PROPOSED LANDSCAPE |
| L 1.2 | PROPOSED IRRIGATION |
| L 1.3 | SITE LAY OUT |
| ADDENDA | CAMPUS WIDE LANDSCAPE COVER |



EXISTING SITE SCALE 1" = 40'

RECEIVED
 MAY 15 2015
 City Of Ashland

Tel: 541.486.3194
 Fax: 541.552.9512
 Cell: 541.601.5559
 545 A Street
 Ashland, OR 97520
 kerry@kencairnlandscape.com



Revision Date:
 Drawn By:
 SCALE 1" = 8'

ASHLAND FOOD COOPERATIVE
 237 N. FIRST STREET
 ASHLAND, OREGON

MARCH 27, 2015

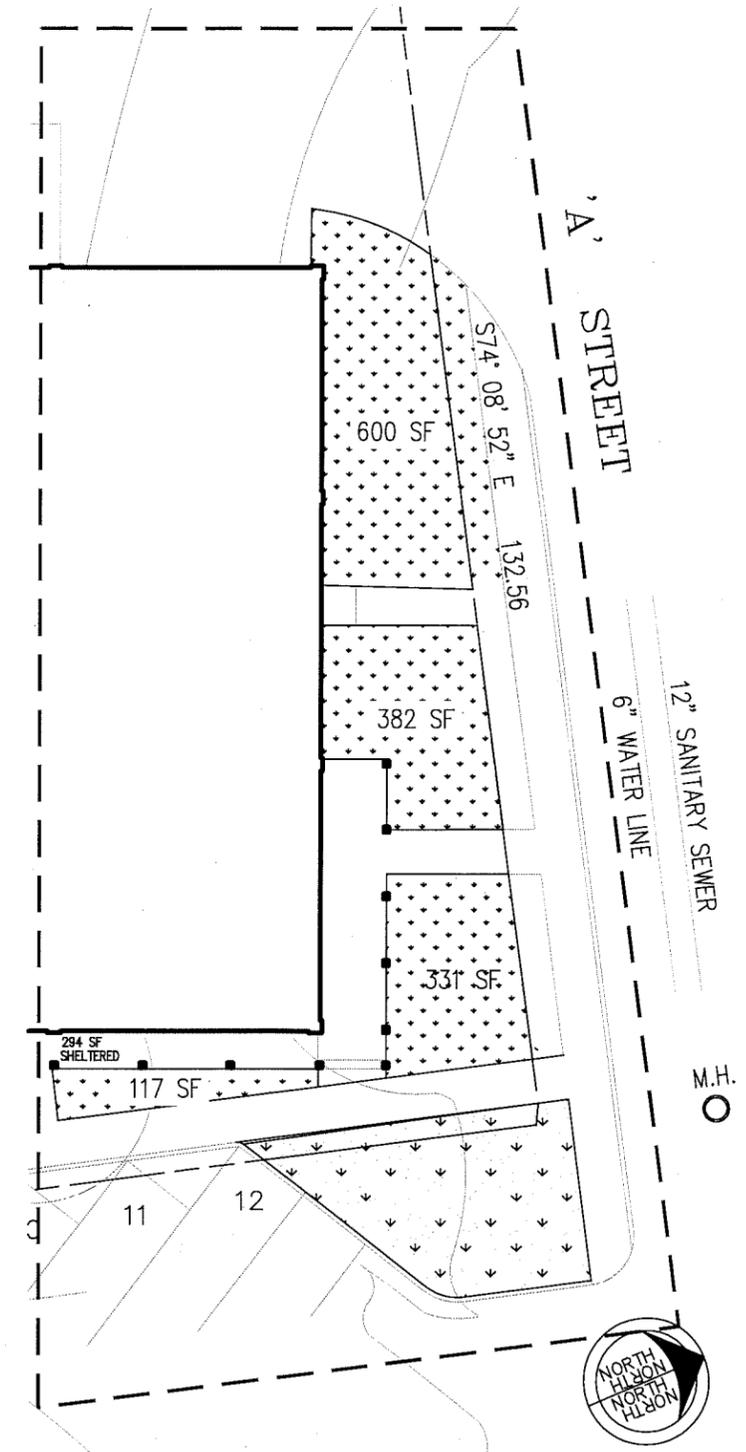
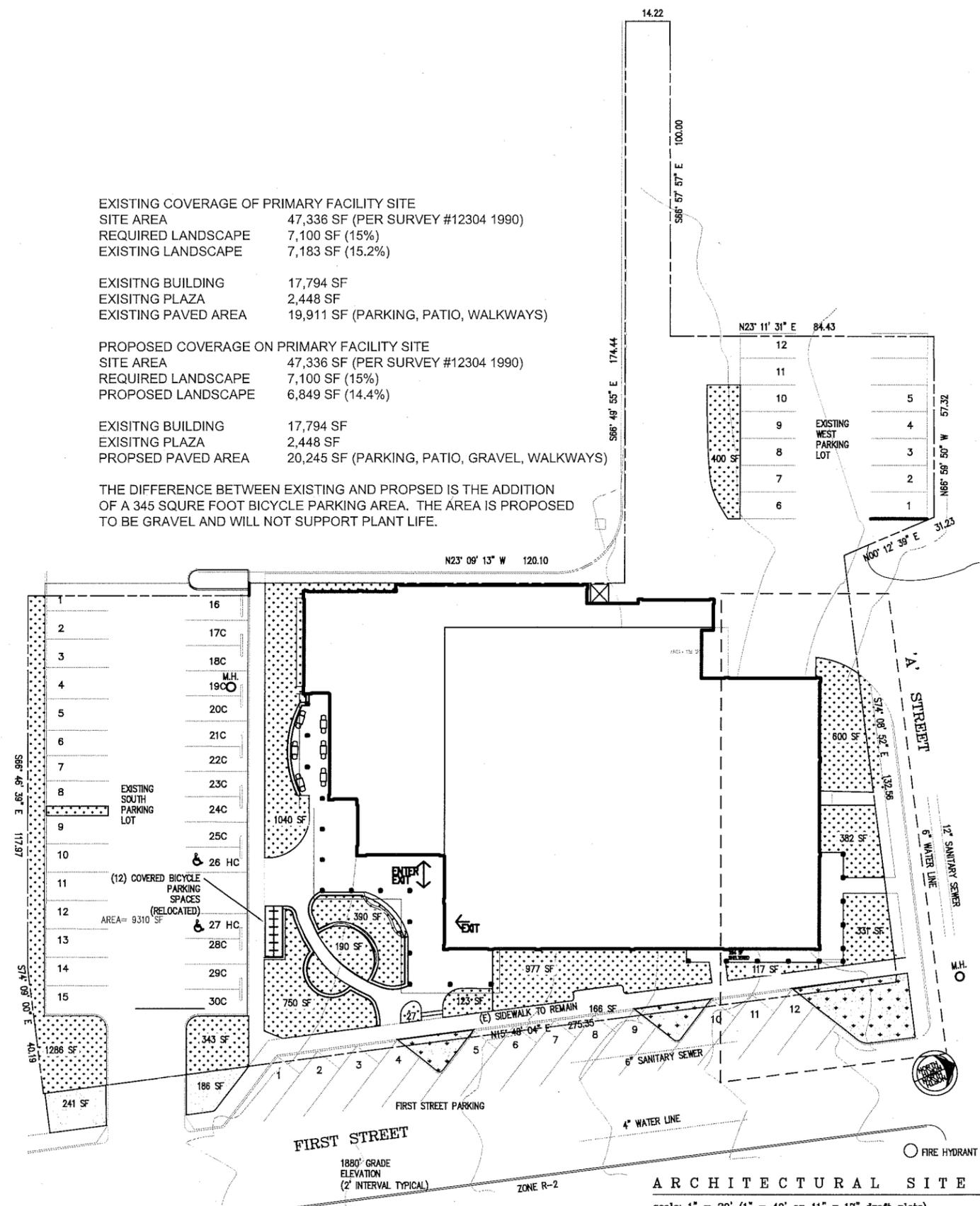
EXISTING COVERAGE OF PRIMARY FACILITY SITE
 SITE AREA 47,336 SF (PER SURVEY #12304 1990)
 REQUIRED LANDSCAPE 7,100 SF (15%)
 EXISTING LANDSCAPE 7,183 SF (15.2%)

EXISTING BUILDING 17,794 SF
 EXISTING PLAZA 2,448 SF
 EXISTING PAVED AREA 19,911 SF (PARKING, PATIO, WALKWAYS)

PROPOSED COVERAGE ON PRIMARY FACILITY SITE
 SITE AREA 47,336 SF (PER SURVEY #12304 1990)
 REQUIRED LANDSCAPE 7,100 SF (15%)
 PROPOSED LANDSCAPE 6,849 SF (14.4%)

EXISTING BUILDING 17,794 SF
 EXISTING PLAZA 2,448 SF
 PROPOSED PAVED AREA 20,245 SF (PARKING, PATIO, GRAVEL, WALKWAYS)

THE DIFFERENCE BETWEEN EXISTING AND PROPOSED IS THE ADDITION OF A 345 SQUARE FOOT BICYCLE PARKING AREA. THE AREA IS PROPOSED TO BE GRAVEL AND WILL NOT SUPPORT PLANT LIFE.



PROPOSED AREA OF CHANGE SCALE 1" = 20'

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 City Of Ashland

ARCHITECTURAL SITE PLAN
 scale: 1" = 20' (1" = 40' on 11" x 17" draft plots)

TOTAL SITE SCALE 1" = 40'

EXISTING CONDITIONS

KenCairn
 Landscape Architecture
 545 A Street
 Ashland, OR 97520
 Tel: 541.488.3194
 Fax: 541.552.9512
 Call: 541.601.5559
 kerry@kencairnlandscape.com

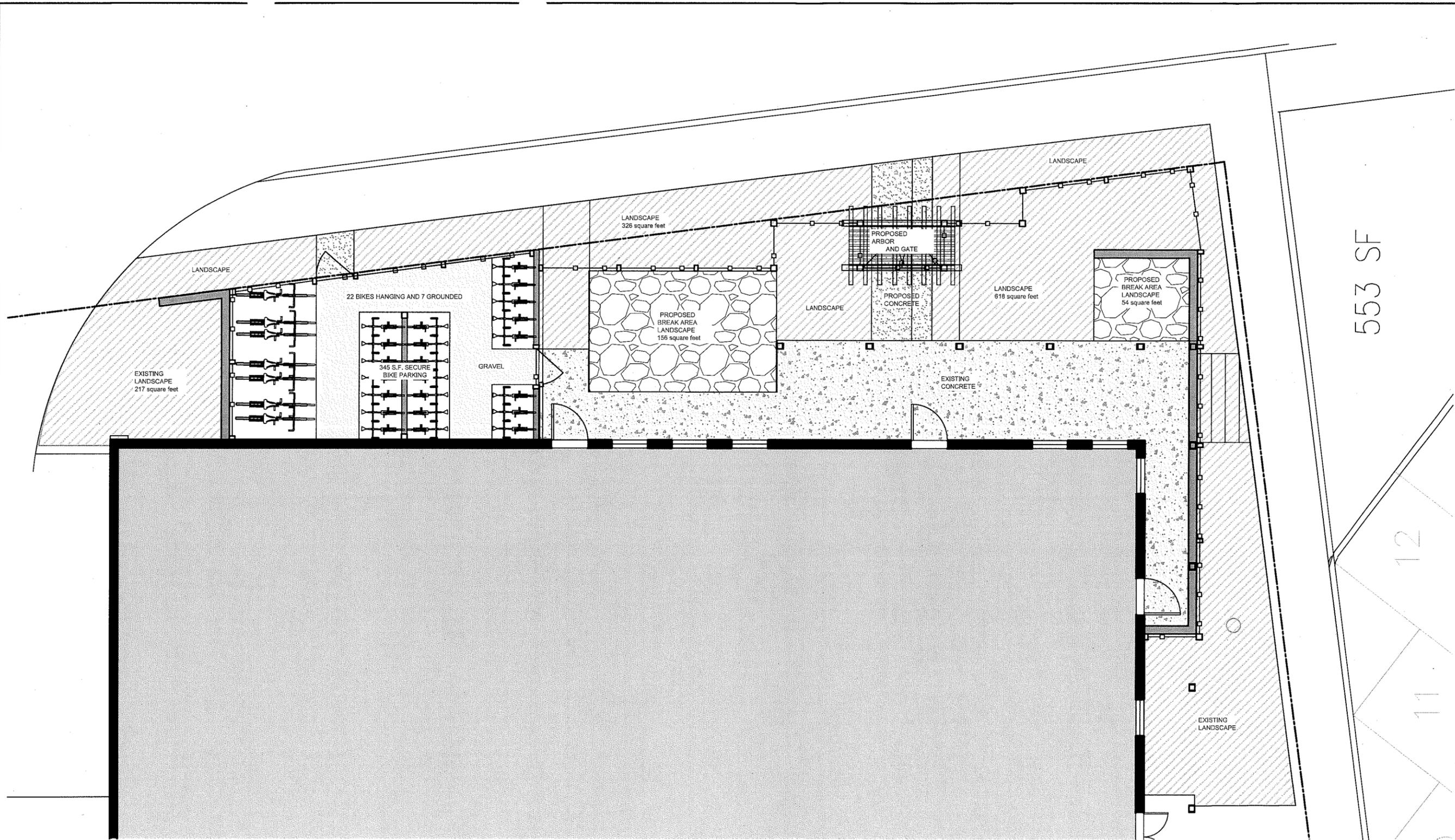


Revision Date:
 Drawn By:
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ASLAND FOOD COOPERATIVE
 237 N. FIRST STREET
 ASHLAND, OREGON

MARCH 27, 2015

PL 1.1



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City Of Ashland



PROPOSED SITE PLAN

545 A Street
Ashland, OR 97520
Tel: 541.488.3194
Fax: 541.552.9512
Cell: 541.601.5559
kerry@kencainlandscape.com



REGIS TERE
STATE OF
OREGON
REG. # 493
Kerry KenCairn
11/12/99
LANDSCAPE ARCH

Revision Date:

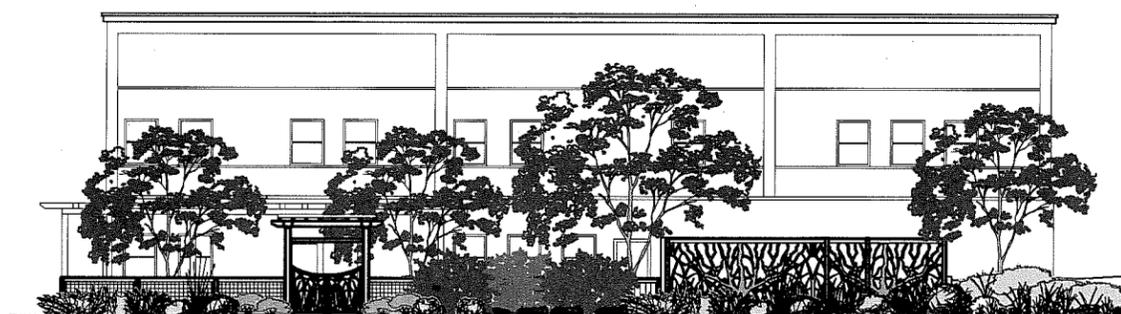
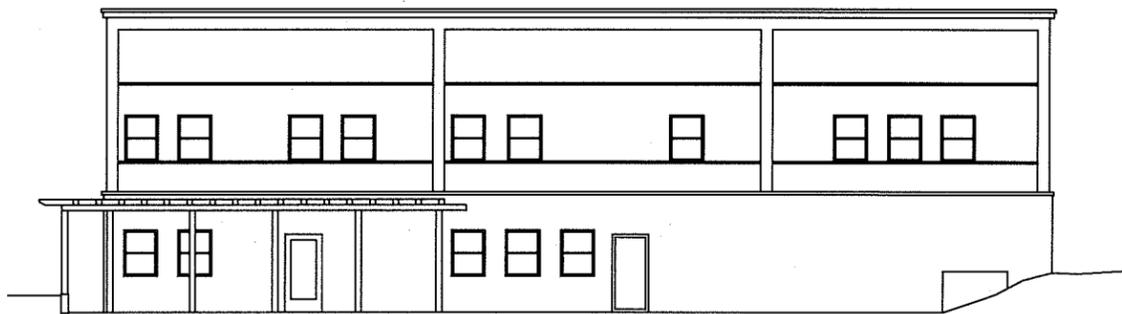
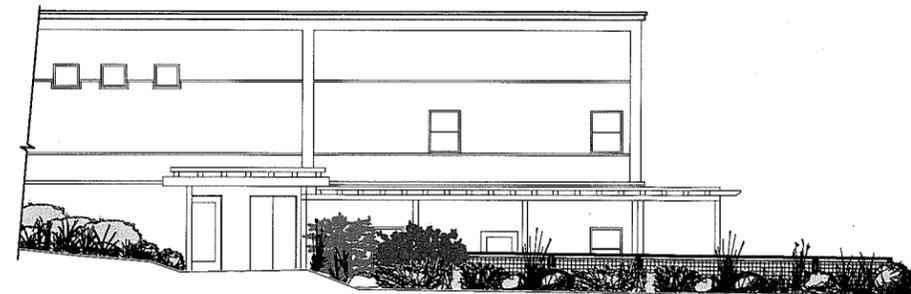
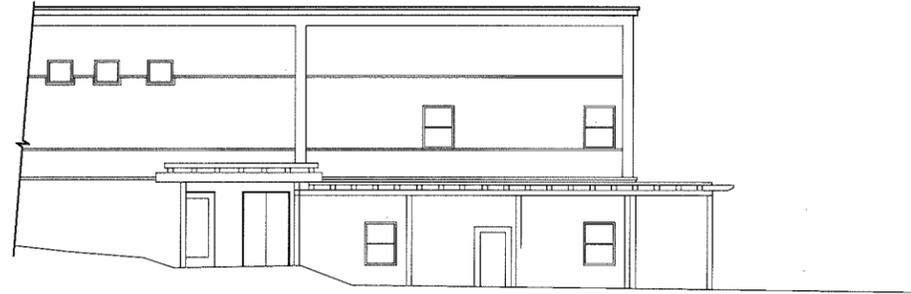
Drawn By:

SCALE 1" = 8'

ASLAND FOOD COOPERATIVE
237 N. FIRST STREET
ASHLAND, OREGON

MARCH 27, 2015

PL 1.2



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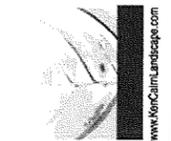
MAY 15 2015

City Of Ashland

EXISTING AND PROPOSED ELEVATIONS

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Ashland, OR 97520
Tel: 541.488.3194
Fax: 541.552.9512
Cell: 541.601.5559
kerry@kencainlandscape.com

KenCain
Landscape Architecture



Revision Date:

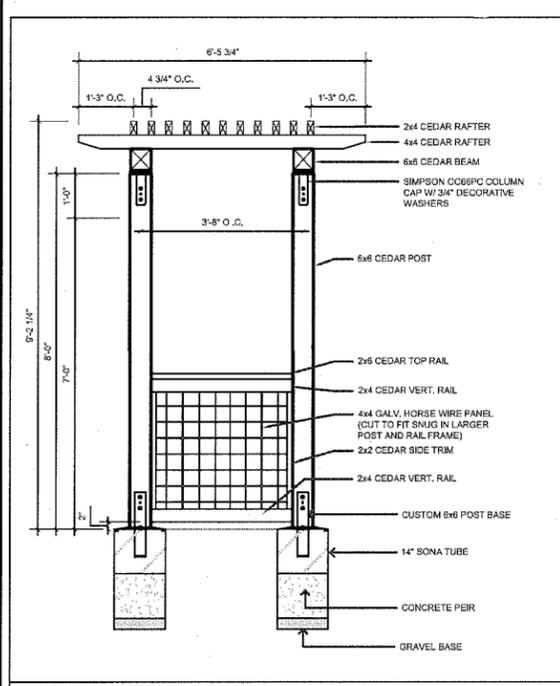
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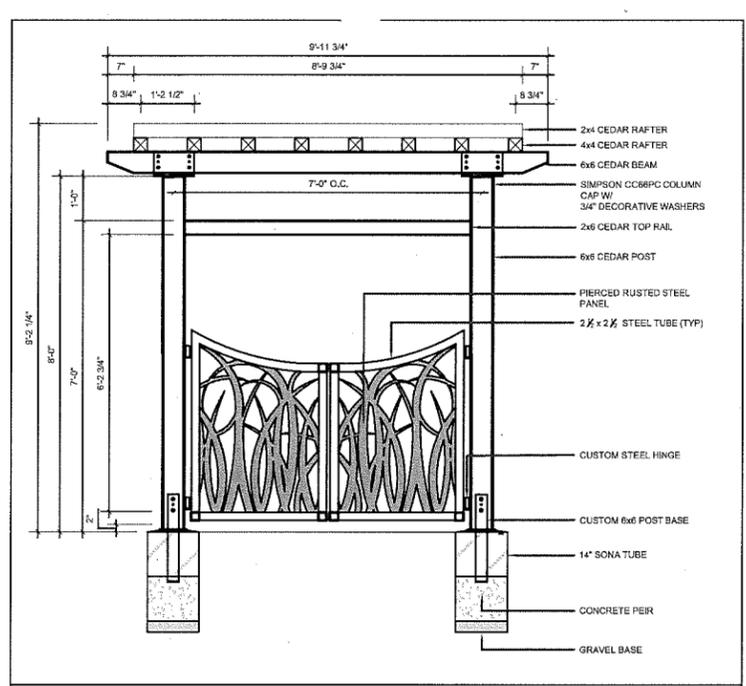
ASLAND FOOD COOPERATIVE
237 N. FIRST STREET
ASHLAND, OREGON

MARCH 27, 2015

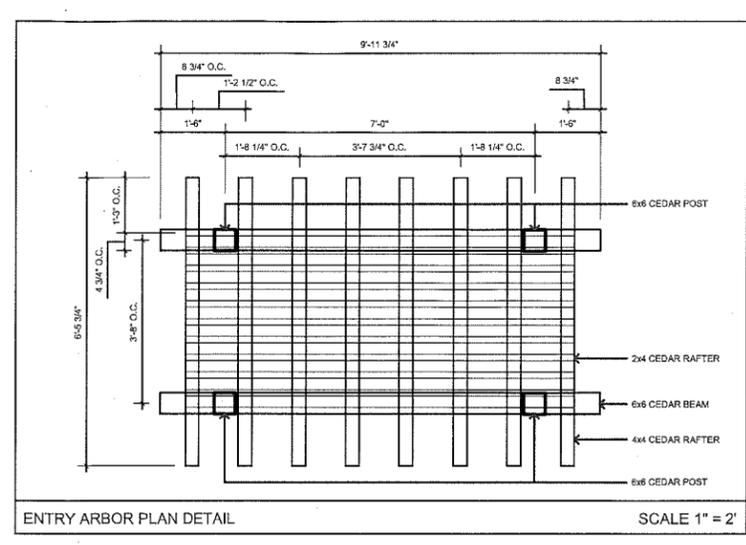
PL 1.3



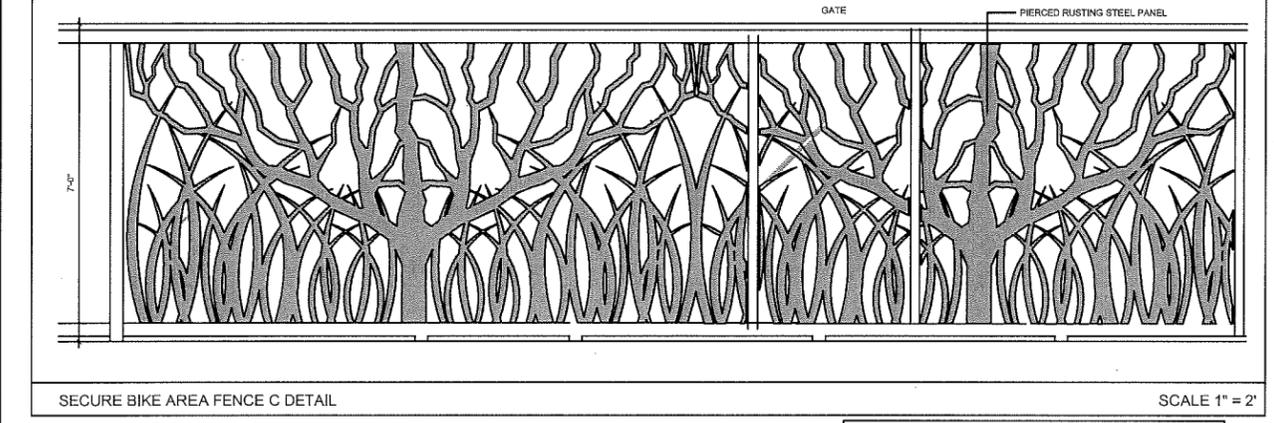
ENTRY ARBOR DETAIL 2 SCALE 1" = 2'



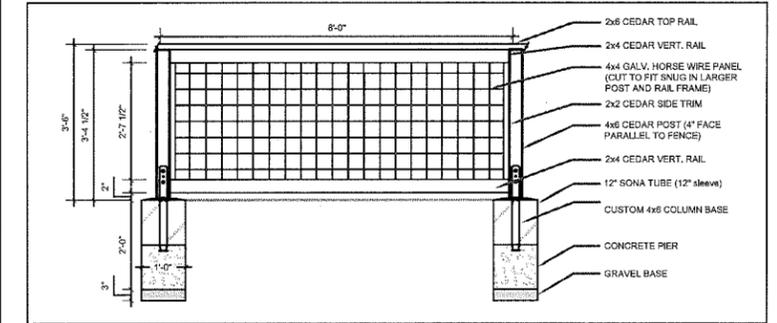
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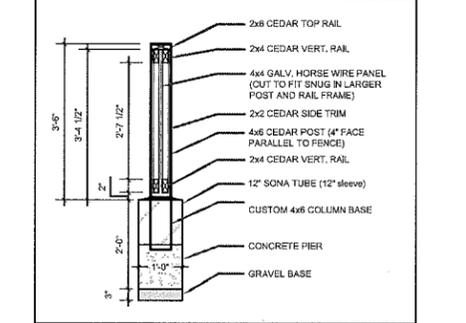
ENTRY ARBOR PLAN DETAIL SCALE 1" = 2'



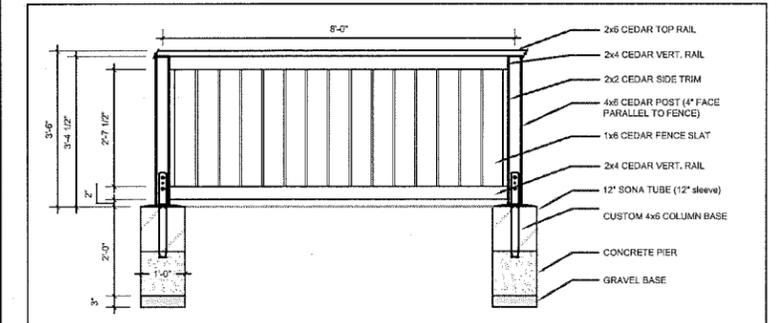
SECURE BIKE AREA FENCE C DETAIL SCALE 1" = 2'



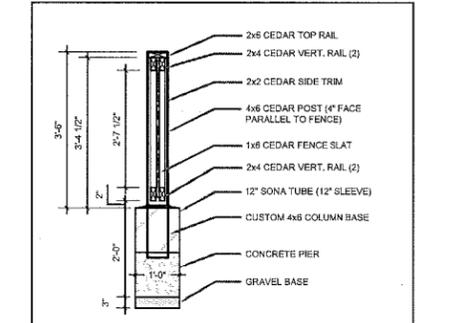
FENCE A DETAIL SCALE 1" = 2'



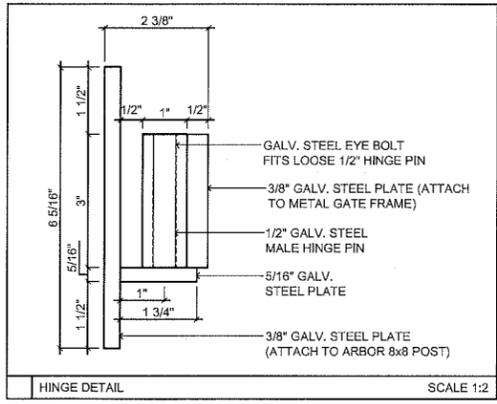
FENCE A SECTION SCALE 1" = 2'



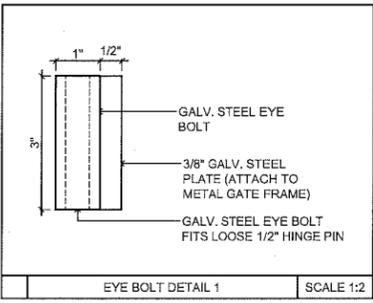
FENCE B DETAIL SCALE 1" = 2'



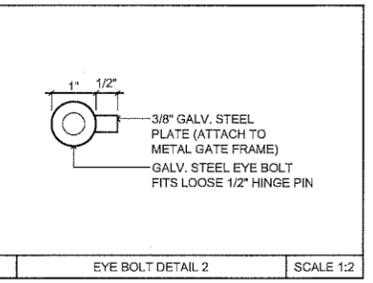
FENCE B SECTION SCALE 1" = 2'



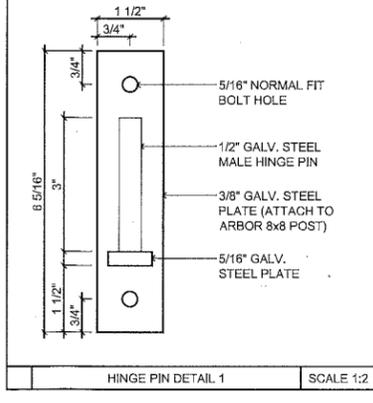
HINGE DETAIL SCALE 1:2



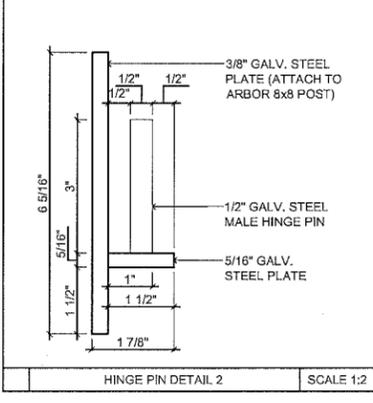
EYE BOLT DETAIL 1 SCALE 1:2



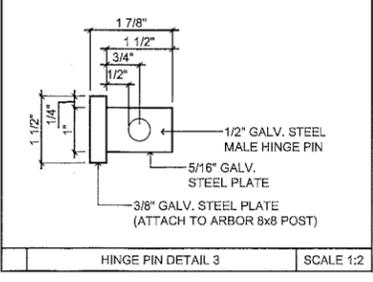
EYE BOLT DETAIL 2 SCALE 1:2



HINGE PIN DETAIL 1 SCALE 1:2



HINGE PIN DETAIL 2 SCALE 1:2



HINGE PIN DETAIL 3 SCALE 1:2

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CITY OF ASHLAND
SITE PLAN AND SCREENING DETAILS

KenCairn
Landscape Architecture
www.KenCairnLandscape.com
Tel: 541.488.3194 545 A Street
Fax: 541.552.9512 Ashland, OR 97520
Call: 541.601.5559 kerry@kencairnlandscape.com

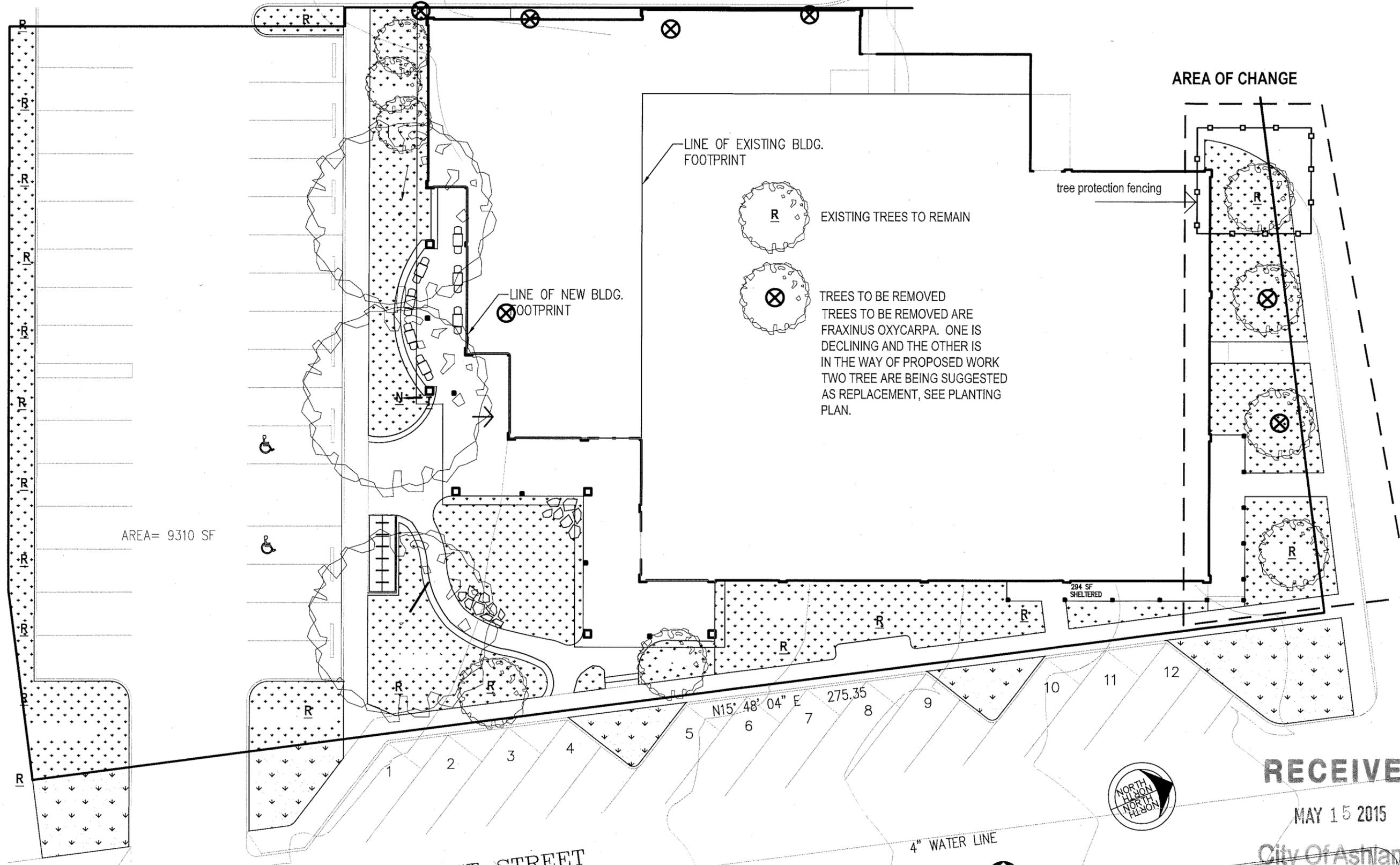
REG. # 493
Kerry KenCairn
11/12/99
LANDSCAPE ARCHITECT
STATE OF OREGON

Revision Date:
Drawn By:
SCALE 50%
OF NOTED

ASLAND FOOD COOPERATIVE
237 N. FIRST STREET
ASHLAND, OREGON

MARCH 27, 2015

PL 1.4



AREA= 9310 SF

LINE OF EXISTING BLDG. FOOTPRINT

LINE OF NEW BLDG. FOOTPRINT

EXISTING TREES TO REMAIN

TREES TO BE REMOVED
 TREES TO BE REMOVED ARE FRAXINUS OXYCARPA. ONE IS DECLINING AND THE OTHER IS IN THE WAY OF PROPOSED WORK TWO TREE ARE BEING SUGGESTED AS REPLACEMENT, SEE PLANTING PLAN.

AREA OF CHANGE

tree protection fencing

294 SF SHELTERED

N15° 48' 04" E 275.35

4" WATER LINE



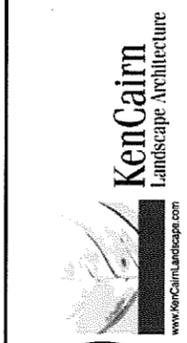
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MAY 15 2015

City Of Ashland

TREE INVENTORY, PROTECTION AND REMOVAL

Tel: 541.488.3194 545 A Street
 Fax: 541.552.9512 Ashland, OR 97120
 Call: 541.601.5559 kerry@kencainlandscape.com



Revision Date:

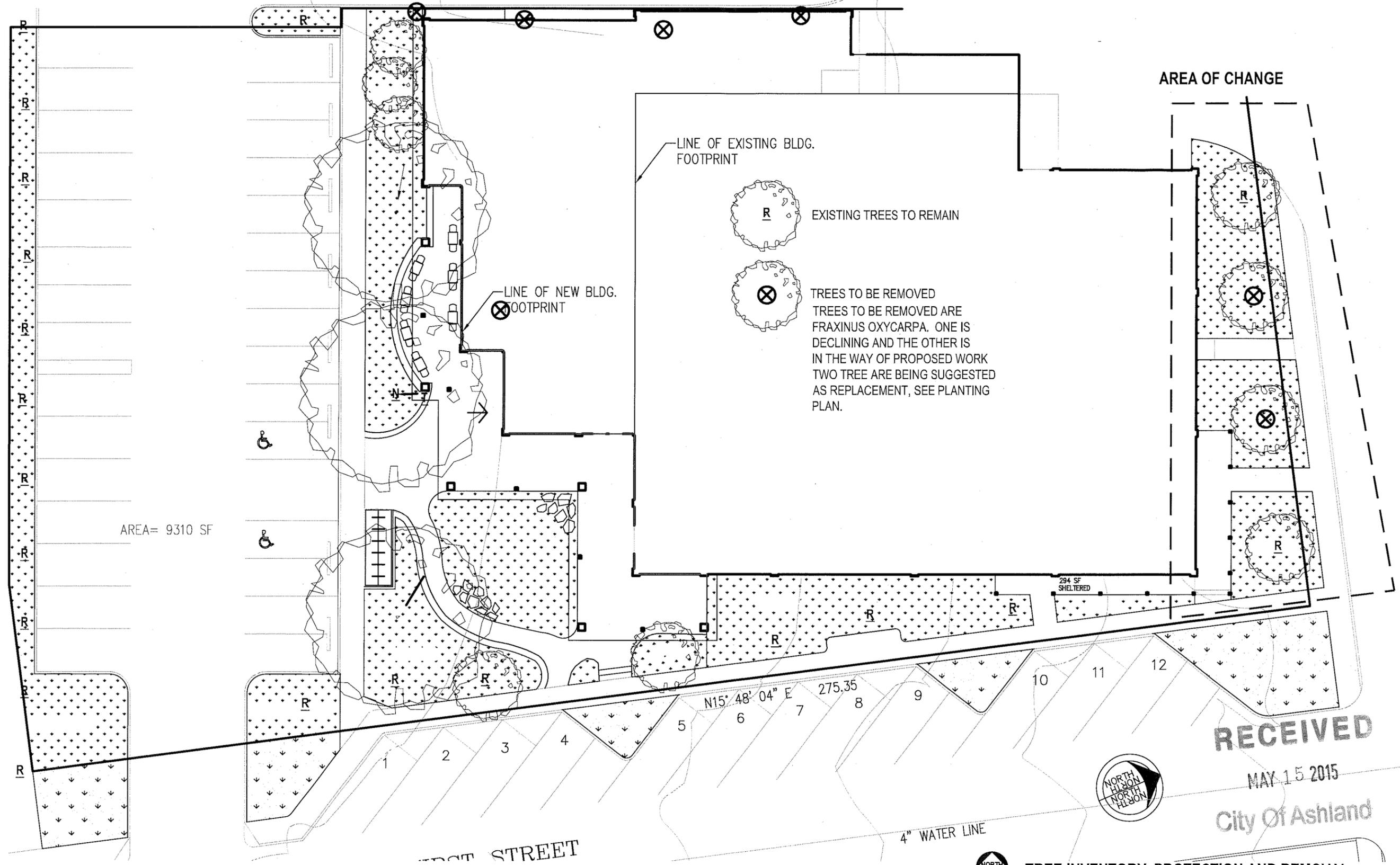
Drawn By:

SCALE 1" = 20'

ASLAND FOOD COOPERATIVE
 237 N. FIRST STREET
 ASHLAND, OREGON

MARCH 27, 2015

L 1.0



AREA= 9310 SF

LINE OF EXISTING BLDG. FOOTPRINT

LINE OF NEW BLDG. FOOTPRINT

EXISTING TREES TO REMAIN

TREES TO BE REMOVED
 TREES TO BE REMOVED ARE FRAXINUS OXYCARPA. ONE IS DECLINING AND THE OTHER IS IN THE WAY OF PROPOSED WORK TWO TREE ARE BEING SUGGESTED AS REPLACEMENT, SEE PLANTING PLAN.

AREA OF CHANGE

294 SF SHELTERED

N15° 48' 04" E 275.35

RECEIVED

MAY 15 2015

City Of Ashland

4" WATER LINE



TREE INVENTORY, PROTECTION AND REMOVAL

Tel: 541.486.3194
 Fax: 541.552.9512
 Cell: 541.601.5559
 545 A Street
 Ashland, OR 97520
 kerry@kencainlandscapes.com



Revision Date:

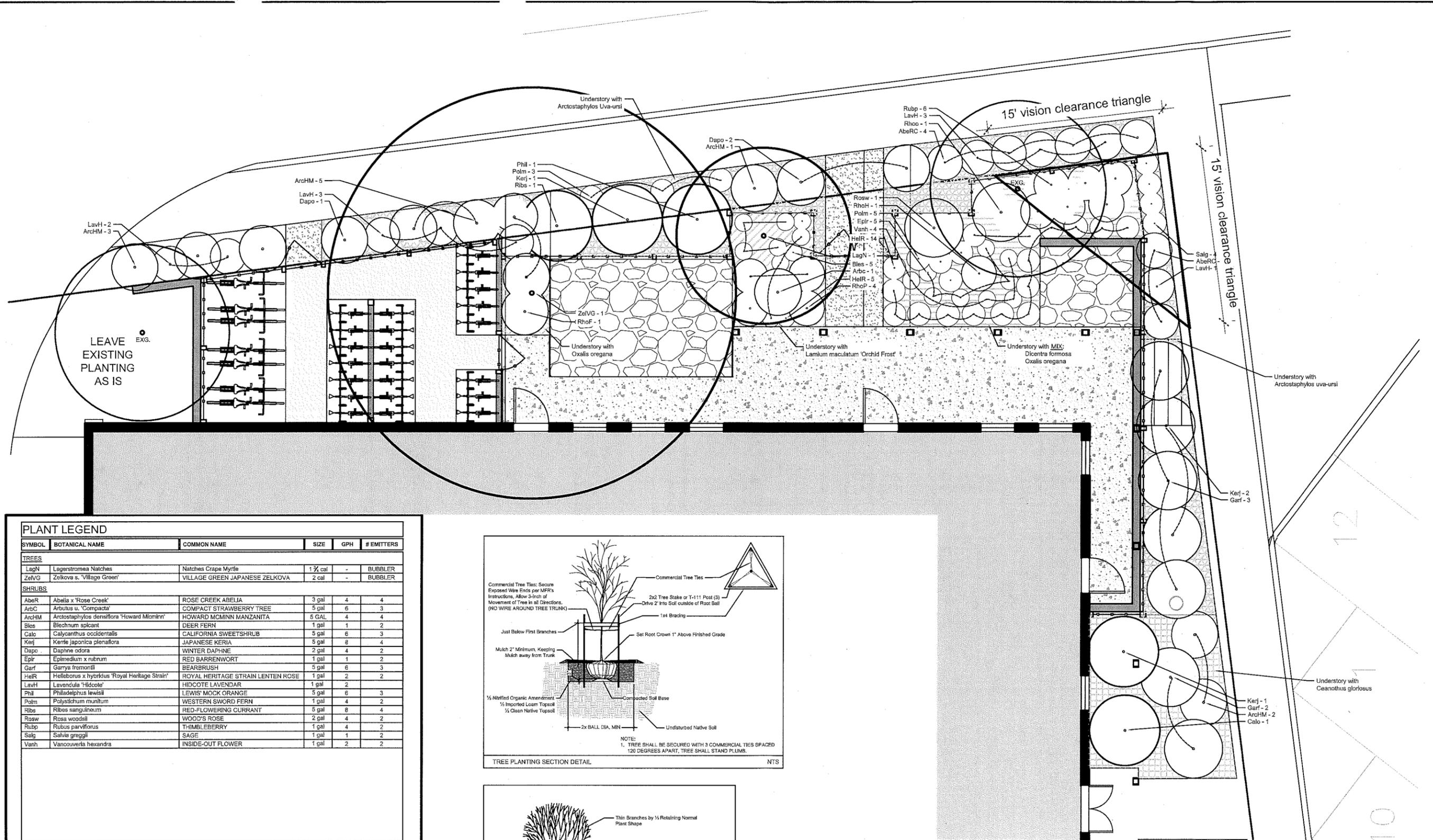
Drawn By:

SCALE 1" = 20'

ASLAND FOOD COOPERATIVE
 237 N. FIRST STREET
 ASHLAND, OREGON

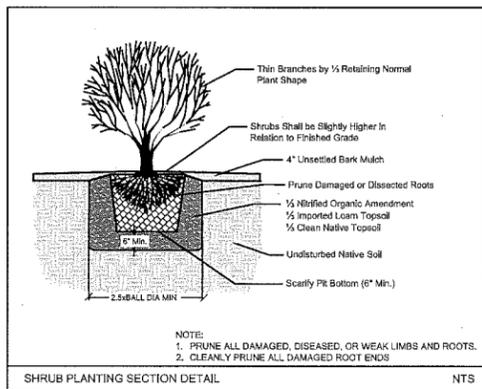
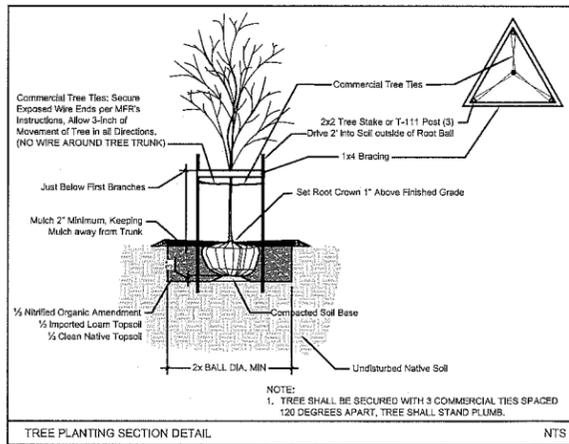
MARCH 27, 2015

L 1.0



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	GPH	# EMITTERS
TREES					
LagN	Lagerstromia Natches	Natches Crape Myrtle	1 1/2 cal	-	BUBBLER
ZelVG	Zelkova s. 'Village Green'	VILLAGE GREEN JAPANESE ZELKOVA	2 cal	-	BUBBLER
SHRUBS					
AbeR	Abelia x 'Rose Creek'	ROSE CREEK ABELIA	3 gal	4	4
ArbC	Arbutus u. 'Compacta'	COMPACT STRAWBERRY TREE	5 gal	6	3
ArchM	Arctostaphylos densiflora 'Howard McMin'	HOWARD MCMINN MANZANITA	5 GAL	4	4
Bles	Blechnum spicant	DEER FERN	1 gal	1	2
Calo	Calycanthus occidentalis	CALIFORNIA SWEETSHRUB	5 gal	6	3
KerJ	Kerria japonica pleniflora	JAPANESE KERIA	5 gal	8	4
Dapo	Daphne odora	WINTER DAPHNE	2 gal	4	2
EpiR	Epimedium x rubrum	RED BARRENWORT	1 gal	1	2
GarF	Garrya fremontii	BEARBRUSH	5 gal	6	3
HelR	Helleborus x hybridus 'Royal Heritage Strain'	ROYAL HERITAGE STRAIN LENTEN ROSE	1 gal	2	2
LavH	Lavendula 'Hidcote'	HIDCOTE LAVENDAR	1 gal	2	
Phil	Philadelphus lewisii	LEWIS' MOCK ORANGE	5 gal	6	3
Polm	Polystichum munitum	WESTERN SWORD FERN	1 gal	4	2
Ribs	Ribes sanguineum	RED-FLOWERING CURRANT	5 gal	8	4
Rosw	Rosa woodsi	WOOD'S ROSE	2 gal	4	2
Rubp	Rubus parviflorus	THIMBLEBERRY	1 gal	4	2
Salg	Salvia greggii	SAGE	1 gal	1	2
VanH	Vancouveria hexandra	INSIDE-OUT FLOWER	1 gal	2	2
GROUND COVER					
[Symbol]	Arctostaphylos uva-ursi	KINKIKINNICK	1 gal	2	2
[Symbol]	Ceanothus glaucosus	POINT REYES CEANOTHUS	1 gal	4	2
[Symbol]	MIX: Dicentra formosa Oxalis oregana	PACIFIC BLEEDING HEART OREGON OXALIS	1 gal 4" plug	1 1	2 2
[Symbol]	Vinca minor 'Alba'	WHITE PERIWINKLE	1 gal	1	2
[Symbol]	Oxalis oregana	OREGON OXALIS	4" plug	1	2



Tel: 541.488.3194 545 A Street
Ashland, OR 97520
Fax: 541.562.9512 Kerry@kencainlandscape.com
Call: 541.601.5559

KenCain
Landscape Architecture

www.kencainlandscape.com

REGISTERED
STATE OF OREGON
REG. # 493

Kerry KenCain
11/12/99

LANDSCAPE ARCH

Revision Date:

Drawn By:

SCALE 1" = 8'

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MAY 15 2015

City Of Ashland

PLANTING PLAN

ASLAND FOOD COOPERATIVE
237 N. FIRST STREET
ASHLAND, OREGON

MARCH 27, 2015

L 1.1

IRRIGATION SCHEDULE

ESTABLISHMENT PERIOD

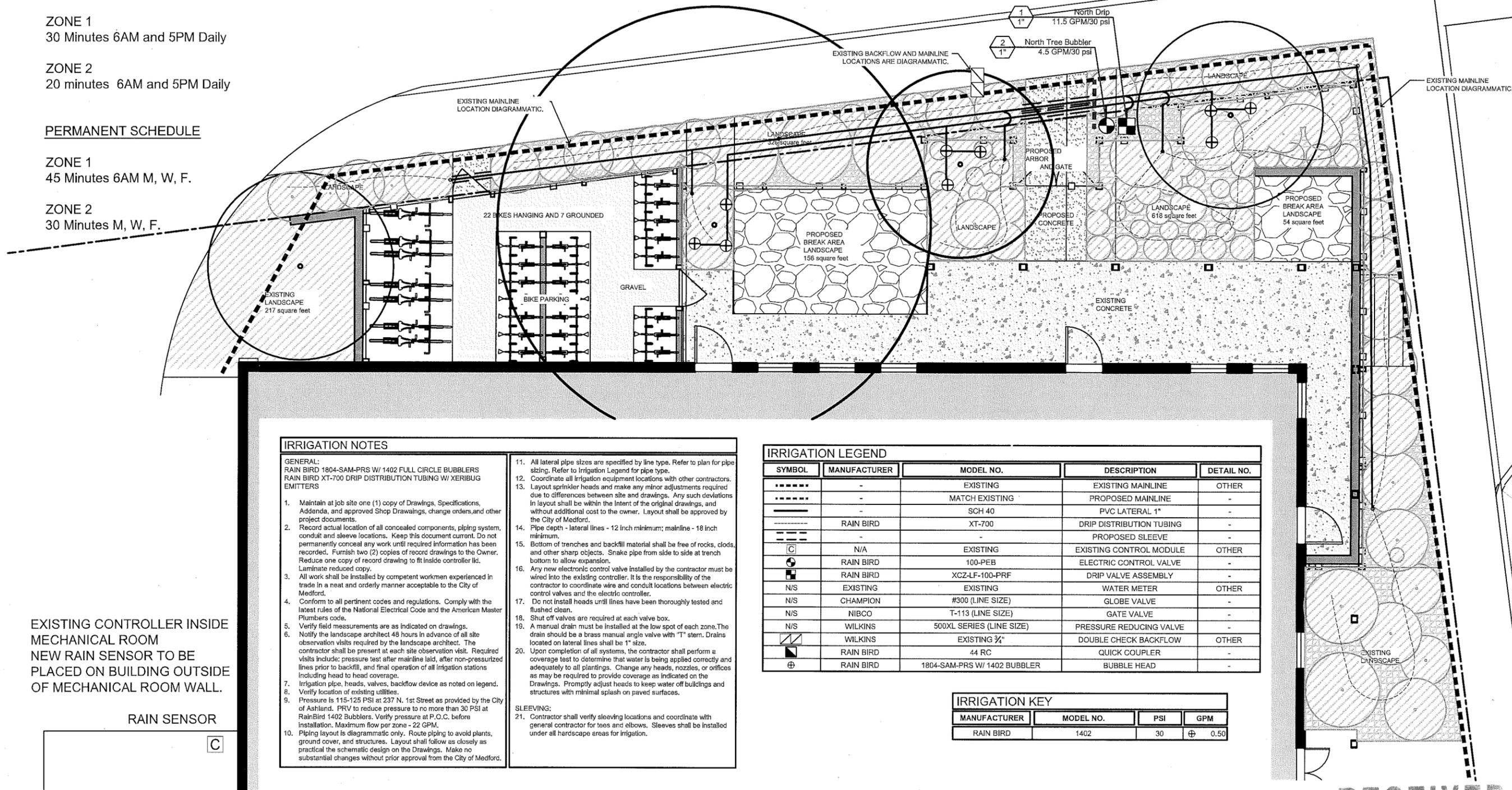
ZONE 1
30 Minutes 6AM and 5PM Daily

ZONE 2
20 minutes 6AM and 5PM Daily

PERMANENT SCHEDULE

ZONE 1
45 Minutes 6AM M, W, F.

ZONE 2
30 Minutes M, W, F.



- IRRIGATION NOTES**
- GENERAL:**
RAIN BIRD 1804-SAM-PRS W/ 1402 FULL CIRCLE BUBBLERS
RAIN BIRD XT-700 DRIP DISTRIBUTION TUBING W/ XERIBUG EMITTERS
- Maintain at job site one (1) copy of Drawings, Specifications, Addenda, and approved Shop Drawings, change orders, and other project documents.
 - Record actual location of all concealed components, piping system, conduit and sleeve locations. Keep this document current. Do not permanently conceal any work until required information has been recorded. Furnish two (2) copies of record drawings to the Owner. Reduce one copy of record drawing to fit inside controller lid. Laminate reduced copy.
 - All work shall be installed by competent workmen experienced in trade in a neat and orderly manner acceptable to the City of Medford.
 - Conform to all pertinent codes and regulations. Comply with the latest rules of the National Electrical Code and the American Master Plumbers code.
 - Verify field measurements are as indicated on drawings.
 - Notify the landscape architect 48 hours in advance of all site observation visits required by the landscape architect. The contractor shall be present at each site observation visit. Required visits include: pressure test after mainline laid, after non-pressurized lines prior to backfill, and final operation of all irrigation stations including head to head coverage.
 - Irrigation pipe, heads, valves, backflow device as noted on legend.
 - Verify location of existing utilities.
 - Pressure is 115-125 PSI at 237 N. 1st Street as provided by the City of Ashland. PRV to reduce pressure to no more than 30 PSI at RainBird 1402 Bubblers. Verify pressure at P.O.C. before installation. Maximum flow per zone - 22 GPM.
 - Piping layout is diagrammatic only. Route piping to avoid plants, ground cover, and structures. Layout shall follow as closely as practical the schematic design on the Drawings. Make no substantial changes without prior approval from the City of Medford.
 - All lateral pipe sizes are specified by line type. Refer to plan for pipe sizing. Refer to Irrigation Legend for pipe type.
 - Coordinate all irrigation equipment locations with other contractors.
 - Layout sprinkler heads and make any minor adjustments required due to differences between site and drawings. Any such deviations in layout shall be within the intent of the original drawings, and without additional cost to the owner. Layout shall be approved by the City of Medford.
 - Pipe depth - lateral lines - 12 inch minimum; mainline - 18 inch minimum.
 - Bottom of trenches and backfill material shall be free of rocks, clods, and other sharp objects. Snake pipe from side to side at trench bottom to allow expansion.
 - Any new electronic control valve installed by the contractor must be wired into the existing controller. It is the responsibility of the contractor to coordinate wire and conduit locations between electric control valves and the electric controller.
 - Do not install heads until lines have been thoroughly tested and flushed clean.
 - Shut off valves are required at each valve box.
 - A manual drain must be installed at the low spot of each zone. The drain should be a brass manual angle valve with "T" stem. Drains located on lateral lines shall be 1" size.
 - Upon completion of all systems, the contractor shall perform a coverage test to determine that water is being applied correctly and adequately to all plantings. Change any heads, nozzles, or orifices as may be required to provide coverage as indicated on the Drawings. Promptly adjust heads to keep water off buildings and structures with minimal splash on paved surfaces.
- SLEEVING:**
- Contractor shall verify sleeving locations and coordinate with general contractor for tees and elbows. Sleeves shall be installed under all hardscape areas for irrigation.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
-----	-	EXISTING	EXISTING MAINLINE	OTHER
-----	-	MATCH EXISTING	PROPOSED MAINLINE	-
-----	-	SCH 40	PVC LATERAL 1"	-
-----	RAIN BIRD	XT-700	DRIP DISTRIBUTION TUBING	-
-----	-	-	PROPOSED SLEEVE	-
⊕	N/A	EXISTING	EXISTING CONTROL MODULE	OTHER
⊕	RAIN BIRD	100-PEB	ELECTRIC CONTROL VALVE	-
⊕	RAIN BIRD	XCZ-LF-100-PRF	DRIP VALVE ASSEMBLY	-
N/S	EXISTING	EXISTING	WATER METER	OTHER
N/S	CHAMPION	#300 (LINE SIZE)	GLOBE VALVE	-
N/S	NIBCO	T-113 (LINE SIZE)	GATE VALVE	-
N/S	WILKINS	500XL SERIES (LINE SIZE)	PRESSURE REDUCING VALVE	-
⊕	WILKINS	EXISTING 3/4"	DOUBLE CHECK BACKFLOW	OTHER
⊕	RAIN BIRD	44 RC	QUICK COUPLER	-
⊕	RAIN BIRD	1804-SAM-PRS W/ 1402 BUBBLER	BUBBLE HEAD	-

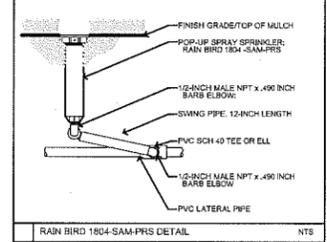
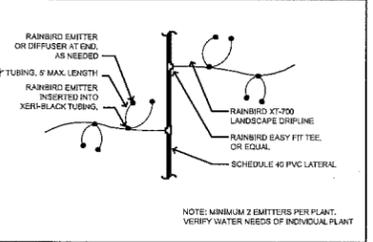
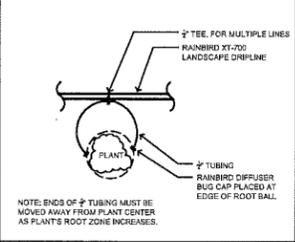
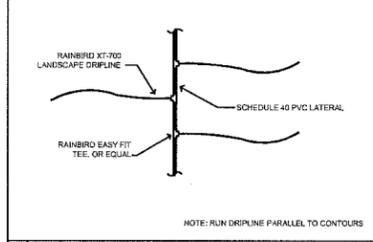
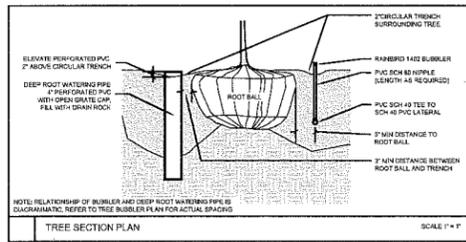
IRRIGATION KEY

MANUFACTURER	MODEL NO.	PSI	GPM
RAIN BIRD	1402	30	⊕ 0.50

EXISTING CONTROLLER INSIDE MECHANICAL ROOM
NEW RAIN SENSOR TO BE PLACED ON BUILDING OUTSIDE OF MECHANICAL ROOM WALL.

RAIN SENSOR

C



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MAY 15 2013
City of Ashland

IRRIGATION PLAN

ASLAND FOOD COOPERATIVE
237 N. FIRST STREET
ASHLAND, OREGON

MARCH 27, 2015

L 1.2



Revision Date:
Drawn By:
SCALE 1" = 8'

Tel: 541.488.3194 545 A Street
Fax: 541.552.9512 Ashland, OR 97150
Cell: 541.601.5559 kerry@kencairnlandscape.com

KenCairn
Landscape Architecture
www.kencairnlandscape.com

EXISTING COVERAGE PRIMARY FACILITY SITE

SITE AREA 47,336 SF (PER SURVEY #12304 1990)
 REQUIRED LANDSCAPE 7,100 SF (15%)
 EXISTING LANDSCAPE 7,183 SF (15.2%)

EXISTING BUILDING 17,794 SF
 EXISTING PLAZA 2,448 SF
 EXISTING PAVED AREA 19,911 SF (PARKING, PATIO, WALKWAYS)

PROPOSED COVERAGE
 SITE AREA 47,336 SF (PER SURVEY #12304 1990)
 REQUIRED LANDSCAPE 7,100 SF (15%)
 PROPOSED LANDSCAPE 6,849 SF (14.4%)

EXISTING BUILDING 17,794 SF
 EXISTING PLAZA 2,448 SF
 PROPOSED PAVED AREA 20,245 SF (PARKING, PATIO, GRAVEL, WALKWAYS)

THE DIFFERENCE BETWEEN EXISTING AND PROPOSED IS THE ADDITION OF A 345 SQUARE FOOT BICYCLE PARKING AREA. THE AREA IS PROPOSED TO BE GRAVEL AND WILL NOT SUPPORT PLANT LIFE.

EXISTING COVERAGE INCLUDING ALL COOP PROPERTIES AF COOP CAMPUS

SITE AREA TOTAL 66068 SF
 REQUIRED LANDSCAPE TOTAL 9910 SF (15%)
 EXISTING LANDSCAPE TOTAL 13033 SF (19.7%)
 PROPOSED LANDSCAPE TOTAL 12699 SF (19.2%)

ADJACENT PROPERTIES UNDER COOP OWNERSHIP - ASHLAND FOOD COOP CAMPUS

LOT 13500
 SITE AREA 3485 ft² (0.08 Ac)
 EXISTING LANDSCAPE 743 ft² (13.6%)

EXISTING BLDG 1611 ft²
 EXISTING PAVING

LOT 13600
 SITE AREA 3485 ft² (0.08 Ac)
 EXISTING LANDSCAPE 135 ft² (3.9%)

EXISTING BLDG
 EXISTING PAVING

LOT 13601
 SITE AREA 4792 ft² (0.11 Ac)
 EXISTING LANDSCAPE 2146 ft² (44.8%)

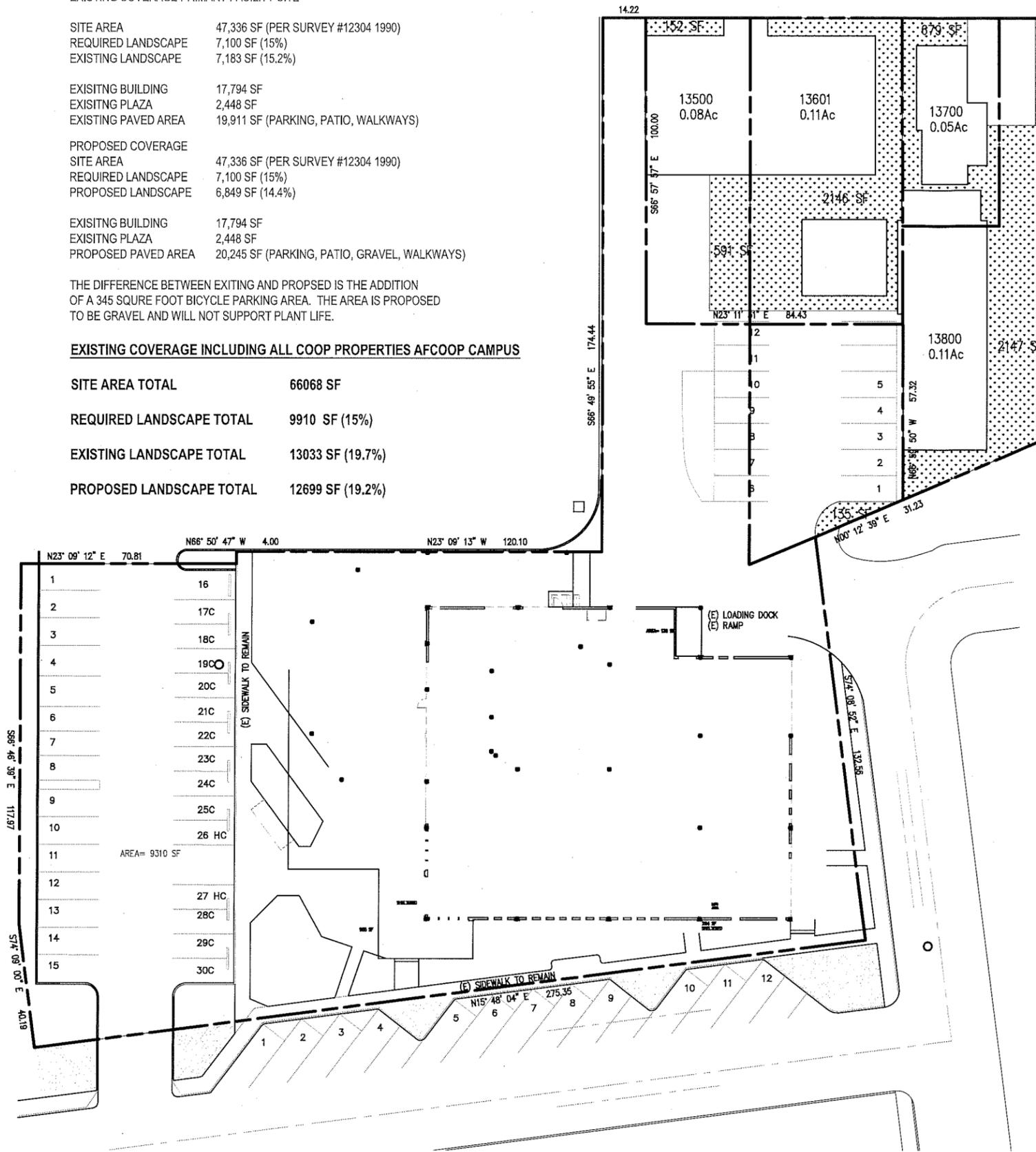
EXISTING BLDG 2800 ft²
 EXISTING PAVING

LOT 13700
 SITE AREA 2178 ft² (0.05 Ac)
 EXISTING LANDSCAPE 679 ft² (31.2%)

EXISTING BLDG 649 ft²
 EXISTING PAVING

LOT 13800
 SITE AREA 4792 ft² (0.11 Ac)
 EXISTING LANDSCAPE 2147 ft² (44.8%)

EXISTING BLDG 1872 ft²
 EXISTING PAVING



RECEIVED
 MAY 15 2015
 City Of Ashland



LAND COVER PER CONTINUOUS OWNERSHIP

545 A Street
 Ashland, OR 97520
 Tel: 541.488.3194
 Fax: 541.552.9512
 Cell: 541.601.5559
 kerry@kencainlandscap.com

KenCairn
 Landscape Architecture



Revision Date:

MAY 15, 2015

Drawn By:
 SGB

Scale 1" = 40'-0"

WHEN PRINTED ON
 11 X 17 PAPER

ASHLAND FOOD COOP
 237 N. 1ST STREET
 ASHLAND, OR

JANUARY 23, 2015

ADDENDA



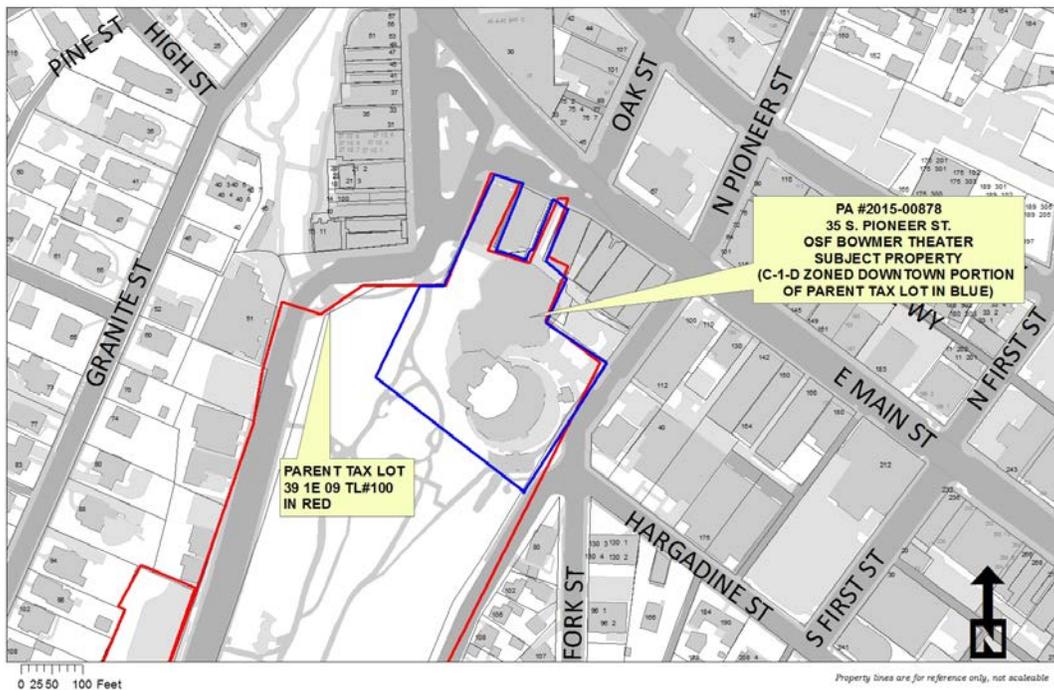
NOTICE OF APPLICATION

PLANNING ACTION: PA-2015-00878
SUBJECT PROPERTY: 35 S. Pioneer St.
OWNER: City of Ashland
APPLICANT: Oregon Shakespeare Festival
DESCRIPTION: A request for Site Review approval to allow exterior modifications to the Oregon Shakespeare Festival's Bowmer Theater for the property located at 35 S. Pioneer St. These modifications are associated with adding an elevator to the Bowmer Theater building as part of broader accessibility improvements and will involve an approximately 202 square foot addition to the theater building. The application also includes a request for a Tree Removal Permit to remove a 16-inch diameter maple tree. **COMPREHENSIVE PLAN DESIGNATION:** Commercial Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09; **TAX LOT:** 100.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, June 3, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, June 4, 2015 at 6:00 PM** in the Civic Center Council Chambers located at 1175 East Main Street.

NOTICE OF COMPLETE APPLICATION: May 27, 2015
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 10, 2015



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker 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 Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

SITE DESIGN AND USE STANDARDS

18.5.2.050 Approval Criteria

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.

TREE REMOVAL PERMIT

18.5.7.040.B Criteria for Issuance of Tree Removal Permit

B. Tree Removal Permit.

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.
 1. 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.
 2. 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.
 3. 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.
 4. 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.
 5. 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.



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org

May 19, 2015

Mr. George Kramer
Kramer and Associates
386 N Laurel
Ashland, OR 97520-1154



RE: SHPO Case No. 15-0712

Lithia Park/Chautauqua Grounds, Oregon Shakespere Festival Courtyard bowmer Theatre Access Improvement

ADA Compliance, elevator, restrooms

15 South Pioneer Street, Ashland, Jackson County

Dear Mr. Kramer:

We have reviewed the materials submitted on the project referenced above, and we concur with the determination that the project Area of Potential Effect includes several properties that are listed in, or are eligible for listing in the National Register of Historic Places. We also concur with the finding of no adverse effect for the proposed project.

Unless there are changes to the project, this concludes the requirement for consultation with our office under Section 106 of the National Historic Preservation Act (per 36 CFR Part 800) for above-ground historic resources. Local regulations, if any, still apply and review under local ordinances may be required. Please feel free to contact me if you have any questions, comments or need additional assistance.

Sincerely,

Jason Allen, M.A.

Historic Preservation Specialist

(503) 986-0579

jason.allen@oregon.gov

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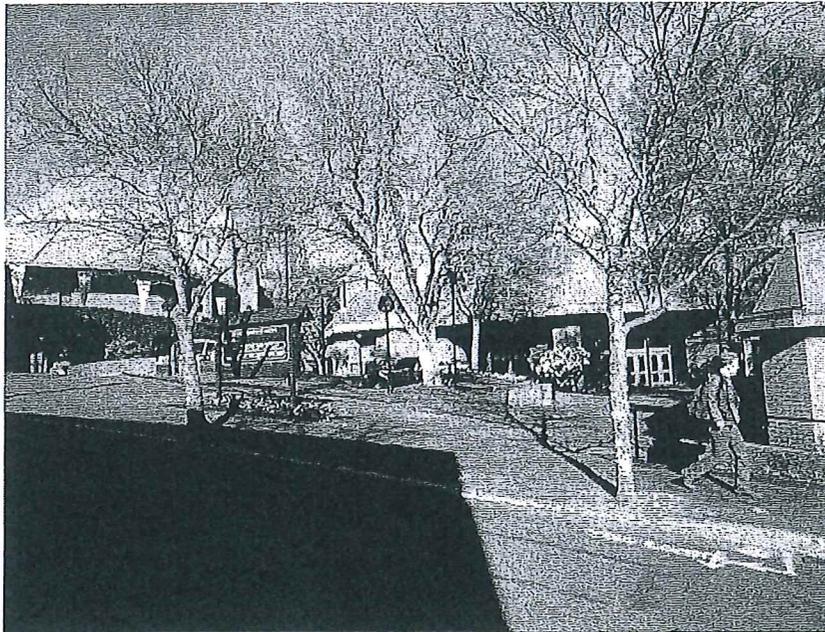
MAY 19 2015

City Of Ashland



**OREGON INVENTORY OF HISTORIC PROPERTIES
ORS 358.653 Compliance Form
Individual Properties**

Property Name: Lithia Park/Chautauqua Grounds	Street Address: 15 South Pioneer Street	City, County: Ashland, Jackson County, OR
Project Name: OSF Courtyard/Bowmer Theatre Access Improvement Project		Agency project #:
Agency: City of Ashland (Prop Owner), OR Shakespeare Festival		SHPO Case#:
Location Coordinates (to sixth decimal place): Latitude: 42.196561° Longitude: -122.715012°		Is the property listed in the National Register of Historic Places? YES – Individually NO <input checked="" type="checkbox"/> YES – In a district



Chautauqua Walls (Elizabethan Theatre), Bowmer Theatre and "Bricks," looking West, April 2015

Surveyor: G. Kramer, Kramer & Company (for City of Ashland/OSF)	Date Recorded: April 2015
---	---------------------------

National Register Findings: <input checked="" type="checkbox"/> Eligible: Individually <input checked="" type="checkbox"/> As part of District NR Criteria: <input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D Not Eligible: Irretrievable integrity loss Not 50 Years Fails to meet NR Criteria	Finding of Effect: No Effect <input checked="" type="checkbox"/> No Adverse Effect Adverse Effect
---	--

State Historic Preservation Office Comments – *Official Use Only:*

Eligibility: Concur Do Not Concur:
 Effect: Concur Do Not Concur:

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Signed: [Signature] Date: 5/19/2015

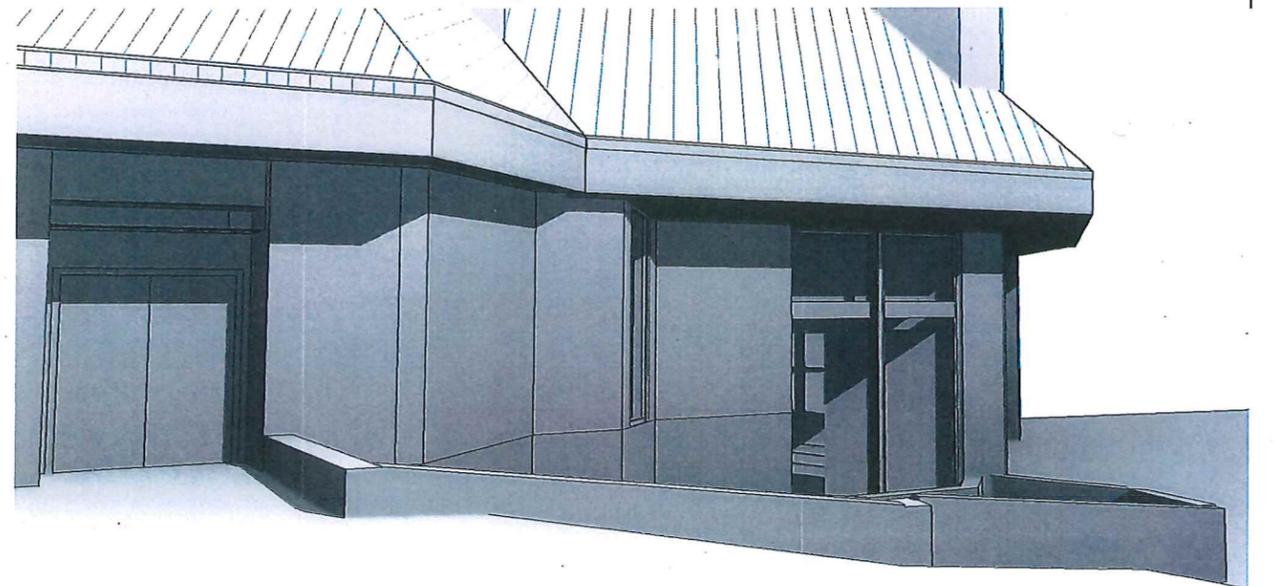
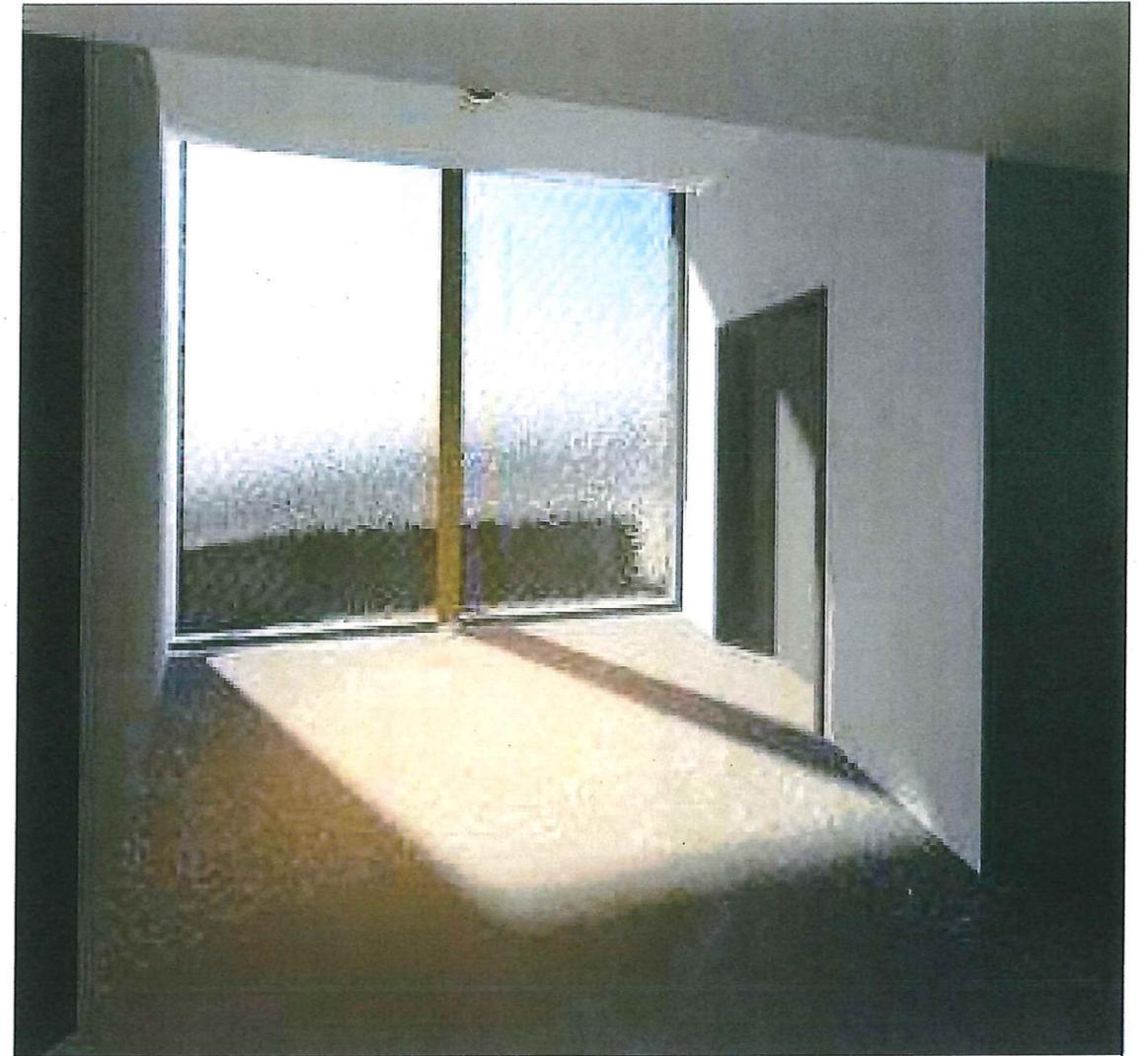
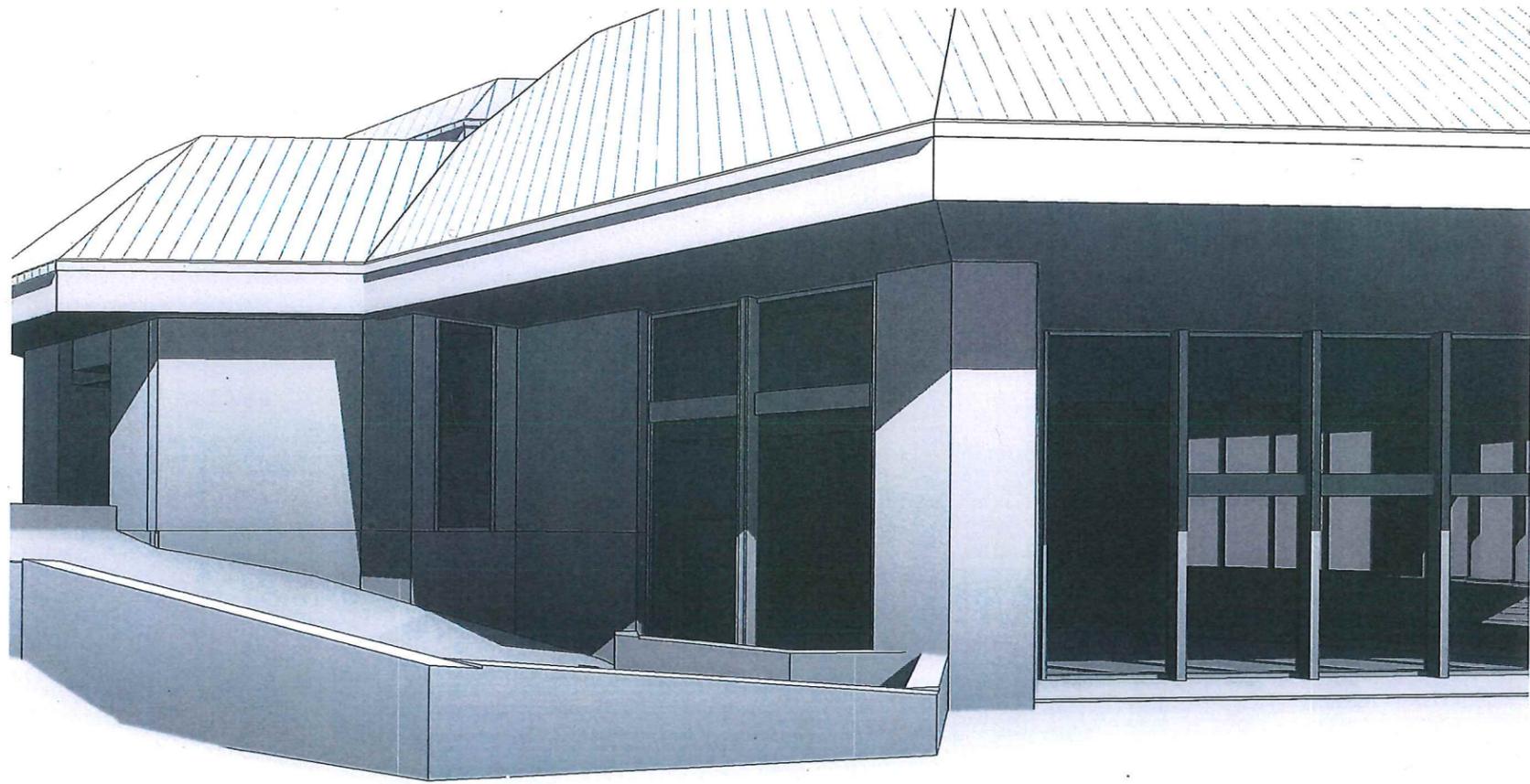
CONTACT INFORMATION STAMP
JASON ALLEN
 503-986-0579
 Jason.Allen@oregon.gov

Comments:

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MAY 19 2015

City of Ashland



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MAY 27 2015

City Of Ashland

OSF - Exterior Bowmer Theatre Alteration

Applicant: Oregon Shakespeare Festival Association

Application for Site Design Review

15 S. Pioneer St.
Ashland, Oregon

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MAY 07 2015

City Of Ashland

May 7, 2015



Prepared By:

Ausland Group
130 A St., Ste. 6F
Ashland, OR 97520
Contact: Alan Harper

Application Project Narrative

OSF – Exterior Bowmer Theatre Alteration

May 7, 2015

Procedure Type: Type I
Project Type: Minor Exterior Alternations of Bowmer Theatre - Site Plan Review
Owner: City of Ashland
Applicant: Oregon Shakespeare Festival Association, Lessee
Representative: Alan Harper / Ausland Group
Property Address: 15 S. Pioneer St., Ashland Oregon
Property Zoning: C-1-D

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City Of Ashland

I. PROPOSAL

A. Background

In researching and developing options to address upgrades to the Bricks plaza and Green Show stage, the applicant has identified several constraints related to the slope of the site and specifically, how the current conditions impact ADA access. The result of this process has been a decision to pursue adding an elevator to the Angus Bowmer Theatre (Bowmer).

The proposal is to expand the existing Bowmer approximately 202 square feet (net), as detailed in the attached materials. The current Gross Square Footage of the Bowmer is 20,913 square feet. This addition will result in a total addition of slightly less than 1%.

B. Site Information

The Bowmer is located on tax lot 100 (391E09) which is approximately 75.21 acres and includes Lithia Park. The property is leased by the applicant from the City of Ashland under a Lease Agreement dated June 20, 2000. Under the terms of this Lease, the applicant has sole and exclusive possession and use of the property and all improvements. The proposal will not materially alter the Bowmer in a way that will diminish its value or substantially alter its current use as a theatre. In fact, the project is the first phase of a substantial investment in the facilities and in the central courtyard plaza, commonly known as "The Bricks."

The "site" is presented as the work area on applicant's materials, sheets L050 and L100. This is the interior and exterior area of disruption which is within the scope of work proposed by the applicant. Because of the size of the City tract, of which the Bowmer is one improvement, the applicant has not provided lot coverage calculations, FAR calculations or a list of improvements located on tax lot 100, and is seeking an exception to several Design standards (Orientation (FAR), Streetscape (setbacks), and Width). In some specific instances, the nature of the "lot," including all of Lithia Park and other City facilities, creates a unique conflict in the application of some Standards to this "lot." Where exceptions have been identified, the applicant has demonstrated that the policies of the Design Standards are met by this project.

All uses within the facility are related to OSF productions and accessory functions of its theatre use. The applicant's materials show a portion of tax lot 100, complete with contours, utility services and improvements specifically relating to the site and immediate area, see applicant's sheets L050, L100 and L200.

C. Proposal Details

The proposal will expand the Bowmer in order make the facility more ADA accessible, including the installation of an elevator. In order to make the desired changes there are proposed exterior alterations, as shown on the Architectural Drawing Sheets (A001 – A102) and modifications to the interior space within the Theatre. The roof line of the building is not being altered. The materials will, as identified, be installed to match the existing conditions. The elevator will be connected to emergency backup power as required by the City Building Department.

As shown on pages L050, L100, L200 and the attached arborist report (Tom Myers, dated 3/12/2015), the applicant intends to remove a maple tree within the scope of the impacted work area. The applicant is requesting removal of the maple tree that is within the "site" and has addressed the removal criteria within

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City of Ashland

this application. The applicant agrees to mitigate this impact as required by code. Other trees which may be impacted by the scope of the Bricks project will be addressed by separate application as those plans are finalized, as well as potentially working with the City to replace the street trees along Pioneer Street. No street tree alteration is proposed at this time.

The Bowmer is a pre-existing approved structure. There are elements of the existing Bowmer that do not meet some of the current criteria for new development in the city code. Pursuant to 18.1.4.030(A) (1) a non-conforming structure may be altered if the addition or alteration, evaluated separately from the existing non-conforming structure, complies with the applicable standards.

The timing of the construction is critical to the applicant. In order not to negatively impact OSF's production and performance schedule, all planning work must be completed and materials ordered so that construction on the Bowmer can be completed during the OSF off-season, roughly November 1-February 20. The project site is the portion of the Bowmer Theatre which is to be modified, as shown on Architectural Drawing Sheets (A001 – A102), and immediate areas surrounding it necessary for pedestrian ingress and egress.

In addition to this proposal, the applicant has submitted, through Ausland Group and George Kramer, a 358 application to SHPO for review concurrent to this application (SHPO case number 15-0712).

II. SCOPE OF REVIEW APPLICABLE TO THIS REQUEST

A.	18.4.2.040(B)	Basic Site Plan Review
B.	18.4.2.040(C)	Detailed Site Plan Review
C.	18.4.2.040(D)	Large Scale Site Plan Review
D.	18.4.2.050	Historic District Overlay Standards
E.	18.4.2.060	Downtown Design Overlay Standard
F.	18.4.3.090	Pedestrian Access and Circulation
G.	18.4.5.030	Tree Removal
H.	18.5.2.050	Approval Criteria - Generally

III. CONFORMANCE WITH APPLICABLE CRITERIA - FINDINGS AND CONCLUSION OF LAW

A. Basic Site Plan Review

Applicability: 18.5.2.020(A)(2) requires that any new non-residential addition in any zone meet the standards of the proposed project is for the alteration of a non-residential building and therefore must comply with the standards of 18.4.2.040.

Section 18.4.2.040 of the of the City of Ashland Development Ordinance states that except as otherwise required by an overlay zone or plan district, the following requirements apply to commercial, industrial, non-residential and mixed-use development pursuant to section 18.5.2.020.

Criterion: 18.4.2.040 (B) (1): Orientation and Scale.

- a. *Buildings shall have their primary orientation toward the street and not a parking area. Automobile circulation or off-street parking is not allowed between the building and the street. Parking areas shall be located behind buildings, or to one side. See Figure 18.4.2.040.B.1.*

Finding: The proposal does not alter the primary orientation of the Bowmer toward Pioneer Street and the public alley way, as shown on the applicant's materials.

- b. *A building façade or multiple building facades shall occupy a large majority of a project's street frontage as illustrated in Figure 18.4.2.040.B, and avoid site design that incorporates extensive gaps between building frontages created through a combination of driveway aprons, parking areas, or vehicle aisles. This can be addressed by, but not limited to, positioning the wider side of the building rather than the narrow side of the building toward the street. In the case of a corner lot, this standard applies to both street frontages. Spaces between buildings shall consist of landscaping and hard durable surface materials to highlight pedestrian areas.*

Finding: As further discussed in Section D of this application below (Historic District Overlay standards), the proposal does not significantly alter the building facade of the Bowmer as it relates to Pioneer Street and the public alley way.

- c. *Building entrances shall be oriented toward the street and shall be accessed from a public sidewalk. The entrance shall be designed to be clearly visible, functional, and shall be open to the public during all business hours. See Figure 18.4.2.040.B.1.*

Finding: The proposal does not alter the location of the existing building entrances or their orientation towards Pioneer Street and the public alley way. The applicant has submitted an access and circulation plan showing the flow of movement across the property from Pioneer Street and the public alley way.

- d. *Building entrances shall be located within 20 feet of the public right of way to which they are required to be oriented. Exceptions may be granted for topographic constraints, lot configuration, designs where a greater setback results in an improved access or for sites with multiple buildings, such as shopping centers, where other buildings meet this standard.*

Finding: The proposal does not alter the location of the existing building entrances or their orientation towards Pioneer Street and the public alley way. The main entrance to the Bowmer is 19.5 feet from the public alley way.

- e. *Where a building is located on a corner lot, its entrance shall be oriented toward the higher order street or to the lot corner at the intersection of the streets. The building shall be located as close to the intersection corner as practicable.*

Finding: The proposal does not alter the location of the existing building entrances or their orientation towards Pioneer Street and the public alley way.

- f. *Public sidewalks shall be provided adjacent to a public street along the street frontage.*

Finding: The project site does not have direct street frontage but has pedestrian access to both Pioneer Street (which has existing sidewalks) and the public alley way (applicant's materials sheet L000).

Criterion: 18.4.2.040 (B) (2): Streetscape. *One street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street pursuant to subsection 18.4.4.030.E.*

Finding: The proposal does not alter the existing street trees existing along Pioneer Street. Street trees are outside the project site area. The existing street trees are shown on the applicant's materials sheet L050 and are subject to the applicant's tree protection plan.

Criterion: 18.4.2.040 (B) (3): Landscaping.

- a. *Landscape areas at least ten feet in width shall buffer buildings adjacent to streets, except the buffer is not required in the Detail Site Review, Historic District, and Pedestrian Place overlays.*

Finding: The proposal will be reviewed as a pre-existing building subject to Detailed Site Review and is within the Historic District Overlay.

b. *Landscaping and recycle/refuse disposal areas shall be provided pursuant to chapter 18.4.4.*

Finding: Landscaping must meet the minimum landscape area requirements for the zone. The site is zoned C-1-D and has a zero (0) landscape minimum area (AMC 18.2.6.030). Consistent with the landscaping standards of 18.4.4.030, the new landscaping within the project site area will conform with the planting and irrigation requirements of that subsection (applicant's materials sheet L100).

Consistent with the standards of 18.4.4.040, all recycling and refuse material is currently removed from the Bowmer Theatre site and collected at a central location for the various OSF buildings (most, but not all, located on the same tax lot). The recycling location is not within or adjacent to the project site. The proposal does not alter the Applicant's recycling system or collection area, which is outside the site area.

Criterion: 18.4.2.040 (B) (4): Designated Creek Protection. *Where a project is proposed adjacent to a designated creek protection area, the project shall incorporate the creek into the design while maintaining required setbacks and buffering, and complying water quality protection standards. The developer shall plant native riparian plants in and adjacent to the creek protection zone.*

Finding: The project site is not adjacent to a creek protection area.

Criterion: 18.4.2.040 (B) (5): Noise and Glare. *Artificial lighting shall meet the requirements of section 18.4.4.050. Compliance with AMC 9.08.170.c and AMC 9.08.175 related to noise is required.*

Finding: Existing exterior lighting on the Bowmer is not being altered and is not part of this addition. No new exterior lighting is proposed as part of this addition or the exterior alterations to the Bowmer.

Criterion: 18.4.2.040 (B) (6): Expansion of Existing Sites and Buildings. *For sites that do not conform to the standards of section 18.4.2.040 (i.e., non-conforming developments), an equal percentage of the site must be made to comply with the standards of this section as the percentage of building expansion. For example, if a building area is expanded by 25 percent, then 25 percent of the site must be brought up to the standards required by this document.*

Finding: The applicant has demonstrated that the site area, as impacted by this project, (exterior of Bowmer and landscape area), is conforming to the standards of this section.

Alternatively, the proposed expansion of the pre-existing building is less than 1%. The proposal is to expand the existing Bowmer approximately 202 square feet (net), as detailed in the attached materials. The current Gross Square Footage of the Bowmer is 20,913 square feet. This addition will result in a total addition of slightly less than 1%. To the extent an element of this Basic Site Review criterion is determined to be

non-conforming under this subsection, the applicant has proposed new landscaping which will improve the impacted area's conformance with these elements greater than 1%.

B. Detailed Site Plan Review

Applicability: 18.3.12.030(A-C) states that sites within the Detailed Site Review overlay must comply with additional standards. The site is within the Detail Site Review overlay; therefore the project must comply with the standards of 18.4.2.040(C).

Section 18.4.2.040(C) of the of the City of Ashland Development Ordinance states that development that is within the Detail Site Review overlay shall, in addition to the complying with the standards for Basic Site Review in 18.4.2.040.B, above, conform to the following standards.

Criterion: 18.4.2.040 (C) (1): Orientation and Scale.

- a. *Developments shall have a minimum Floor Area Ratio (FAR) of 0.50. Where a site is one half an acre or greater in size, the FAR requirement may be met through a phased development plan or a shadow plan that demonstrates how development may be intensified over time to meet the minimum FAR. See shadow plan example in Figure 18.4.2.040.C.1.a. Plazas and pedestrian areas shall count as floor area for the purposes of meeting the minimum FAR.*

Finding: The applicant has demonstrated that an exception to this standard of 18.4 is warranted, as addressed in Section H of this application below.

- b. *Building frontages greater than 100 feet in length shall have offsets, jogs, or have other distinctive changes in the building façade.*

Finding: As shown on applicant's materials, the proposed work will have minimal impact on the exterior presentation of the Bowmer, more specifically addressed in Section D of this application (Historic District Overlay standards). The existing facade has various elements and the longest single pane is of glass material and is 39'.

- c. *Any wall that is within 30 feet of the street, plaza, or other public open space shall contain at least 20 percent of the wall area facing the street in display areas, windows, or doorways. Windows must allow view into working areas, lobbies, pedestrian entrances, or displays areas. Blank walls within 30 feet of the street are prohibited. Up to 40 percent of the length of the building perimeter can be exempted for this standard if oriented toward loading or service areas.*

Finding: As shown on the applicant's materials, the existing total frontage wall surface of the Bowmer, which faces the Bricks Plaza and Pioneer Street, is 6138 square feet and 2211 square feet of that is glass, for 36% glazing. The proposed addition will result in a reduction of 111 SF of glass which drops the percentage to 34%.

- d. *Buildings shall incorporate lighting and changes in mass, surface or finish to give emphasis to entrances.*

Finding: No entrances are directly impacted by the proposed alterations and the Bowmer massing, surfaces and finishes will continue to emphasize the existing entrances.

- e. *Infill or buildings, adjacent to public sidewalks, in existing parking lots is encouraged and desirable.*

Finding: The standard does not apply to the subject site.

- f. *Buildings shall incorporate arcades, roofs, alcoves, porticoes, and awnings that protect pedestrians from the rain and sun.*

Finding: The existing roof structure and overhang, which provides pedestrian protection is not altered.

Criterion: 18.4.2.040 (C) (2): Streetscape.

- a. *Hardscape (paving material) shall be utilized to designate "people" areas. Sample materials shall could be unit masonry, scored and colored concrete, grasscrete, or combinations of the above.*

Finding: No existing hardscape is within the work area, nor will the project effect building entrances. Entrances and hardscape areas are not being altered. The Bowmer expansion will impact an existing tree (the applicant will be submitting a tree removal permit). The site will maintain the existing planter boundary and will upgrade plantings and irrigation in conformance with Ashland's landscaping code (Section 18.4.4).

- b. *A building shall be setback not more than five feet from a public sidewalk unless the area is used for pedestrian activities such as plazas or outside eating areas, or for a required public utility easement. This standard shall apply to both street frontages on corner lots. If more than one structure is proposed for a site, at least 65 percent of the aggregate building frontage shall be within five feet of the sidewalk.*

Finding: The applicant has demonstrated that an exception to this standard of 18.4 is warranted, as addressed in Section H of this application below.

Criterion: 18.4.2.040 (C) (3): Buffering and Screening.

- a. *Landscape buffers and screening shall be located between incompatible uses on an adjacent lot. Those buffers can consist of either plant material or building materials and must be compatible with proposed buildings.*

Finding: The uses on the lots adjacent to the site are commercial and office (bordering on the public alley way and the Bowmer generally). The applicant's proposed addition will not be incompatible with any of these other uses, which have operated for decades.

- b. *Parking lots shall be buffered from the main street, cross streets, and screened from residentially zoned land.*

Finding: There is no parking lot on the site.

Criterion: 18.4.2.040 (C) (4): Building Materials.

- a. *Buildings shall include changes in relief such as cornices, bases, fenestration, and fluted masonry, for at least 15 percent of the exterior wall area.*

Finding: The proposed addition maintains existing cornices and base material while adding opaque panels and fenestration that add to the relief pattern and rhythm of the Bowmer.

- b. *Bright or neon paint colors used extensively to attract attention to the building or use are prohibited. Buildings may not incorporate glass as a majority of the building skin.*

Finding: The proposed scope of work does not include bright or neon colors. The Bowmer will not incorporate glass as the majority of the building skin but will in fact reduce the use of glass in the facade minimally.

C. Large Scale Site Plan Review

Applicability: The Bowmer Theatre currently has 20,913 gross square feet of area as defined by the IBC. The proposed alteration is to a development greater than 10,000 square feet of gross floor area, therefore the standards for Large Scale Site Plan Review are also applicable to this project.

Section 18.4.2.040(D) of the of the City of Ashland Development Ordinance states that in the Detail Site Review overlay, developments that are greater than 10,000 square feet in gross floor area or contain more than 100 feet of building frontage shall, in addition to complying with the standards for

Basic (18.4.2.040(B)) and Detail (18.4.2.040(C)) Site Review, above, conform to the following standards.

Criterion: 18.4.2.040 (D) (1): Orientation and Scale.

- a. *Developments shall divide large building masses into heights and sizes that relate to human scale by incorporating changes in building masses or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.*

Finding: The proposed addition respects the original architecture of the Bowmer and successfully relates alterations to existing features. There is no significant impact to scale or massing of the building; the addition is less than 1% of the existing building square footage.

- b. *Outside of the Downtown Design Standards overlay, new buildings or expansions of existing buildings in the Detail Site Review overlay shall conform to the following standards:*

- i. *Buildings sharing a common wall or having walls touching at or above grade shall be considered as one building.*

Finding: The project is within the Downtown Design Standards overlay.

- ii. *Buildings shall not exceed a building footprint area of 45,000 square feet as measured outside of the exterior walls and including all interior courtyards. For the purpose of this section an interior courtyard means a space bounded on three or more sides by walls but not a roof.*

Finding: The project is within the Downtown Design Standards overlay.

- iii. *Buildings shall not exceed a gross floor area of 45,000 square feet, including all interior floor space, roof top parking, and outdoor retail and storage areas, with the following exception:
Automobile parking areas located within the building footprint and in the basement shall not count toward the total gross floor area. For the purpose of this section, basement means any floor level below the first story in a building. First story shall have the same meaning as provided in the building code.*

Finding: The project is within the Downtown Design Standards overlay.

- iv. *Buildings shall not exceed a combined contiguous building length of 300 feet.*

Finding: The project is within the Downtown Design Standards overlay.

- c. *Inside the Downtown Design Standards overlay, new buildings or expansions of existing buildings shall not exceed a building footprint area of 45,000 square feet or a gross floor area of 45,000 square feet, including roof top parking, with the following exception:*

Automobile parking areas locate within the building footprint and in the basement shall not count toward the total gross floor area. For the purpose of this section, basement means any floor level below the first story in a building. First story shall have the same meaning as provided in the building code.

Finding: The proposed addition adds 202 square feet to the Bowmer for a total of 21,115 square feet after completion of the project and does not exceed the 45,000 square footage limit.

Criterion: 18.4.2.040 (D) (2): Public Spaces.

- a. *One square foot of plaza or public space shall be required for every ten square feet of gross floor area, except for the fourth gross floor area.*

Finding: The Bowmer is part of the tax lot which includes Lithia Park. The site opens onto and is served by the Bricks plaza, incorporating at least 2200 square feet of open public space which is required by this Standard. The Bricks Plaza is over 12,000 square feet of plaza space.

- b. *A plaza or public spaces shall incorporate at least four of the following elements:*
 - i. *Sitting Space – at least one sitting space for each 500 square feet shall be included in the plaza. Seating shall be a minimum of 16 inches in height and 30 inches in width. Ledge benches shall have a minimum depth of 30 inches.*
 - ii. *A mixture of areas that provide both sunlight and shade.*
 - iii. *Protection from wind by screens and buildings.*
 - iv. *Trees – provided in proportion to the space at a minimum of one tree per 500 square feet, at least two inches in diameter at breast height.*
 - v. *Water features or public art.*

vi. *Outdoor eating areas or food vendors.*

Finding: The public space is predominantly outside the site area. To the extent the project is determined to be required to meet this standard it is determined that the Bowmer faces onto and is accessed across the Bricks plaza and has pedestrian access to and from Lithia Park. The Bricks plaza and Lithia Park are open to the public and include all six of the public space elements:

- There is a mixture of sun and shade provided within the Bricks plaza by existing trees, as shown on the tree protection plan, and by surrounding buildings, as does Lithia Park;
- Existing buildings, topography and mature tree within the Bricks plaza provide wind shelter from almost all directions, as does Lithia Park;
- A public stage, commonly known as the “Green Show” stage where free public art is staged is located in the Bricks plaza, and Lithia Park includes a band shell for public performances;
- The Bricks plaza has extensive picnic areas which are customarily used by the public for outdoor eating and enjoying the central public space during the Green Show free community performances and all year around, as does Lithia Park;
- Taken together, the Bricks plaza and Lithia Park provide seating spaces which are in excess of the 43 seat space, which would be required under this standard for just the Bowmer;
- Taken together, Lithia Park and the Bricks plaza contain hundreds of trees, in excess of the number which would be required under this standard for just the Bowmer.

Criterion: 18.4.2.040 (D) (3): Transit Amenities. *Transit amenities, bus shelters, pullouts, and designated bike lanes shall be required in accordance with the Ashland Transportation Plan and guidelines established by the Rogue Valley Transportation District.*

Finding: No additional transit amenities have been proposed or required within the subject site.

D. Historic District Design Standards.

Applicability: 18.3.12.050 states that sites within the Historic District overlay must comply with additional standards. The site is within the Ashland Historic District overlay and therefore subject to the standards of 18.4.2.050.

Section 18.4.2.050 of the of the City of Ashland Development Ordinance states that in addition to the standards of part 18.4, the approval authority uses the following standards for new construction, and restoration and rehabilitation of existing buildings within the Historic District overlay.

Criterion: 18.4.2.050 (B) (1): Transitional Areas. *For projects located at the boundary between zones or overlays, appropriate adjustments to building form, massing, height, scale, placement, or architectural and material treatment may be considered to address compatibility with the transitional area while not losing sight of the underlying standards or requirements applicable to the subject property.*

Finding: The project site is not on the boundary of zones or overlays.

Criterion: 18.4.2.050 (B) (2): Height. *Construct new buildings to a height within the range of historic building heights on and across the street.*

Finding: The project is not a new building. The proposed addition does not alter the height of the Bowmer Theatre and is compatible with the scale, height and massing of the existing structure and all adjacent historic buildings in the immediate vicinity.

Criterion: 18.4.2.050 (B) (3): Scale. *Height, width, and massing of new buildings conform to historic buildings in the immediate vicinity.*

Finding: The project is not a new building. The proposed addition does not alter the scale of the Bowmer Theatre and is compatible with the scale, height and massing of the existing structure and all adjacent historic buildings in the immediate vicinity.

Criterion: 18.4.2.050 (B) (4): Massing. *Small, varied masses consistent with historic buildings in the immediate vicinity.*

Finding: The project is not a new building. The proposed addition does not alter the mass of the Bowmer Theatre and is compatible with the scale, height and massing of the existing structure and all adjacent historic buildings in the immediate vicinity.

Criterion: 18.4.2.050 (B) (5): Setback. *Front walls of new buildings are in the same lane as facades of adjacent historic buildings*

Finding: The proposed addition minimally impacts the relationship between the Bowmer Theatre and the adjacent open space. There are no adjacent historic buildings in the same plane or building line.

Criterion: 18.4.2.050 (B) (6): Roof. *Roof shape, pitches, and materials consistent with historic buildings in the immediate vicinity*

Finding: No changes or modifications to the roof line are proposed.

Criterion: 18.4.2.050 (B) (7): Rhythm of Openings. *Pattern or rhythm of wall to door/window openings on the primary façade or other visually prominent elevation is maintained. Maintain compatible width-to-height ratio of bays in the façade.*

Finding: The proposed addition generally matches the design and rhythm of the existing Bowmer Theatre, maintaining a compatible width-to-height ratio with the existing.

Criterion: 18.4.2.050 (B) (8): Base or Platforms. *A clearly defined base, or platform characteristic of historic buildings in the immediate vicinity.*

Finding: The proposed addition generally matches the base of the existing Bowmer Theatre, maintaining a compatible width-to-height ratio with the existing.

Criterion: 18.4.2.050 (B) (9): Form. *Form (i.e., vertical/horizontal emphasis of building) that is consistent with that of adjacent historic buildings.*

Finding: The proposed addition maintains the form of the existing Bowmer Theatre, maintaining a compatible width-to-height ratio with the existing.

Criterion: 18.4.2.050 (B) (10): Entrances. *Well-defined primary entrances with covered porches, porticos, and other architectural features compatible but not imitative of historic counterparts.*

Finding: The proposed addition does not impact, modify, or impact the existing primary entrance to the Bowmer Theatre.

Criterion: 18.4.2.050 (B) (11): Imitation of Historic Features. *Accurate restoration of original architectural features on historic buildings. New construction, including additions, that is clearly contemporary in design, which enhances but does not compete visually with adjacent historic buildings.*

Finding: The proposed addition to the Bowmer Theatre continues and supports the existing character of the building, using similar materials and finishes that minimizes visual impact (see applicant's renderings for material list).

Criterion: 18.4.2.050 (B) (12): Additions. *Additions that are visually unobtrusive from a public right-of-way, and do not obscure or eliminate character defining features of historic buildings.*

Finding: The proposed addition to the Bowmer Theatre is compatible and virtually indistinguishable from any vantage point, with minimal impact on any adjacent historic building.

Criterion: 18.4.2.050 (B) (13): Garage Placement. *Garage placed behind the primary historic building with access from a side street or alley if available.*

Finding: Not applicable to this project.

E. Downtown Design Standards

Section 18.4.2.060 of the of the City of Ashland Development Ordinance states that the design standards contained in this section are based on the Downtown Plan; where the intent of this section is unclear, the approval authority shall refer to the Downtown Plan in interpreting this section.

Applicability: The site is within the Downtown Design overlay and therefore subject to the standards of 18.4.2.060.

Criterion: 18.4.2.060 (C) (1): Height. *Building height shall vary from adjacent buildings, using either stepped parapets or slightly dissimilar overall height to maintain the traditional staggered streetscape appearance as illustrated in Figures 18.4.2.060.C.1, 5, and 10. Avoid treatment shown in Figure 18.4.2.060.C.3. An exception to this standard would be buildings that have a distinctive vertical division/façade treatment that visually separates it from adjacent buildings. Multi-story development is encouraged in the downtown as illustrated in Figures 18.4.2.060.C 1, 5, 6, and 10.*

Finding: The project is not a new building. The proposed addition does not alter the height of the Bowmer Theatre and is compatible with the scale, height and massing of the existing structure and all adjacent existing buildings in the immediate vicinity.

Criterion: 18.4.2.060 (C) (2): Setback.

- a. Except for arcades, alcoves, and other recessed features, building shall maintain a zero setback from the sidewalk or property line as illustrated in Figures 18.4.2.060.C.2, 5, 6 and 10. Areas having public utility easements or similar restricting conditions shall be exempt from this standard.

Finding: The Bowmer does not currently maintain a zero setback and the proposed addition will minorly increase the building towards the lot line of Pioneer Street. There are no adjacent historic buildings in the same plane or building line. It is somewhat constrained by the existing Bricks plaza, which serves as required public space.

- b. Ground level entries should be recessed from the public right-of-way and have detailing and materials that create a sense of entry as illustrated in Figures 18.4.2.060.C.2, 5, 6, and 10. Avoid treatment shown in Figure 18.4.2.060.C.3.

Finding: The existing recessed entrances to the Bowmer are not impacted by the proposed addition.

- c. Recessed or projecting balconies, verandas, or other useable space above the ground level on existing and new buildings shall not be incorporated in a street facing elevation. Avoid treatments shown in Figure 18.4.2.060.C.4 and 7.

Finding: The proposal does not include any recessed or projecting balconies, verandas or other similar space above ground.

Criterion: 18.4.2.060 (C) (3): Width.

- a. *The width of a building shall be extended from side lot line to side lot line as illustrated in Figures 18.4.2.060.C.5. An exception to this standard would be an area specifically designed as plaza space, courtyard space, dining space, or rear access for pedestrian walkways.*

Finding: The existing Bowmer is largely constrained by the existing Bricks plaza space and pedestrian walkways and thus an exception to this standard is appropriate as addressed in Section H below.

- b. *Lots greater than 80 feet in width shall respect the traditional width of buildings in the downtown area by incorporating a rhythmic division of the façade in the building's design as illustrated in Figures 18.4.2.060.C.5, and 10. Avoid treatment shown in Figure 18.4.2.060.C.3.*

Finding: The proposed addition does not impact the relationship between the Bowmer and other existing buildings on the same or adjacent lots and maintains the existing rhythmic relation of the building on and surrounding the Bricks plaza. Alternatively, the existing Bowmer is largely constrained by the existing Bricks plaza space and pedestrian walkways and thus an exception to this standard is appropriate as addressed in Section H below.

Criterion: 18.4.2.060 (C) (4): Openings.

- a. *Ground level elevations facing a street shall maintain a consistent proportion of transparency (i.e., windows) compatible with the pattern found in the downtown area as illustrated in Figures 18.4.2.060.C.1, 5, 6, and 10.*

Finding: The proposal slightly alters the transparency of the Bowmer, as shown on the applicant's materials, but the rhythm of the facade and materials are consistent with architecture of this era and the downtown area.

- b. *Scale and proportion of altered or added building elements, such as the size and relationship of new windows, doors, entrances, column, and other building features shall be visually compatible with the original architectural character of the building as illustrated in Figures 18.4.2.060.C.5 and 6. Avoid treatments shown in Figure 18.4.2.060.C.4 and 9.*

Finding: The project is not a new building. The proposed addition does not alter the mass of the Bowmer Theatre and is compatible with the scale, height and massing of the existing structure and all adjacent historic buildings in the immediate vicinity. The proposed addition to the Bowmer Theatre continues and supports to the existing character of the building, using similar materials and finishes that minimizes visual impact (see applicant's renderings for material list).

- c. *Upper floor windows orientation shall primarily be vertical (height greater than width) as illustrated in Figures 18.4.2.060.C.1, 5, and 6. Avoid treatment shown in Figure 18.4.2.060.C.8.*

Finding: The vertical window pattern of the Bowmer is maintained in the proposal.

- d. *Except for transom windows, windows shall not break the front plane of the building as illustrated in Figure 18.4.2.060.C.5.*

Finding: No windows of the Bowmer are proposed such that they would break the front plane of the building.

- e. *Ground level entry doors shall be primarily transparent as illustrated in Figures 18.4.2.060.C.10. Avoid treatment shown in Figure 18.4.2.060.C.4.*

Finding: The proposal does not alter the current door materials, which are primarily transparent as shown on the applicant's renderings and architectural plans. See applicant's materials sheet A-1 through A-102

- f. *Windows and other features of interest to pedestrians such as decorative columns or decorative corbelling shall be provided adjacent to the sidewalk as illustrated in Figures 18.4.2.060.C.1 and 5. Avoid treatments shown in Figure 18.4.2.060.C.4 and 7. Blank walls adjacent to a public sidewalk are prohibited.*

Finding: The existing pattern of windows of the Bowmer facing the public space and right-of-ways is maintained.

Criterion: 18.4.2.060 (C) (5): Horizontal Rhythms.

- a. *Prominent horizontal lines at similar levels along the street's street front shall be maintained as illustrated in Figures 18.4.2.060.C.1, 5, 8, and 10. Avoid treatments shown in Figure 18.4.2.060.C.4 and 8.*

Finding: The addition does not alter the existing horizontal elements of the architecture of the Bowmer.

- b. *A clear visual division shall be maintained between ground level floor and upper floors as illustrated in Figures 18.4.2.060.C.1, 5, 6, and 10.*

Finding: The addition does not alter the existing visual division between floors of the Bowmer's architectural style and roofline.

- c. *Buildings shall provide a foundation or base, typically from ground to the bottom of the lower window sills, with changes in volume or material, in order to give the building a sense of strength as illustrated in Figures 18.4.2.060.C.1, 5, and 10. Avoid treatments shown in Figure 18.4.2.060.C.4 and 8.*

Finding: The addition does not alter the existing base or massing of the Bowmer's architectural style.

Criterion: 18.4.2.060 (C) (6): Vertical Rhythms.

- a. *New construction or storefront remodels shall reflect a vertical orientation, either through actual volumes or the use of surface details to divide large walls, so as to reflect the underlying historic property lines as illustrated in Figures 18.4.2.060.C.5 and 6. Avoid treatment shown in Figure 18.4.2.060.C.3.*

Finding: The addition does slightly alters the existing vertical elements of the architecture of the Bowmer by replacing a glass panel with an opaque panel as an exterior feature, but maintains the vertical rhythm of the architectural elements.

- b. *Storefront remodeling or upper story additions shall reflect the traditional structural system of the volume by matching the spacing and rhythm of historic openings and surface detailing as illustrated in Figure 18.4.2.060.C.6. Avoid treatments shown in Figure 18.4.2.060.C.4 and 9.*

Finding: The project is not a new building. The proposed addition does not alter the mass of the Bowmer Theatre and is compatible with the scale, height and massing of the existing structure and all adjacent historic buildings in the immediate vicinity. The proposed addition to the Bowmer Theatre continues and supports the existing character of the building, using similar materials and finishes that minimizes visual impact (see applicant's renderings for material list).

Criterion: 18.4.2.060 (C) (7): Roof Forms. *Sloped or residential style roof forms are discouraged in the downtown area unless visually screened from the right-of-way by either a parapet or a false front. The false front shall incorporate a well defined cornice line or cap along all primary elevations as illustrated in Figures 18.4.2.060.C.1, 5, and 10. Avoid treatment shown in Figure 18.4.2.060.C.7.*

Finding: No changes or modifications to the roof line are proposed.

Criterion: 18.4.2.060 (C) (8): Materials

- a. *Exterior building materials shall consist of traditional building materials found in the downtown area including block, brick, painted wood, smooth stucco, or natural stone. Avoid treatments shown in Figure 18.4.2.060.C.4 and 9.*

Finding: The proposed addition to the Bowmer Theatre continues and supports the existing character of the building, using similar materials and finishes that minimizes visual impact (see applicant's renderings for material list).

- b. *In order to add visual interest, buildings are encouraged to incorporate complex paneled exteriors with columns, framed bays, transoms, and windows to create multiple surface levels as illustrated in Figures 18.4.2.060.C.1, 5, and 10. Avoid treatments shown in Figure 18.4.2.060.C.7, 8, and 9.*

Finding: The proposed addition to the Bowmer Theatre continues and supports to the existing character of the building, using similar materials and finishes that minimizes visual impact (see applicant's renderings for material list). The applicant's design will integrate the existing materials, openings and treatments of the Bowmer's architectural style in order to maintain both its architectural integrity and its visual interest level.

Criterion: 18.4.2.060 (C) (9): Awnings, Marquees, or Similar Pedestrian Shelters

- a. *Awnings, marquees, or similar pedestrian shelters shall be proportionate to the building and shall not obscure the building's architectural details. If mezzanine or transom windows exist, awning placement shall be placed below the mezzanine or transom windows where feasible as illustrated in Figures 18.4.2.060.C.1, 5, 6, and 10. Avoid treatments shown in Figures 18.4.2.060.C.4 and 9.*

Finding: The addition will not impact the pedestrian cover at the main entrance to the Bowmer.

- b. *Except for marquees, similar pedestrian shelters such as awnings shall be placed between pilasters as illustrated in Figures 18.4.2.060.C.1 and 5. Avoid treatment shown in Figure 18.4.2.060.C.9.*

Finding: The addition will not impact the pedestrian cover at the main entrance to the Bowmer.

- c. *Sidewalk coverings along storefronts shall have prominent horizontal lines at similar levels as illustrated in Figure 18.4.2.060.C.5. Avoid treatment shown in Figure 18.4.2.060.C.8.*

Finding: The site does not have sidewalk coverings.

Criterion: 18.4.2.060 (C) (10): Other.

- a. *Non-street or alley facing elevations are less significant than street facing elevations. Rear and sidewalls of buildings should therefore be fairly simple (e.g., wood, block, brick, stucco, cast stone, masonry clad, with or without windows).*

Finding: The addition makes no change to the non-street or alley facing elevations of the Bowmer.

- b. *Visual integrity of the original building shall be maintained when altering or adding building elements. This shall include such features as the vertical lines of columns, piers, the horizontal definition of spandrels and cornices, and other primary structural and decorative elements as illustrated in Figure 18.4.2.060.C.6. Avoid treatments shown in Figure 18.4.2.060.C.4 and 9.*

Finding: The proposed addition to the Bowmer Theatre continues and supports the existing character of the building, using similar materials and finishes that minimizes visual impact (see applicant's renderings for material list). The applicant's design will integrate the existing materials, openings and treatments of the Bowmer's architectural style.

- c. *Restoration, rehabilitation, or remodeling projects shall incorporate, whenever possible, original design elements that were previously removed, remodeled, or covered over as illustrated in Figure 18.4.2.060.C.6. Avoid treatments shown in Figure 18.4.2.060.C.4 and 9.*

Finding: The proposed addition to the Bowmer Theatre continues and supports the existing character of the building, using similar materials and finishes that minimizes visual impact (see applicant's renderings for material list). The applicant's design will integrate the existing materials, openings and treatments of the Bowmer's architectural style.

- d. *Parking lots adjacent to the pedestrian path are prohibited. An exception to this standard would be paths required for handicapped accessibility.*

Finding: The proposed site does not include parking.

- e. *Pedestrian amenities such as broad sidewalks, surface details on sidewalks, arcades, alcoves, colonnades, porticoes, awnings, and sidewalk seating shall be provided where possible and feasible.*

Finding: The site will maintain the existing pedestrian circulation of the site demonstrated in applicant's materials sheet L000.

- f. *Uses that are exclusively automotive such as service stations, drive-up windows, auto sales, and tire stores are discouraged in the downtown. The City shall use its discretionary powers, such as Conditional Use Permits, to deny new uses, although improvements to existing facilities may be permitted.*

Finding: There are no exclusively automotive uses on the site.

F. Pedestrian Access and Circulation

Section 18.4.3.090 of the of the City of Ashland Development Ordinance states that development subject to this chapter, except single-family dwellings on individual lots and associated accessory structures, shall conform to the following standards for pedestrian access and circulation.

Criterion: 18.4.3.090 (B) (1): Continuous Walkway System. *Extend the walkway system throughout the development site and connect to all future phases of development, and to existing or planned off-site adjacent sidewalks, trails, public parks, and open space areas to the greatest extent practicable. The developer may also be required to connect or stub walkway(s) to adjacent streets and to private for this purpose.*

Finding: The site will continue to be connected to and served by the existing pedestrian access and circulation to and from Pioneer Street and the public alley way through the Bricks plaza, as shown on applicant's materials sheet L000.

Criterion: 18.4.3.090 (B) (2): Safe, Direct, and Convenient. *Provide safe, reasonably direct, and convenient walkway connections between primary building entrances and all adjacent streets. For the purposes of this section, the following definitions apply:*

- a. *"Reasonably direct" means a route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.*

- b. "Safe and convenient" means reasonably free from hazards and provides a reasonably direct means of walking between destinations.
- c. "Primary entrance" for a non-residential building means the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance.

Finding: The site and primary entrance to the Bowmer will continue to be connected to and served by the existing pedestrian access and circulation to and from Pioneer Street and the public alley way through the Bricks Plaza, as shown on applicant's materials sheet L000. The Bricks plaza provides open and direct routes of pedestrian travel.

Criterion: 18.4.3.090 (B) (3): Connections within Development. Walkways within developments shall provide connections meeting all of the following requirements as illustrated in Figures 18.4.3.090.B.3.a and 18.4.3.090.B.3.b

- a. Connect all building entrances to one another to the extent practicable.

Finding: The primary and secondary entrances to the Bowmer within the project site, the entrances to the Allen Elizabethan Theatre and entrances to various business and offices on adjacent lots will continue to be connected to and served by the existing pedestrian access and circulation through the Bricks plaza, as shown on applicant's materials sheet L000 (Existing Conditions). The Bricks plaza provides open and direct routes of pedestrian travel.

- b. Connect on-site parking areas, recreational facilities, and common areas, and connect offsite adjacent uses to the site to the extent practicable. Topographic or existing development constraints may be cause for not making certain walkway connections.

Finding: The site as well as other theaters and OSF offices will continue to be connected to and served by the existing pedestrian access and circulation through the Bricks plaza as shown on applicant's materials sheet L000 (Existing Conditions). The Bricks plaza provides open and direct routes of pedestrian travel.

- c. Install a protected raised walkway through parking areas of 50 or more spaces, and where pedestrians must traverse more than 150 feet of parking area, as measured as an average width or depth.

Finding: There are no parking areas within the site.

Criterion: 18.4.3.090 (B) (4): Walkway Design and Construction. Walkways shall conform to all of the following standards in as illustrated in Figure 18.4.3.090.B.3.a and 18.4.3.090.B.3.b. For transportation improvement requirements, refer to chapter 18.4.6 Public Facilities.

- a. Vehicle/Walkway Separation. Except for crosswalks, where a walkway abuts a driveway or street, it shall be raised six inches and curbed along the edge of the driveway. Alternatively, the approval authority may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is distinguished from vehicle-maneuvering areas. Examples of alternative treatments are mountable curbs, surface treatments such as stamped concrete or reflector bumps, and using a row of decorative metal or concrete bollards to separate a walkway from a driveway.

Finding: No sidewalks or walkways are created within the site, as part of this proposed addition.

- b. Crosswalks. Where walkways cross a parking area or driveway, clearly mark crosswalks with contrasting paving materials (e.g., light-color concrete inlay between asphalt), which may be part of a raised/hump crossing area. Painted or thermo-plastic striping and similar types of non-permanent applications may be approved for crosswalks not exceeding 24 feet in length.

Finding: No sidewalks or walkways are created within the site, as part of this proposed addition.

- c. Walkway Surface and Width. Walkway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, and at least five feet wide. Multi-use paths (i.e., for bicycles and pedestrians) shall be concrete or asphalt, and at least ten feet wide, in accordance with the section 18.4.6.040 Street Design Standards.

Finding: No sidewalks or walkways are created within the site, as part of this proposed addition.

- d. Accessible routes. Walkways shall comply with applicable Americans with Disabilities Act (ADA) and State of Oregon requirements. The ends of all raised walkways, where the walkway intersects a driveway or street, shall provide ramps that are ADA accessible, and walkways shall provide direct routes to primary building entrances.

Finding: No sidewalks or walkways are created within the site, as part of this proposed addition.

- e. Lighting. Lighting shall comply with section 18.4.4.050.

Finding: No sidewalks or walkways are created within the site, as part of this proposed addition.

G. Tree Removal

Section 18.4.5.030 of the of the City of Ashland Development Ordinance states In order to obtain approval of a tree protection plan; an applicant shall submit a plan to the City, which clearly depicts all trees to be preserved and/or removed on the site. The plan must be drawn to scale and include the following:

Criterion: 18.4.5.030 (B) (1): *Location, species, and diameter of each tree on site and within 15 feet of the site.*

Finding: The location, species and diameter of the tree within the site (to be removed) and trees near the site (within the Bricks plaza) are identified on L050.

Criterion: 18.4.5.030 (B) (2): *Location of the drip line of each tree.*

Finding: See applicant's sheet L050.

Criterion: 18.4.5.030 (B) (3): *An inventory of the health and hazard of each tree on site, and recommendations for treatment for each tree.*

Finding: See applicant's sheet L050. The applicant intends on protecting and maintaining all existing trees (listed as 1-12), except for existing maple within the work site identified for removal.

Criterion: 18.4.5.030 (B) (4): *Location of existing and proposed roads, water, sanitary and storm sewer, irrigation, and other utility lines/facilities and easements.*

Finding: See applicant's sheet L050.

Criterion: 18.4.5.030 (B) (5): *Location of dry wells, drain lines and soakage trenches.*

Finding: None found on the subject site.

Criterion: 18.4.5.030 (B) (6): *Location of proposed and existing structures.*

Finding: Applicant has provided the necessary information. See applicant's sheet L050.

Criterion: 18.4.5.030 (B) (7): *Grade change or cut and fill during or after construction.*

Finding: Applicant has provided the necessary information. See applicant's sheet L200.

Criterion: 18.4.5.030 (B) (8): *Existing and proposed impervious surfaces.*

Finding: Applicant has provided the necessary information. See applicant's sheet L050 and proposed building addition plans. The addition to the Bowmer will create 202 square feet of impervious surface and the remaining area of the existing planter will be planted and irrigated in accordance with Ashland's landscape code 18.4.4.

Criterion: 18.4.5.030 (B) (9): *Identification of a contact person and/or arborist who will be responsible for implementing and maintaining the approved tree protection plan.*

Finding: Applicant has provided an arborist report from Tom Myers, Certified Arborist; 2040 Ashland Mine Road, Ashland OR 97520; 541-601-2069. The applicant will use this arborist as the responsible person for the tree protection plan.

Criterion: 18.4.5.030 (B) (10): *Location and type of tree protection measures to be installed per section 18.4.5.030.C.*

Finding: The applicant's tree protection plan set forth in its materials on sheet L050 shall, as a condition of approval, comply with the measure required by 18.4.5.030(C)(1-7) and 18.4.5.030(D).

H. **Approval Criteria - Generally**

Section 18.5.2.050 of the of the City of Ashland Development Ordinance states an application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.

Criterion: 18.5.2.050 (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.*

Finding: As set forth in the Findings above, the applicant has demonstrated that the addition to the Bowmer within the site is in compliance with the Underlying zoning of C-1-D, the Overlay Zones (Downtown Design Overlay and Historic Overlay) and the Site Development, Detailed Site Development and Large Scale Site Plan standards.

Criterion: 18.5.2.050 (B): Overlay Zones. *The proposal complies with applicable overlay zone requirements (part 18.3).*

Finding: As set forth in the Findings above, the applicant has demonstrated that the addition to the Bowmer within the site is in compliance with the Underlying zoning of C-1-D, the Overlay Zones (Downtown Design Overlay and

Historic Overlay) and the Site Development, Detailed Site Development and Large Scale Site Plan standards.

Criterion: 18.5.2.050 (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.*

Finding: As set forth in the Findings above, the applicant has demonstrated that the addition to the Bowmer within the site is in compliance with the Underlying zoning of C-1-D, the Overlay Zones (Downtown Design Overlay and Historic Overlay) and the Site Development, Detailed Site Development and Large Scale Site Plan standards.

Criterion: 18.5.2.050 (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.*

Finding: The Bowmer and project site is currently served with City water, sewer, electricity and storm drainage services. The addition to the Bowmer will not impact the existing services. The applicant will, as part of its building plan, review and install any back-up electrical service required for the installation of an elevator, as part of the project.

Criterion: 18.5.2.050 (E): Exception to 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 in 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 the site; and approval of an exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the state purpose of the Site Development and Design Standards and the exception requested is the minimum which would alleviate the difficulty.

Finding: The applicant has requested an exception to the following standards:
Building setbacks -
Floor Area Ratio -

The Bowmer and project site are part of the existing fully built out portion of the tax lot. The portion of tax lot 100, which is leased to the applicant, is committed with existing buildings (Bowmer and Allen Elizabethan Theatre) and public spaces (The Bricks plaza and walkways). The existing development is extensive, and substantial alteration of these facilities, in light of the addition proposed here, would not be appropriate.

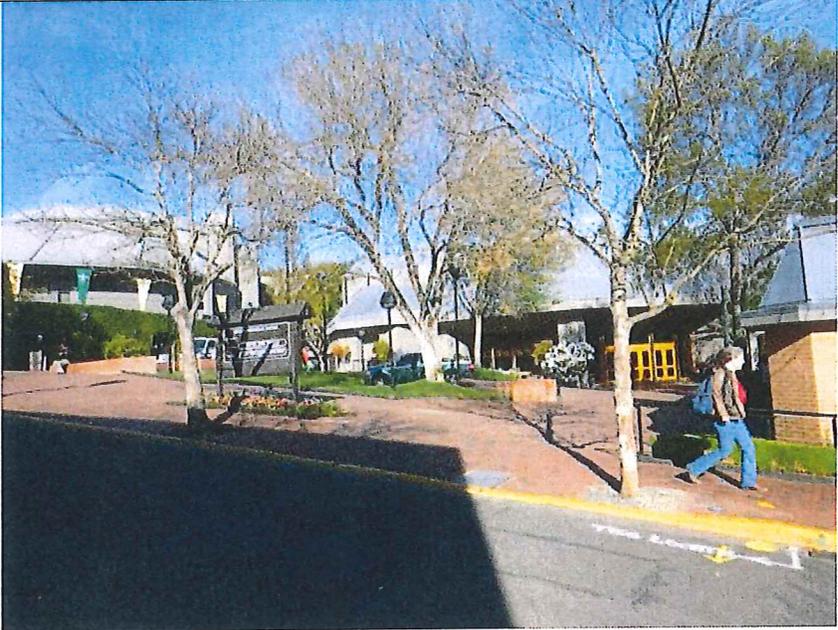
The project (net 202 square feet of building addition to add an elevator) will not impact adjacent properties in any meaningful way. This approval for the

installation of ADA facilities, and the requested exceptions to the Design Standards, will allow the Bowmer to better serve the community, creating a safe, comfortable, and accessible facility for the community without substantial alterations to the Bowmer and surrounding development. This addition will be of high quality, compatible to the existing Bowmer architecture and surrounding pedestrian and building development.

IV. CONCLUSION

The applicant has demonstrated compliance with the applicable standards as set forth above. The applicant has primarily addressed standards as they relate to the site (the work area of disturbance), either demonstrating compliance with the Standards or seeking an exception to the Standards, which are either outside the scope of the site (if determined to be applicable) or which cannot be reasonably met because of the unique nature of the tax lot. The application for the proposed development and tree removal is hereby approved with conditions as stipulated herein.

**OREGON INVENTORY OF HISTORIC PROPERTIES
ORS 358.653 Compliance Form
Individual Properties**

Property Name: Lithia Park/Chautauqua Grounds		Street Address: 15 South Pioneer Street		City, County: Ashland, Jackson County, OR	
Project Name: OSF Courtyard/Bowmer Theatre Access Improvement Project				Agency project #:	
Agency: City of Ashland (Prop Owner), OR Shakespeare Festival				SHPO Case#:	
Location Coordinates (to sixth decimal place): Latitude: 42.196561° Longitude: -122.715012°				Is the property listed in the National Register of Historic Places? YES – Individually NO <input checked="" type="checkbox"/> YES – In a district	
					
Chautauqua Walls (Elizabethan Theatre), Bowmer Theatre and "Bricks," looking West, April 2015					
Surveyor: G. Kramer, Kramer & Company (for City of Ashland/OSF)				Date Recorded: April 2015	
National Register Findings: <input checked="" type="checkbox"/> Eligible: Individually <input checked="" type="checkbox"/> As part of District NR Criteria: <input checked="" type="checkbox"/> A B <input checked="" type="checkbox"/> C D Not Eligible: Irretrievable integrity loss Not 50 Years Fails to meet NR Criteria				Finding of Effect: No Effect <input checked="" type="checkbox"/> No Adverse Effect Adverse Effect	
State Historic Preservation Office Comments – <i>Official Use Only</i> :					
Eligibility: Concur		Do Not Concur:		RECEIVED STAMP	
Effect: Concur		Do Not Concur:			
Signed _____			Date _____		
CONTACT INFORMATION STAMP					
Comments:					

**OREGON INVENTORY OF HISTORIC PROPERTIES
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Individual Properties**

Property Name: Lithia Park/Chautauqua Grounds	Street Address: 15 South Pioneer Street	City, County: Ashland, Jackson County, OR
Original Use: Recreation: Outdoor Recreation (PF) Recreation; Auditorium (PC)		Number of Associated Resources: See Narrative
Architectural Classification / Resource Type: Recreation Structures: Theatre;	Owner: Private <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/>	
Window type and Materials: Fixed Glass (Bowmer)	Exterior Surface Materials: Primary: Stucco Secondary: Metal; Aluminum Decorative: Wood; Other/Undefined	
Roof Type and Materials: Metal (Metal Sheet)		
Integrity: <input checked="" type="checkbox"/> Excellent Good Fair Poor	Construction Date: 1969-1970 (Bowmer) (Circa)	
	Architect/Builder (if known): Kirk, Wallace & McKinley (Hay), Robt. D. Morrow Co., Contractors.	
Description of Property (including previous alterations & approximate dates): Lithia Park, a sprawling public recreation area designated as Tax Lot 100 (391E09) by the Jackson County Assessor's office, covers approximately 100 acres in the heart of downtown Ashland. Owned by the City, much of the acreage consists of landscaped parks, ponds, trails, a band shell, and other recreational amenities. The lot also includes the Ashland City Hall and other buildings. That portion of Tax Lot 100 lining Pioneer Street contains the original foundation walls of the Ashland Chautauqua Dome, established in 1893 and since 1935 the site of a series of performing arts venues housing the Oregon Shakespeare Festival. The current Elizabethan stage, built in 1959, now includes a seating, front-of-house, and partial roof structure (the Allen Elizabethan Theatre) that was completed in 1992. To the north, at the western edge of an open hardscape courtyard known as "The Bricks," the Angus Bowmer Theatre was completed as an indoor venue for OSF in 1970. Buildings lining the Bricks to the north, fronting on North Main Street, consist of a series of late 19 th and early 20 th century commercial blocks (the Bank of Ashland, the Vaupel Store, etc.) that now house OSF administrative offices. Other privately owned commercial/retail structures of mixed vintage face the Bricks and continue west to the "Chautauqua Walk," a historic public access route that connects the OSF complex to Main Street and the Ashland Plaza. Lithia Park, including the Chautauqua Walls/Elizabethan Theatre was listed on the National Register in 1982 (NRIS 82001505). The First National Bank of Ashland and Vaupel Store (OSF Administration buildings) were individually listed on the Register in 1980 (NRIS 80003319). The Chautauqua Walk and many other proximate resources facing Main Street were identified as contributing features in the NR-Listed Ashland Downtown Historic District (2000, NRIS 00000446).		
Determination of Eligibility, Justification, and Sources (Use continuation sheets if necessary): The NR nomination for Lithia Park identifies the Chautauqua Walls and the 1959 Elizabethan stage as historic contributing features within Lithia Park while the Bowmer Theatre, then less than a decade old, was identified as "non-contributing but functionally compatible" (Mickleston, 1979). The project as proposed will have indirect effect on Lithia Park and the Chautauqua Walls, through proximity and potential visual impact, and even lesser visual impact on the proximate historic resources that face Main Street, to the north of the Bowmer. There will be no <u>direct</u> physical impact to any currently identified historic resource as the result of the project. Since impacts to the Bowmer Theatre itself, now 45 years old, will be direct, evaluation of its potential historic significance is required. OSF (then OSFA) began planning for an indoor theatre in the late 1960s, part of a major campaign that included acquisition of buildings for offices, scene shop and an exhibit hall, plus a the development of a large parking lot for patrons (now the Hargadine Street parking structure). An economic development grant of \$896,000 through the City of Ashland resulted in a transfer of lands from OSF to the City and created the existing municipal ownership/OSF lease arrangement that continues today (Bowmer, 1975:263). (SEE CONTINUATION)		

**OREGON INVENTORY OF HISTORIC PROPERTIES
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CONTINUATION:

“The (Angus Bowmer) theater was designed by Kirk, Wallace and McKinley, AIA of Seattle, with Richard L. Hay (OSF) as primary design consultant” (OSF, 2014). Richard L. Hay (1929–), long-time and continuing OSF designer, was responsible for the Elizabethan Theatre, as well as many other projects related to the Festival over the past six decades. Paul Hayden Kirk (1914–1995) was a leading proponent of a Northwestern-influenced version of the “International Style,” that is today associated with the Northwest Regional Style (Rash, 1994:253). Those influences, relying on local materials, are clear in the interior design of the Bowmer, characterized by the use of Northwest species natural wood.

The new theatre is a beauty, surely one of the best theatres built in the last decade. Unlike most theatres built during the recent (and phony) ‘cultural explosion,’ the Angus Bowmer Theatre was patently designed for theatre workers and audiences, not just civic and architectural ostentation (Johnson, 1970).

“The architects... have designed a building which blends with its surroundings beautifully...it does not overpower the Elizabethan Theatre and, at the same time, does not appear in the least apologetic” (Bowmer, 1975:364). Today, the Bowmer Theatre remains virtually as-built and exhibits a clean, NW Regional style of modernism. Angus Bowmer, the Festival’s founder and for whom the theatre was named, noted that the versatile interior stage configuration, sitting 600 patrons in what he considered an intimate space. While the stage area has been minimally modernized and upgraded over the years, the overall integrity of the Bowmer is very high and the building remains largely consistent with its original design.

The construction and opening of the Bowmer Theatre signaled a major expansion of the operation of the Festival in Ashland. The construction of a second, indoor, stage not only expanded the capacity of the theatre beyond the Elizabethan stage, but allowed the creation of the on-going tradition of OSF as a repertory company by extending the season. “The Ashland Festival has opened a new theater and expanded its performance schedule and expanded its performance schedule from six weeks to six months and from 63 to 203 performances” (Johnson, 1970). OSF eventually would expand to a third venue on the east side of Pioneer Street, first to the small Black Swan Theatre (in a former auto dealership) which opened as a “black box” experimental theatre in 1977 and, more recently, in the Thomas Theatre, which opened in 2002. The expanded success of the Festival, now operating in three theatres and a ten-month long season, has had major effect on the community both artistically and economically, began with the construction and opening of the Bowmer Theatre in 1970. In 2014 OSF sold nearly 400,000 tickets to its Ashland productions with a direct local annual impact of nearly \$90 million and a statewide impact of more than \$260 million (OSF, 2014).

Ten years after it was built, the Angus Bowmer Theatre, located in the NR-listed Lithia Park property, was identified in that nomination as “non-historic but compatible,” language that is no longer consistent with NR evaluation practice. Today, it is 45-years since the Bowmer Theatre opened, a period that has seen OSF grow to include three theatres that operate for the majority of the year and is a significant factor in Ashland’s economic development. Marking a pivotal event that signaled the transformation of the Oregon Shakespeare Festival from a short-term seasonal theatre into a year-round multi-stage repertory ensemble with significant local and statewide consequence, the Bowmer Theatre has strong associations in the area of Art and Culture in Oregon as well as in the history and development of Ashland, Oregon. The Angus Bowmer Theatre should be considered **ELIGIBLE** for listing on the National Register of Historic Places under Criterion A, for its role in the history of the city and, perhaps, beyond.

Retaining high integrity to its original 1969 design, the Angus Bowmer Theatre is considered to have architectural significance as an example of style by the noted firm of Kirk, Wallace and McKinley. The Angus Bowmer Theatre should be considered **ELIGIBLE** for listing under Criterion C.

**OREGON INVENTORY OF HISTORIC PROPERTIES
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Individual Properties

Property Name: Lithia Park/Chautauqua Grounds	Street Address: 15 South Pioneer Street	City, County: Ashland, Jackson County, OR
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SOURCES:

- Bowmer, Angus L. As I Remember Adam: An Autobiography of a Festival. Ashland, OR: Oregon Shakespearean Festival Association, 1975.
- Brewster, David. "New Ashland Theater Will Ease Budget Problems," The Seattle Times, 27-April-1968, 53:1-5.
- Johnson, Wayne. "Ashland Builds New Theater," The Seattle Times, 30-March-1970, A15:1.
 "Ashland Festival Will Expand to Nearly Year-Round Season," The Seattle Times, 10-April-1969, A8:1-2.
- Kramer, George. Ashland Downtown Historic District National Register Nomination, August 1999.
- Lundin, Jane. All About Ashland: A Guide to the Oregon Shakespearean Festival and Southern Oregon. Berkeley, CA: Ten Speed Press, 1988.
- Mickleson, Kenneth J., with Elisabeth Potter. Lithia Park-National Register Nomination, May 1981.
- O'Harra, Marjorie. Ashland: The First 130 Years. Jacksonville, OR: Southern Oregon Historical Society, 1975.
- Oregon Shakespeare Festival (OSF). "Angus Bowmer Theater," found at www.osfashland.org, visited 22-April-2015.
- 2014 Economic Impact Statement - Oregon Shakespeare Festival (found at <https://www.osfashland.org/.../About%20>), visited 24-April-2015.
- Rash, David A. "Paul Hayden Kirk," in Shaping Seattle Architecture: A Historical Guide to Architects (Ed. By Jeffery Karl Ochsner). Seattle, WA: University of Washington Press, 1994.

**OREGON INVENTORY OF HISTORIC PROPERTIES
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Property Name: Lithia Park/Chautauqua Grounds	Street Address: 15 South Pioneer Street	City, County: Ashland, Jackson County, OR
<p>Description of project scope, and nature and extent of impacts:</p> <p>OSF seeks to improve access for patrons and to comply with the Americans with Disabilities Act by installing an elevator, requiring minor modifications to the interior floorplan of the Bowmer Theatre at the east side of the lobby, near the rear (east-facing) entry. OSF additionally proposes to create a more functional unisex ADA-compatible restroom, yielding an expanded women's rest area, and requiring modification to the existing janitor space and closet as shown in the attached plans (Figures 3 and 4). The multi-stop elevator will be inserted at the east side of the main lobby, requiring redesign and replacement of the four existing fixed lights of the lobby window wall, including the replacement of one window with a new solid stucco panel (See Figure 6). The building footprint will be slightly expanded to create approximately 200 square feet of added interior space, however this entire expansion will nest beneath the existing roofline, requiring no modification to the roof itself. New exterior work has been designed to carefully match existing stucco, glazing and all other elements in both material and design, so as to minimally alter original character. No other changes are proposed.</p>		
<p>Finding of Effect and justification:</p> <p>The proposed expansion of the rear (east-facing) entry to the Bowmer Theatre will result in minor expansion of building footprint into the area of the Bricks, adjacent to the NR-listed Chautauqua Walls within Lithia Park. Compatible materials will continue the existing character and so result in minimal visual impact to the adjacent historically significant resources of the complex. On the assumption that the Bowmer Theatre itself, though considered "non-contributing" under the current nomination, should with the passage of time, additionally be considered to be a historically significant resource, this project is also evaluated for its potential impacts on the Bowmer's exterior character. The use of matched materials and compatible design for interior and exterior finishes is consistent with the original architectural design and character of the Bowmer, minimizing impact.</p> <p>Evaluation of the project finds that the Bowmer Theatre Access Improvement Project will have an effect on the Bowmer Theatre and, to a lesser degree, the adjacent historic resources within Lithia Park, a National Register-listed historic property. Analysis under the Criteria of Effect finds that such effect is NOT ADVERSE.</p>		

OREGON INVENTORY OF HISTORIC PROPERTIES
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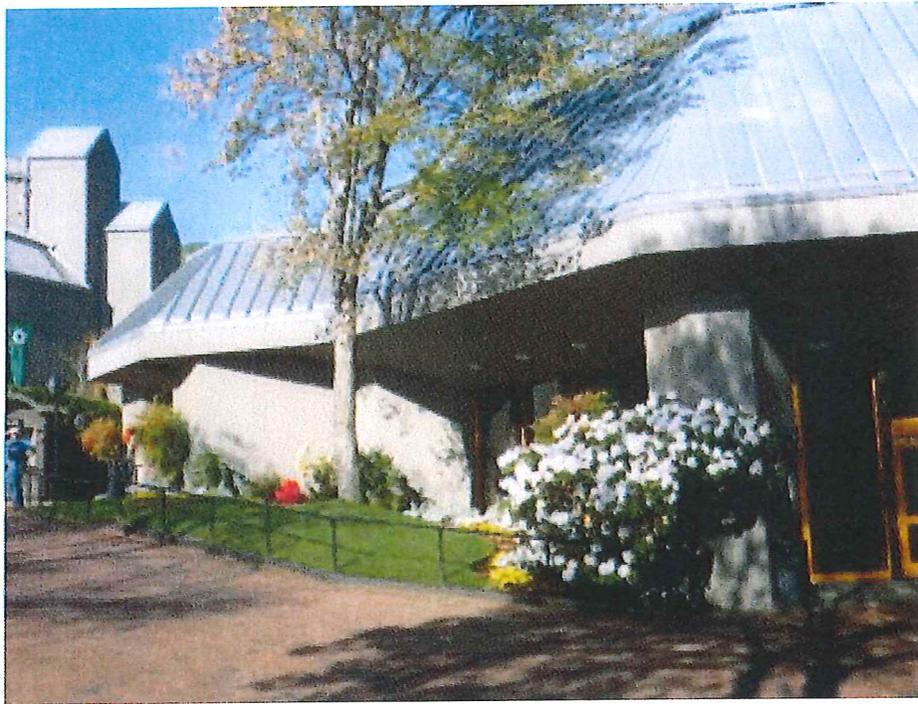


Figure Bowmer Theatre, Looking SW toward Allen Elizabethan Theatre. North Entry at Left (April 2015)

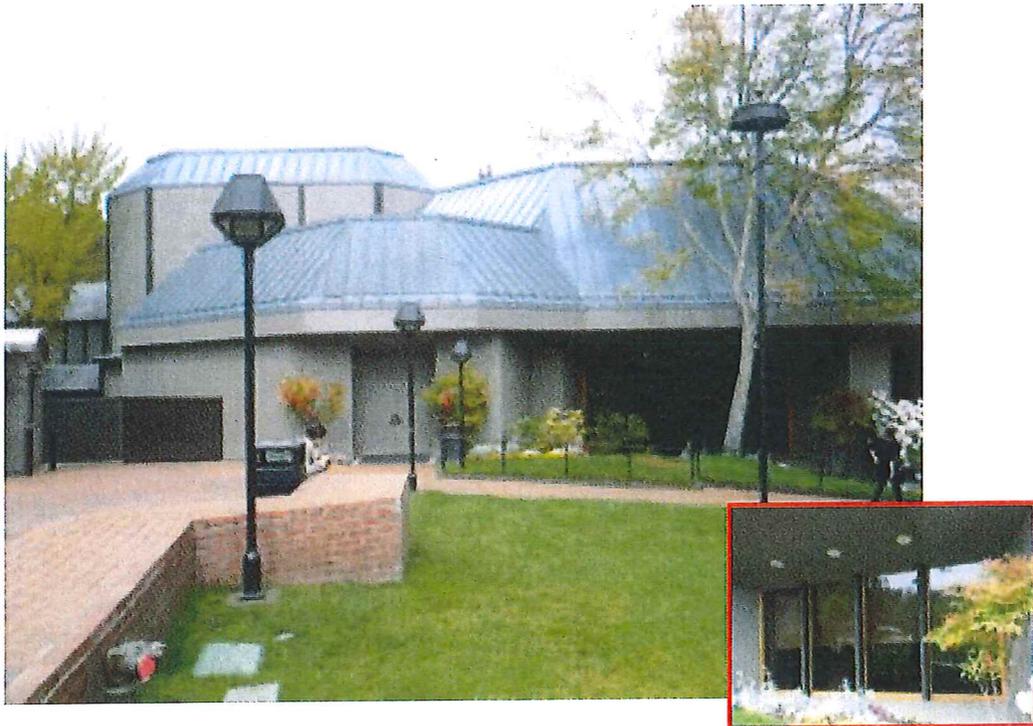


Figure Bowmer Theatre, Looking West, showing existing North Entry, roof, window bank (at inset) (April 2015)

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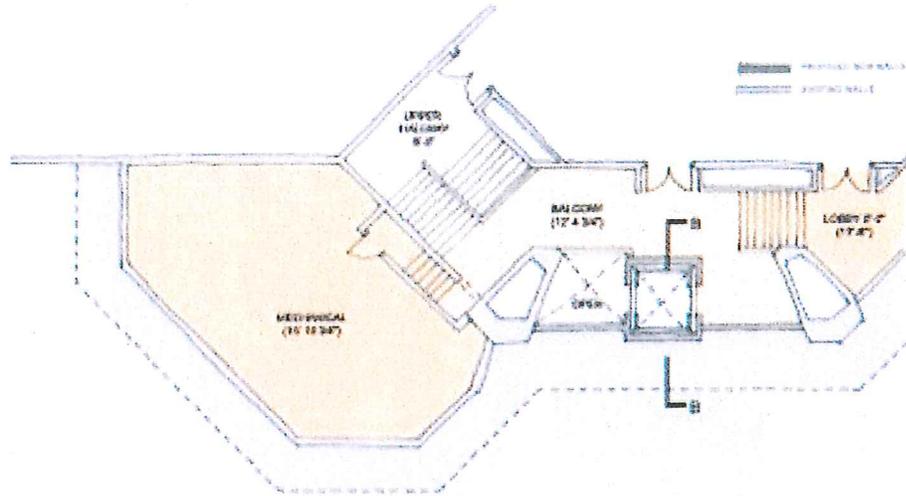


Figure Bowmer Theatre, EXISTING FLOOR PLAN, Main Floor (THA Architecture, February 2015)

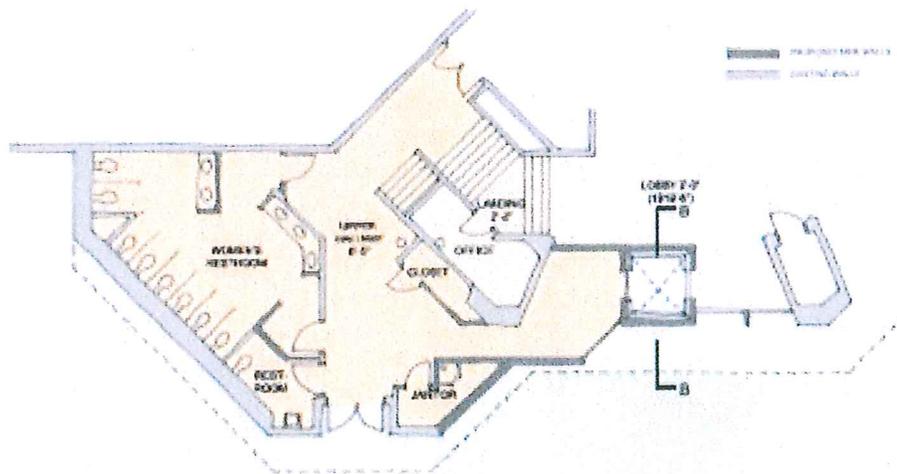


Figure Bowmer Theatre, PROPOSED FLOOR PLAN, Main Floor (THA Architecture, February 2015)

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 Individual Properties**

Property Name: Lithia Park/Chautauqua Grounds	Street Address: 15 South Pioneer Street	City, County: Ashland, Jackson County, OR
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Figure Bower Theatre, Existing View/Details (THA Architecture, February 2015)



Figure Bower Theatre, Proposed Elevator and ADA Upgrade (THA Architecture, February 2015)

OREGON INVENTORY OF HISTORIC PROPERTIES
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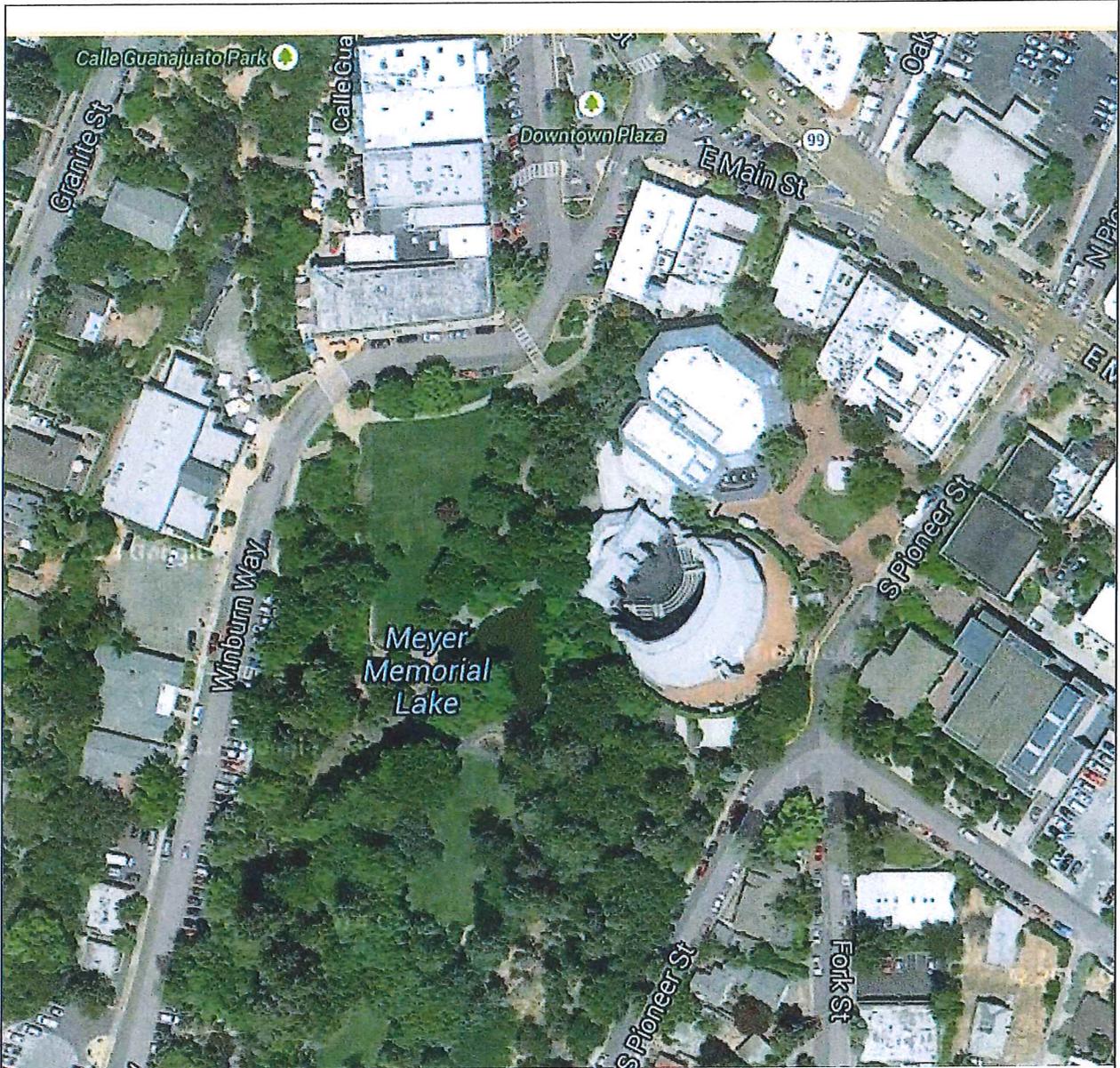


Figure Bowmer Theatre, Aerial View (USGS Earth Explorer Mapping annotated)



Tom Myers
Certified Arborist

2040 Ashland Mine Rd
Ashland, OR 97520
Phone: 541-601-2069

3/12/2015

Chelsea McCann

Tree inventory and consultation for OSFA bricks

The eleven trees listed in the enclosed tree inventory need to be protected as stipulated in the enclosed specifications (with the exception of those trees that have been approved for removal). The numbers on their respective tags, placed on each trunk in the field, identify the individual trees and correspond to the tree numbers on the enclosed tree inventory. The radius of the tree protection fencing is specified for each tree in the tree inventory. A certified arborist must supervise any work done within the tree protection zone. Tree #10 will require special attention when doing the grading. A certified Arborist must be on site during the excavation to insure that no significant roots are damaged.

If you have any questions please call me at 541-601-2069

Sincerely, Tom Myers,

Specifications for Tree Pruning

1. All trees within the project area shall be pruned to:
 - a) Clear the crown of diseased, crossing, weak, and dead wood to a minimum size of 1 1/2 inches diameter.
 - b) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - c) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - d) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches near the ends of the scaffolds.
 - e) Remove any mistletoe.
2. Where temporary clearance is needed for access, branches shall be tied back to hold them out of the clearance zone.
3. Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests. Pruning shall be performed only when the danger of infestation is past.
4. All pruning shall be performed by a qualified arborist.
5. All pruning shall be in accordance with the *Tree-Pruning Guidelines* (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
6. Interior branches shall not be stripped out.
7. Pruning cuts larger than 4 inches in diameter, except for dead wood, shall be avoided.
8. Pruning cuts that expose heartwood shall be avoided whenever possible.
9. No more than 20 percent of live foliage shall be removed within the trees.
10. While in the tree, the arborist shall perform an aerial inspection to identify defects that require treatment. Any additional work needed shall be reported to the consultant.
11. Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of six inches leaving the trunk clear of mulch.

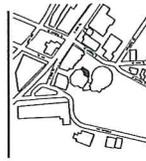
Specifications for Demolition and Site Clearing

1. The demolition contractor is required to meet with the consultant at the site prior to beginning work to review all work procedures, access and haul routes, and tree protection measures.
2. The limits of all tree protection zones shall be staked in the field.
3. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by demolition or construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and under story to remain.
4. Any brush clearing required within the tree protection zone shall be accomplished with hand-operated equipment.
5. Trees to be removed shall be felled so as to fall way from tree protection zones and to avoid pulling and breaking of roots of trees to remain. If roots are entwined, the consultant may require first severing the major woody root mass before extracting the trees. This may be accomplished by cutting through the roots by hand, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.]
6. Trees to be removed from within the tree protection zone shall be removed by a qualified arborist. The trees shall be cut near ground level and the stump ground out.
7. All downed brush and trees shall be removed from the tree protection zone either by hand or with equipment sitting outside the tree protection zone. Extraction shall occur by lifting the material out, not by skidding it across the ground.
8. Brush shall be chipped and placed in the tree protection zone to a depth of 6 inches
9. Structures and underground features to be removed within the tree protection zone shall use the smallest equipment possible and operate from outside the tree protection zone. The consultant shall be on site during all operations within the tree protection zone to monitor demolition activity
10. All trees shall be pruned in accordance with the provided Pruning Specifications
11. A six-foot chain link fence with posts sunk into the ground shall be erected to enclose the tree protection zone
12. Any damage to trees due to demolition activities shall be reported to the consulting arborist within six hours so that remedial action can be taken. Timeliness is critical to tree health.
13. If temporary haul or access roads must pass over the root area of trees to be retained, a roadbed of 6 inches of mulch or gravel shall be created to protect the soil. The roadbed material shall be replenished as necessary to maintain a 6-inch depth.

Specifications for Tree Preservation During Construction

1. Before beginning work, the contractor is required to meet with the consultant at the site to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fences must be erected to protect trees to be preserved. Fences define a specific protection zone for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the consultant.
3. Construction trailers and traffic and storage areas must remain outside fenced areas at all times.
4. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
5. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
6. Additional tree pruning required for clearance during construction must be performed by a qualified arborist and not by construction personnel.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
8. If injury should occur to any tree during construction, the tree consultant should evaluate it as soon as possible so that appropriate treatments can be applied.
9. The consulting arborist must monitor any grading, construction, demolition, or other work that is expected to encounter tree roots.
10. All trees shall be irrigated on a schedule to be determined by the consultant. Irrigation shall wet the soil within the tree protection zone to a depth of 30 inches.
11. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
12. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching, any trees within the specific construction zone shall be root pruned 1 foot outside the tree protection zone by cutting all roots cleanly to a depth of 24 inches. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
13. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
14. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.

15. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
16. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
17. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

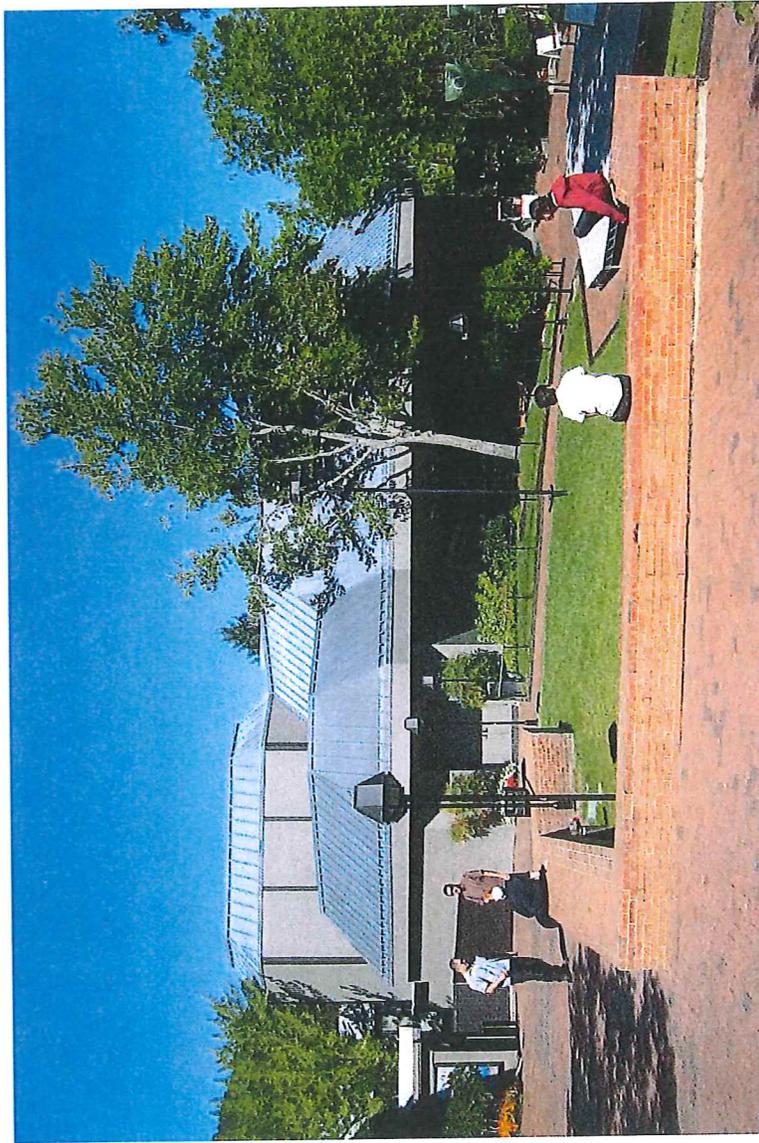


DATE: 2/24/2015
SCHEMATIC DESIGN

EXISTING CONDITION

A001

NOT FOR CONSTRUCTION



1.) BOWMER THEATRE AND BOWMER ADDITION



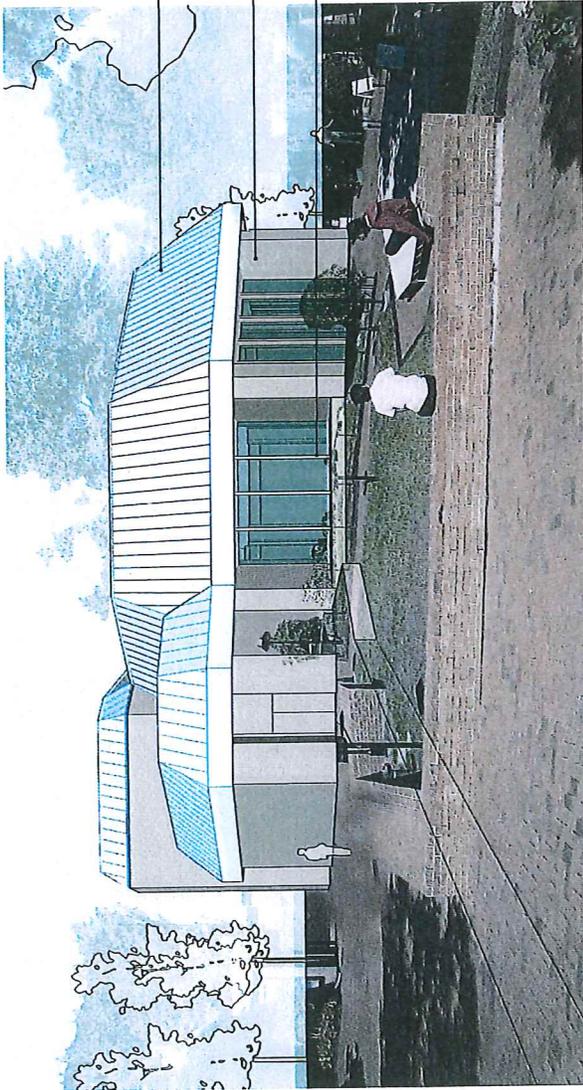
2.) WINDOW LOCATION FOR PROPOSED ADA ELEVATOR UPGRADE



3.) BOWMER ADDITION ENTRANCE



NOT FOR CONSTRUCTION

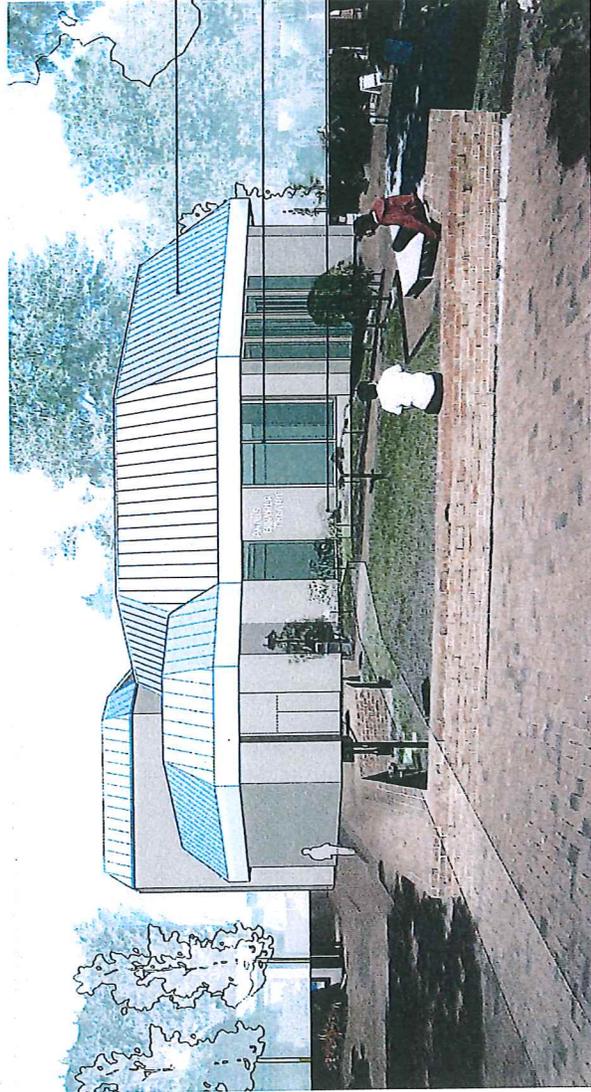


1.) BOWMER THEATER EXISTING

METAL ROOF

STUCCO EXTERIOR

WOOD WINDOW WITH GLULAM VERTICAL MULLION REINFORCEMENT



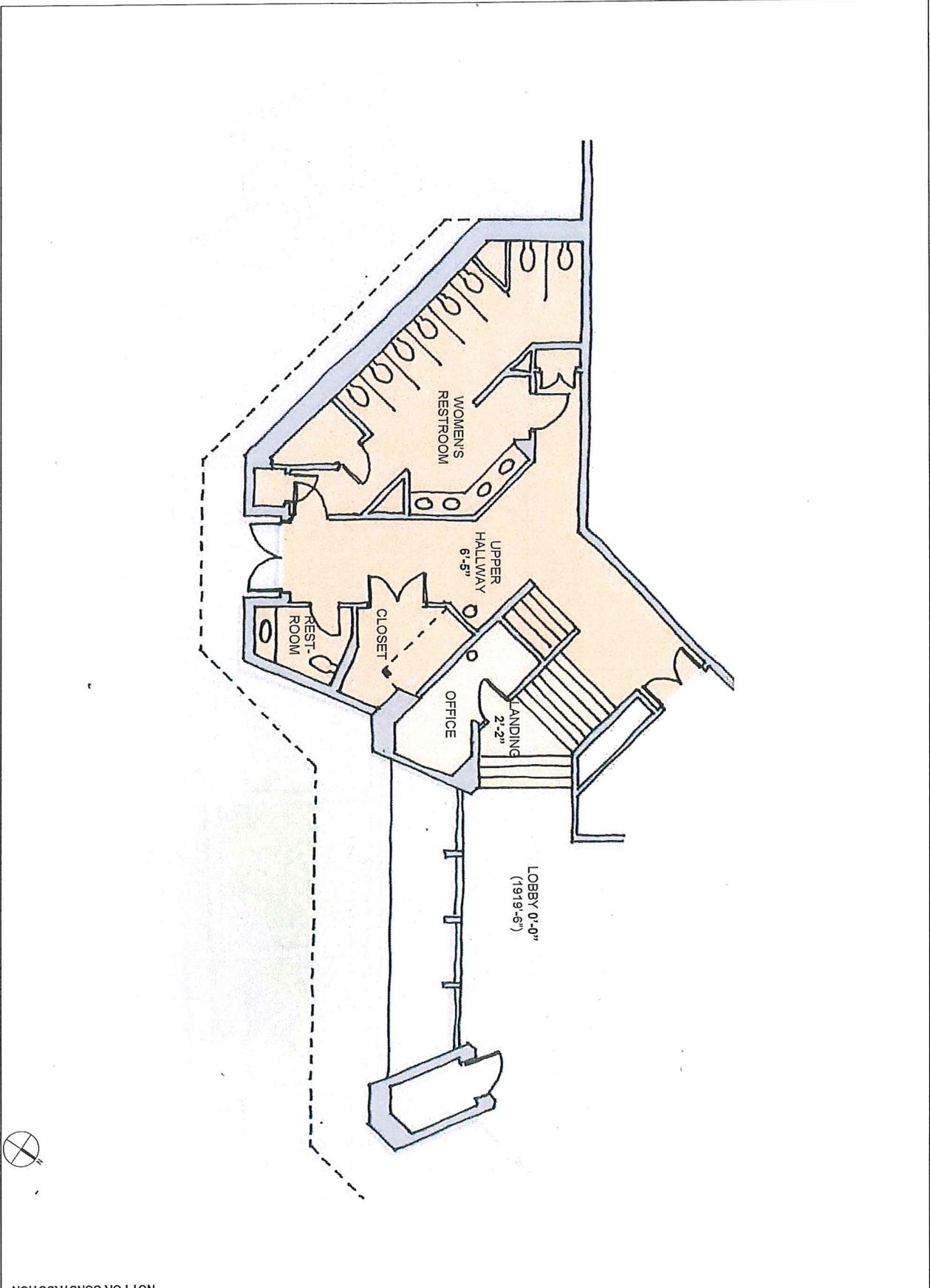
PROPOSED NEW WALLS AND WINDOW ARE ENTIRELY UNDER THE EXISTING ROOF LINE, AND FOLLOW THE GEOMETRY OF THE ROOF LINE AND SOFFIT

ROOF AND STUCCO FASCIA TO REMAIN UNALTERED

NEW WOOD WINDOWS TO MATCH EXISTING WITH MATCHING GLULAM VERTICAL

NEW STUCCO WALLS TO MATCH EXISTING IN TEXTURE AND COLOR

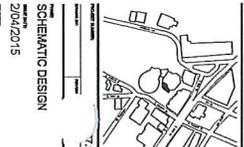
2.) BOWMER PROPOSED ELEVATOR AND ADA UPGRADE



NOT FOR CONSTRUCTION

A100

EXISTING FLOOR PLAN



SCHEMATIC DESIGN
2/04/2015

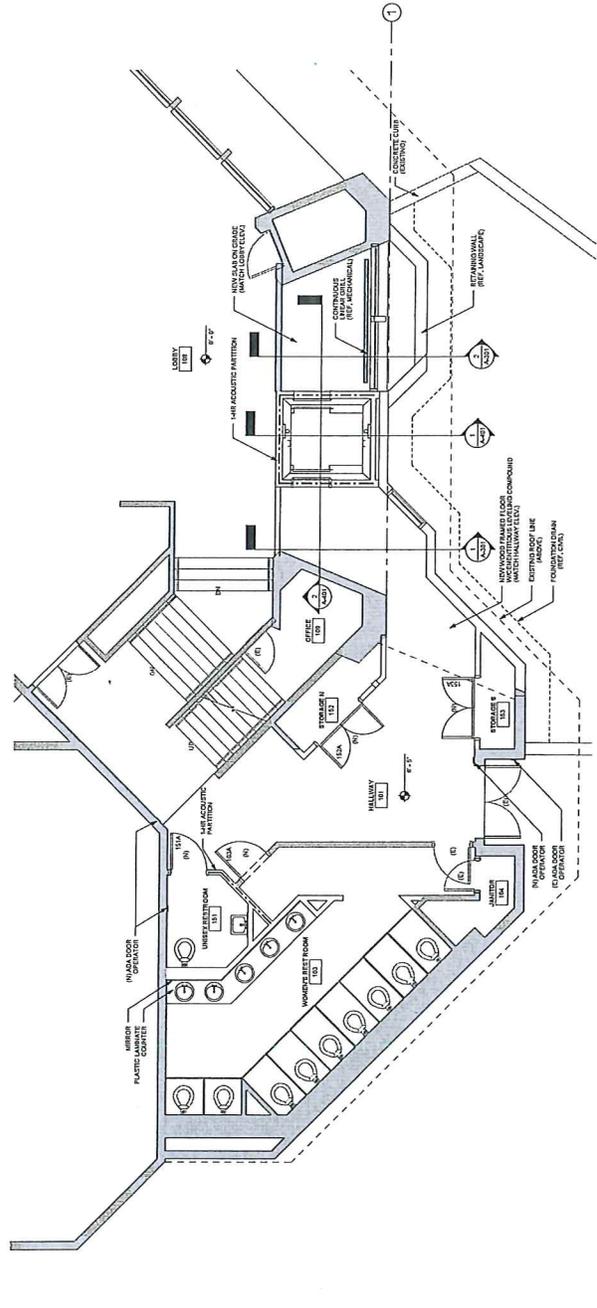
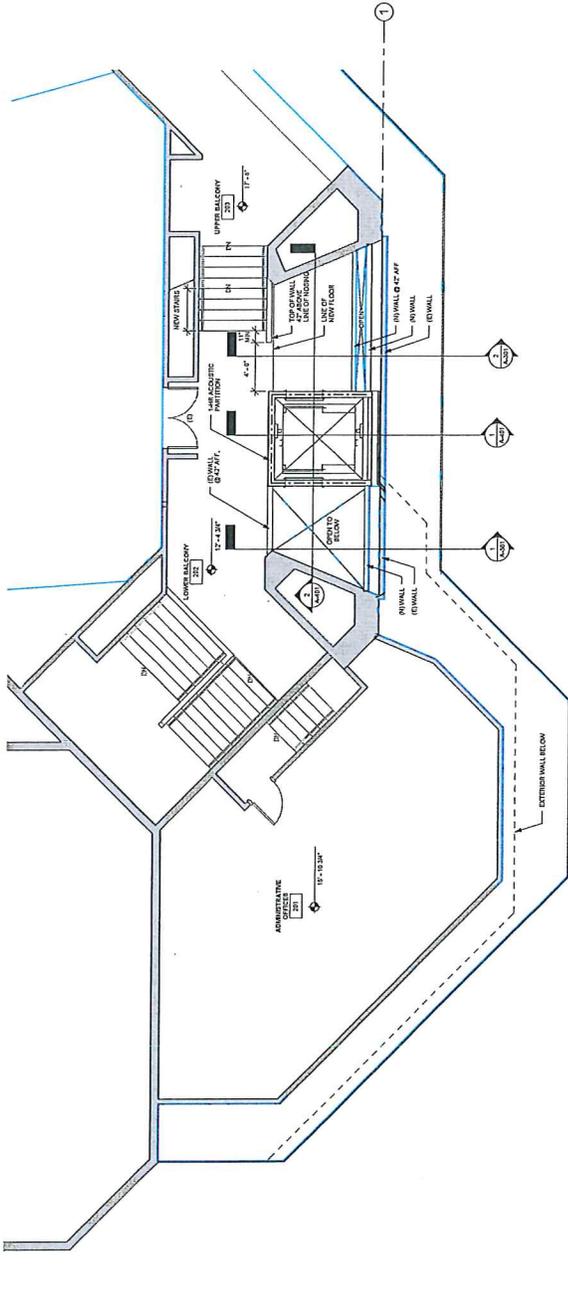
OREGON SHAKESPEARE FESTIVAL BOWMER THEATRE ACCESS
ASHLAND, OREGON

TH ARCHITECTURE

WALKER | MACY

Oregon Shakespeare Festival
OREGON SHAKESPEARE FESTIVAL
ASHLAND, OREGON

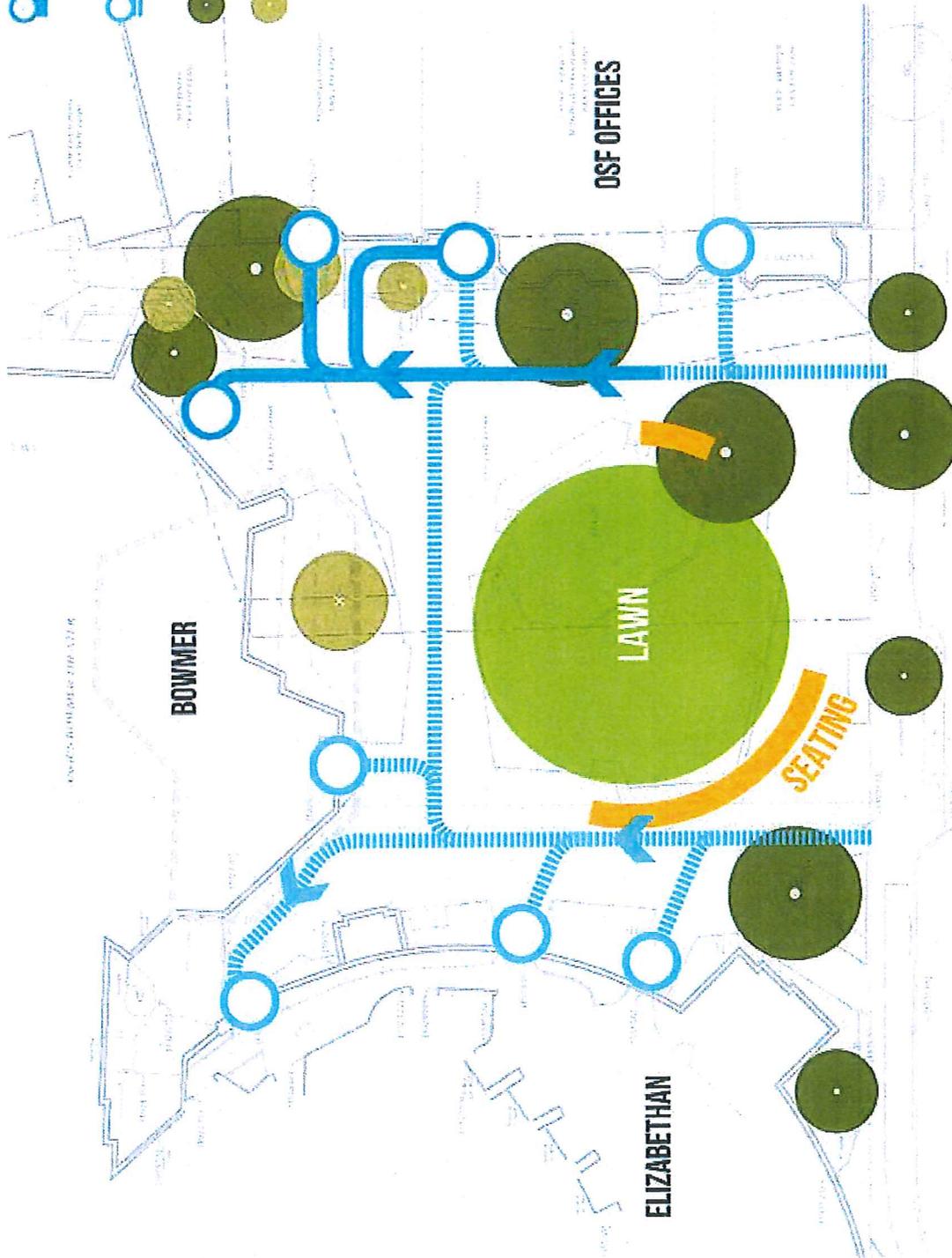
NOT FOR CONSTRUCTION





NOT FOR CONSTRUCTION

-  PEDESTRIAN ADA ACCESS ROUTE
-  >5% PEDESTRIAN/STAIRWAY ACCESS ROUTE
-  EXISTING TREE
-  REMOVED EXISTING TREE





PROJECT NO. 03302015
 DATE 08/20/15

LAND USE PERMIT
 03302015

SITE DEMOLITION & TREE PROTECTION PLAN

L050

NOT FOR CONSTRUCTION



GENERAL NOTES

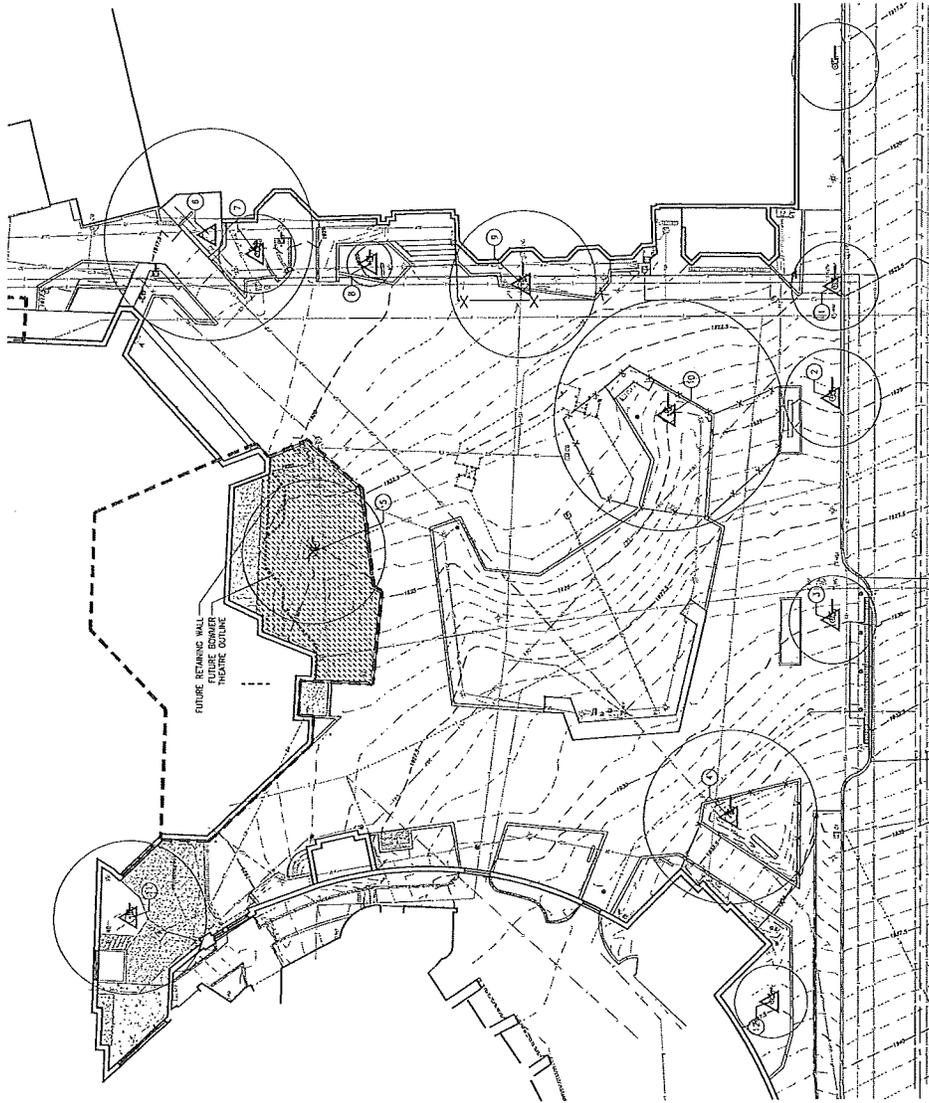
- CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY CHANGES TO THE PLAN AND TO OBTAIN APPROVAL BEFORE ANY EXISTING CONDITIONS BEFORE STARTING WORK.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ASHLAND TREE PROTECTION SPECIFICATIONS FOR THE PROJECT.

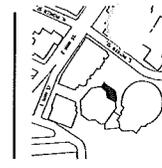
LEGEND

- LIMIT OF WORK
- CLEAR AND GRUB VEGETATION
- 6" CHANNELINK TREE PROTECTION FENCE
- PROTECT EXISTING TREE TO REMAIN
- REMOVE EXISTING TREE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING POWER LINE
- EXISTING STORM LINE
- EXISTING GAS LINE

EXISTING TREE DATA

TREE NO.	SPECIES	DBH	CANOPY SIZE	CONDITION
1	ASH	7"	9'	FAIR
2	ASH	8"	10'	FAIR
3	ASH	9"	9'	FAIR
4	CANYON LIVE OAK	10"	18'	FAIR
5	MAPLE	14"	15'	GOOD
6	ASH	21"	22'	GOOD
7	BIRCH	7"	8'	POOR
8	BIRCH	7"	7'	POOR
9	ASH	18"	15'	GOOD
10	ASH	22"	24'	GOOD
11	MAPLE	14"	16'	FAIR
12	MAPLE	8"	9'	FAIR





PROJECT NO.	033002015
DATE	03/20/15
DESIGNER	WALKER MACY
CLIENT	OREGON SHAKESPEARE FESTIVAL
PROJECT NAME	BOWMER THEATRE RENOVATION
PROJECT ADDRESS	143 PARKER STREET, ASHLAND, OR 97102
PERMIT NO.	
DATE OF PERMIT	
ISSUED BY	
DATE OF ISSUE	
PROJECT MANAGER	
DESIGNER	
CHECKER	
DATE OF CHECK	

GRADING PLAN

L200

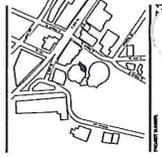
NOT FOR CONSTRUCTION



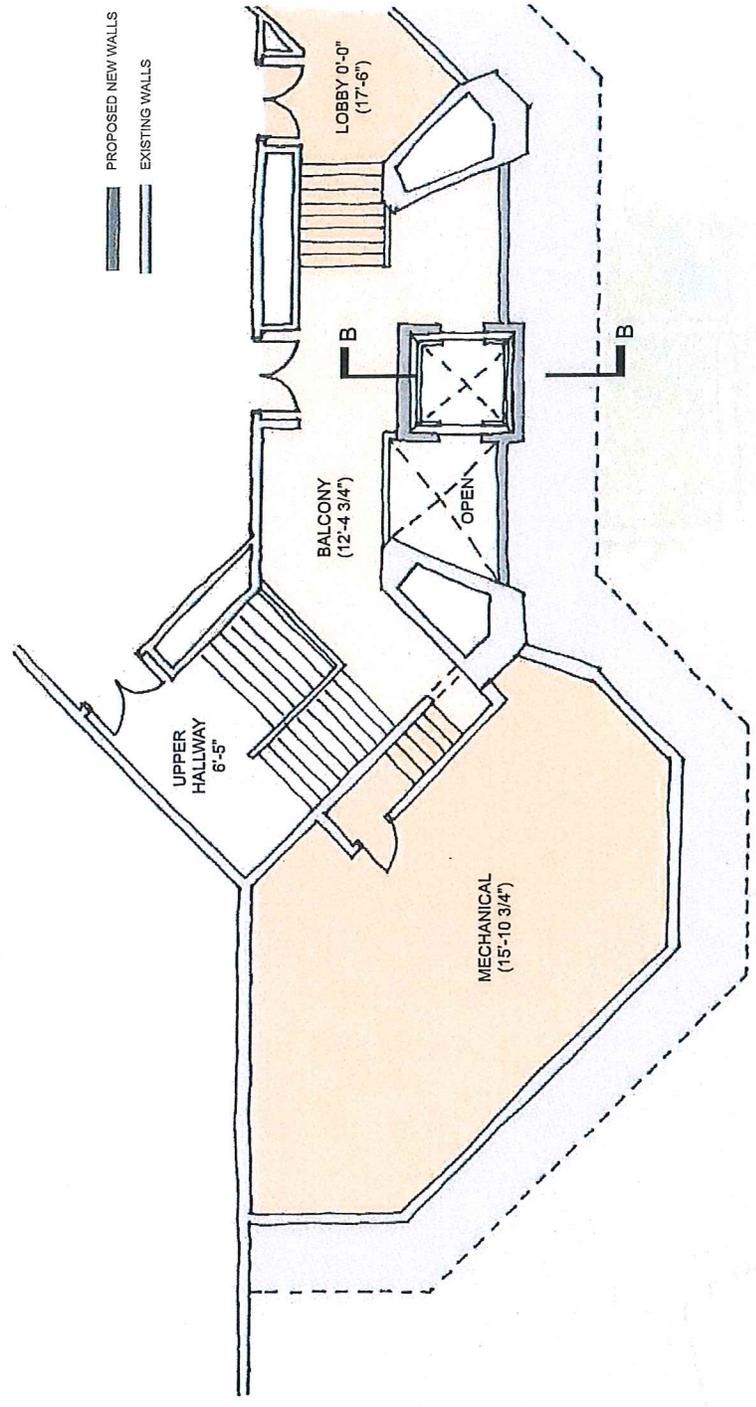
- GRADING NOTES**
- VERIFY ACCURACY OF EXISTING GRADES AND INTERFERING UTILITIES PRIOR TO BEGINNING WORK. PROTECT ALL TREES INDICATED TO REMAIN.
 - PROTECT ALL TREES INDICATED TO REMAIN.
 - ALL PROPOSED GRADES ARE TO BE SET AS BEARS IN WITH EXISTING GRADING AT PROJECT LIMIT, PROPERTY LINES, BUILDING LINES AND EXISTING CURBS.
 - ROUND OFF ALL SHARP RIDGES EXISTING ON SITE TO AVOID POTENTIAL FOR DAMAGE TO VEHICLES AND FINE GRADING PRIOR TO PLANTING.
 - VERIFY THE OWNER'S REPRESENTATIVE TO REVIEW ROUGH GRADES PRIOR TO PLACEMENT OF TOPSOIL AND FINE GRADING PRIOR TO PLANTING.
 - ALL AREAS SHALL HAVE POSITIVE DRAINAGE TO APPROVED DRAINAGE STRUCTURES OR CONVEYANCES.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT 5:00' SLOPE, MINIMUM.
 - ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AND PAVED TO MATCH EXISTING CONDITIONS, UNLESS OTHERWISE INDICATED.
 - PROVIDE 2% MAX. SLOPE PERPENDICULAR TO DIRECTION OF TRAVEL ON ALL PAVED SIDEWALK SURFACES, UNLESS NOTED OTHERWISE.
 - GRADE BREAK LINES ARE SHOWN GRAPHICALLY TO INDICATE THE LOCATION OF GRADE BREAKS. THEY SHALL BE INSTALLED AS ACTUAL CONDITIONS, UNLESS OTHERWISE INDICATED.
 - INSTALL DRAINS IN PAVING, SQUARE WITH AND ADJOINING TO PAVING JOINTS AS SHOWN.
 - VERIFY IN FIELD THAT AS-BUILT CONDITIONS MATCH PRECISE ELEVATIONS INDICATED ON PLANS.
 - SITE SURVEY WAS PREPARED BY POLARIS LAND SURVEYING, INC. THE ELEVATIONS SHOWN ON THE DRAWINGS ARE BASED UPON THE DATA ESTABLISHED BY THE SURVEYOR, WALKER | MACY. THE SURVEYOR'S LIABILITY FOR THE ACCURACY OF THE SURVEY DATA IS NOT WAIVED BY THE PRESENCE OF THIS GRADING PLAN. APPROVED FOR REFERENCE ONLY. NOT ALL SURVEYED SPOT ELEVATIONS ARE SHOWN.

LEGEND

---	PROPOSED CONTOUR
---	EXISTING CONTOUR
○	PROPOSED SPOT ELEVATION
○	EXISTING SPOT ELEVATION
---	GRADE BREAK
---	FLOW LINE
---	MATCH EXISTING ELEVATION
---	SECTION AND PERCENTAGE OF SLOPE
---	CD
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NOT FOR CONSTRUCTION





NOTICE OF APPLICATION

PLANNING ACTION: 2015-00821

SUBJECT PROPERTY: 315 High Street

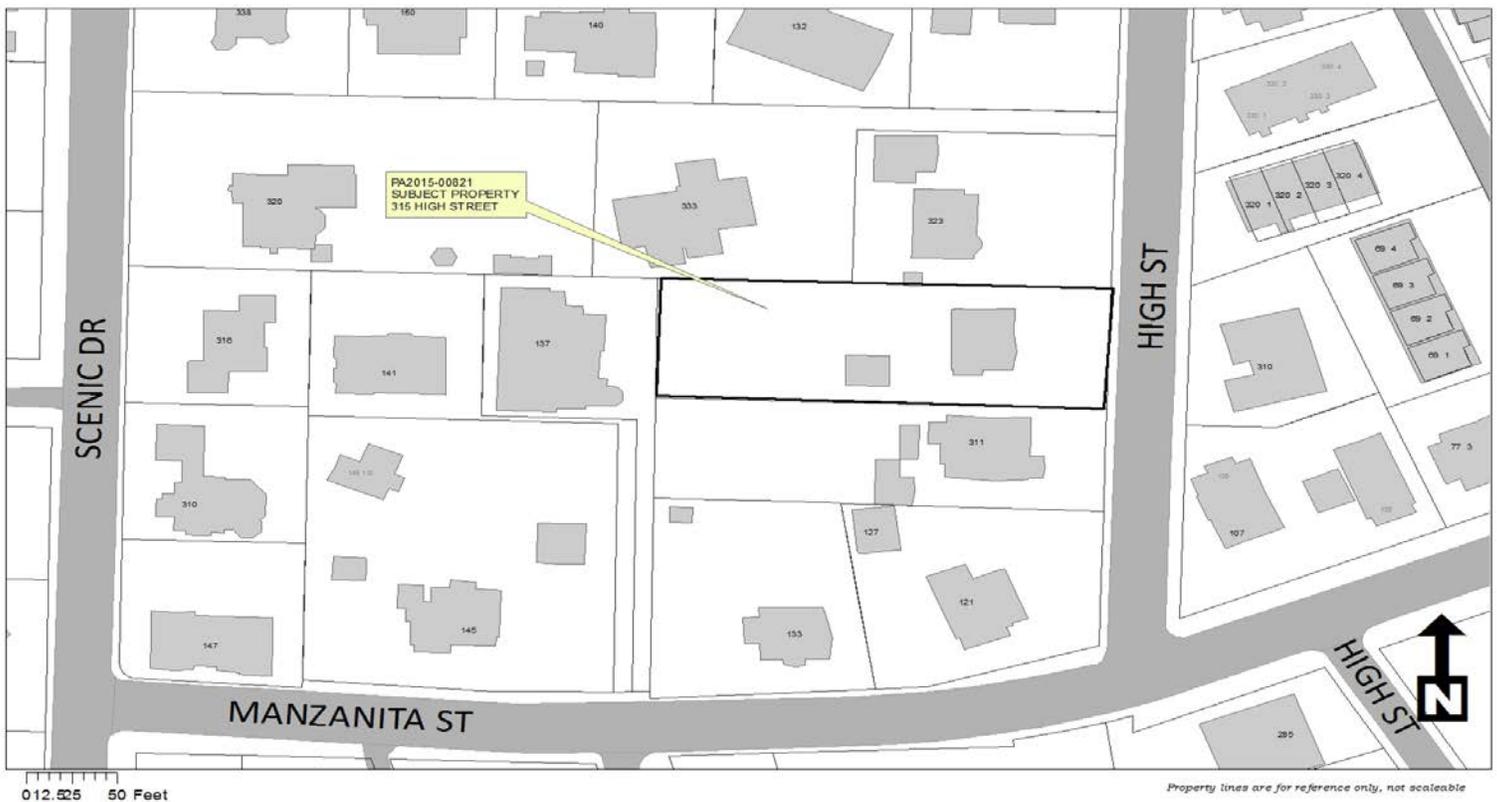
OWNER/APPLICANT: Kenneth and Sara Pearson

DESCRIPTION: A request for Site Review approval to convert the existing 922 square foot guest house with attached garage into an Accessory Residential Unit. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 05DD **TAX LOT:** 7300.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, June 3, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: May 20, 2015

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 3, 2015



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker 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 Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

SITE DESIGN AND USE STANDARDS

18.5.2.050 Approval Criteria

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number: 7 Page: 93

Skidmore Academy Historic District, Ashland, OR

Ira Shoudy, who lately sold his residence on Almond Street, has re-purchased a lot recently sold to A. J. Ruigo, and will build a fine bungalow. The new house will be very near the former one. (*Ashland Tidings*, 30-May-1910, 5:3)

Shoudy retained possession of this property until 1928, when he sold it to J. M. Watkins. By 1949 the house was owned by Foncy and Ella H. Leonard. (JCD 234:560)

The Shoudy House is impressively sited, like several of the homes on the south side of High Street, as it is raised up above street grade behind a concrete retaining wall that creates an grand entrance. The one and one-half story bungalow style dwelling is nestled upon a densely landscaped lot. The Shoudy House retains original siding, wide eaves, exterior detailing and other elements and retains sufficient integrity to relate its period of construction.

253.0 Survey #850

LEEKE-MILLS HOUSE
315 HIGH ST

Other: Vernacular [Queen Anne Elements]

1885c
391E05DD 7300
Historic Contributing

This dwelling was likely built c1885, following the purchase of the site by W. T. and Mary Leeke. The house is shown in the 1890 Sanborn Fire Insurance Map on this site. After an intermediate ownership, by 1910 the house was purchased by John W. and Talitha Mills, pioneers of the Phoenix, Oregon area who apparently retired to Ashland. (JCD 82:245) John W. Mills, a veteran of the Civil War, died in 1921 and Talitha died in 1931. The couple's daughter, Jessie M. Mills, inherited the family home and lived here until her death in 1972. (*Ashland Daily Tidings*, 3-Nov-1972, 16:7)

The Leeke-Mills House is a fine example of the vernacular form, accented by Queen Anne detailing in the spindle work of the gable ends. A large two-story structure composed of multiple intersecting gables, notable elements include the full width two-story porch, the elegant entry door with sidelights and transoms, and a wide frieze board. The Leeke-Mills retains very high integrity and admirably relates the period of significance.

254.0

MORRISON HOUSE
320 SCENIC DR
Modern Period: Neo-Traditional

1983c
391E05DD 7400
Non-Historic, Non-Contributing

This large two story dwelling was built in 1983 following partition of the original parcel. The original owners were Douglas P. and Susan Morrison.

255.0 Survey #851

BARNUM, J.H. HOUSE
323 HIGH ST
Late Victorian: Italianate

1885c
391E05DD 7401
Historic Contributing

The exact construction of this dwelling is unknown and may date as early as 1883, during the ownership of M. J. Arant. By March 1888 the parcel was purchased by J. H. Barnum for \$1600, the first

Relevant Criteria And Standards:

A. R-1 Zone Accessory residential units in the R-1 zone shall meet the following requirements.

1. One accessory residential unit is allowed per lot, and the maximum number of dwelling units shall not exceed two per lot.

Answer:

Only one unit has been built at 315 High Street to the rear of the home.

2. Accessory residential units are not subject to the density or minimum lot area requirements of the zone, except that accessory residential units shall be counted in the density of the developments created under the Performance Standards Option chapter 18.3.9.

Answer :

All requirements met here.

3. The maximum gross habitable floor area (GHFA) of the accessory residential unit shall not exceed 50 percent of the GHFA of the primary residence on the lot, and shall not exceed 1,000 square feet GHFA.

Answer:

The square footage of the primary residence at 315 High Street is 2160, the square footage of the cottage recently added directly behind 315 High Street is 992. This meets the requirement of not to exceed 1000 square feet GHFA.

4. The proposal shall conform to the overall maximum lot coverage and setback requirements of the underlying zone.

Answer:

This requirement was previously met when the garage / cottage was planned and approved by the City with our architect in 2014, prior to starting construction.

5. Additional parking shall be provided in conformance with the off-street parking provisions for single-family dwellings in section 18.4.3.040, except that parking spaces, turn arounds, and driveways are exempt from the paving requirements in subsection 18.4.3.080.E.1.

Answer:

There are two parking spaces in the newly built garage, room for two cars to park on the driveway North facing section (shown in photos) and two additional spaces in front of main dwelling at 315 High Street. There is more than adequate parking on the property to accommodate a variety of sizes and types of vehicles. There is also adequate area to

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Page # 2 or 2

clear this designated extra parking on the North section outside the garage to be able to pull in the garage.

Property Owners:



Sara F Pearson
Kenneth J. Pearson

Address:

315 High Street
Ashland, OR 97520
541-708-6007

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**Response To Pre-Application Conference
Approval for Accessory Residential Unit**



COPY

**Address: 315 High Street
39 1E 05DD Tax Lot 7300**

Owners: Kenneth and Sara Pearson

Phone: 541-708-6007

Lot Size: 0.45 Acres = 19,602 SF

Zoning: R-1-7.5 Single Family Residential

Exterior Materials - Trim and windows match existing residence

The existing main residence is on the Historic Registry, known as the "Leeke-Mills House" built in 1897. A remodel was completed for the main house by Eric Laursen, General Contractor in 2006. A garage and cottage was added and completed on 02/08/15 by the same builder. This new dwelling is located in the far back of the .45 acre property. There was an already existing gravel drive running to the back of the lot located in the Skidmore Historic District between Manzanita and Wimer Streets.

This garage / cottage dwelling meets all Solar Setback under Standard A; the slope downhill to the North is minimal here, less than 3% and the highest shade producing point falls within 6 feet of the property line.

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Response To Pre-Application Conference Approval for Accessory Residential Unit

Additional Project Information

0.45 Acre Property

2160 SF Existing Residential built in 1897 (two story)

Newly Completed Cottage 603 SF Main Floor with 389 SF Upstairs space

Total Gross Habitable Floor Area = 992 SF

Note: Measurement calculation was completed and verified by licensed general contractor Josh Johnson on April 28, 2015. (See attached drawing.)

Driveway and Parking:

Existing Driveway and Parking consists of approximately 3000 SF

Parking Details:

Approximately (2) Off-Street Parking Spaces with back up area are currently provided at the end of the driveway. Additionally, there are two spaces in the newly constructed garage as well as street parking on High Street in front of 315 High Street. (See photos below of parking area.)

This photo shows a tape measure in the parking area outside the garage / cottage which measures 18 feet long and the tape is sitting at the 9 wide mark.



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**Response To Pre-Application Conference
Approval for Accessory Residential Unit**



As you can see even with the tape measure marking the 18 x 9 feet parking there is still plenty of room to pull in to the garage or to park another vehicle next to that one.

There is more than enough room for off street parking here. It is a large area and our little dog Domino represents the scale of the area to the right in this photo. Domino weighs in at 8.2 lbs and he is 14.5 inches in length from nose to base of his tail. (See drawing attached)

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**Response To Pre-Application Conference
Approval for Accessory Residential Unit**



Here is another view of the 18 x 9 parking area as you look north just in front of the garage / cottage area. Again, there is plenty of room for parking all sizes of vehicles. (See attached drawing of parking area with dimensions)

Landscape Areas:

Front Yard	Approximately 2000 SF	
Mid Yard	Approximately 4000 SF	
Upper Yard (Site of Newly Constructed Garage / Cottage)	Approximately 5600 SF	
Existing Back Patio and Pool Area	Approximately 1020 SF	

Total of Landscape Areas - Approximately 17,620 SF

Note: These numbers provided by licensed architect who designed our garage / cottage.

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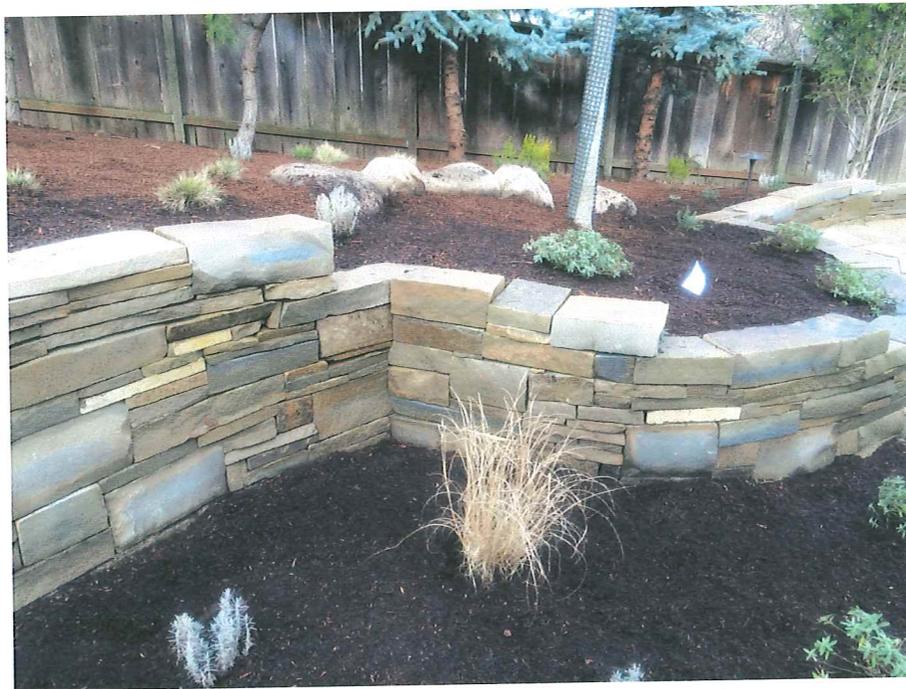
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Response To Pre-Application Conference Approval for Accessory Residential Unit

All landscape and hardscape areas have been completed, the driveway was newly paved replacing existing gravel all the way back to the garage / cottage. We participated in the Ashland Lawn Replacement program in the last year removing approximately 5600 SF of existing grass with newly constructed dwelling, newly constructed hardscape and drought resistant plantings on a drip irrigation system. (Note, all grass was removed from this area.) The landscape plan was designed by Kerry KenCairn, Landscape Architect. Landscape architecture plan was executed and completed by Sage Hill Landscape.

Three trees were removed from the property in order to complete construction, one was donated and transplanted, one deemed to be dead by Kerry KenCarin licensed landscape architect and one was turned into firewood and donated.



One view of the hardscape and drought resistant plantings that replaced the grass in this area.

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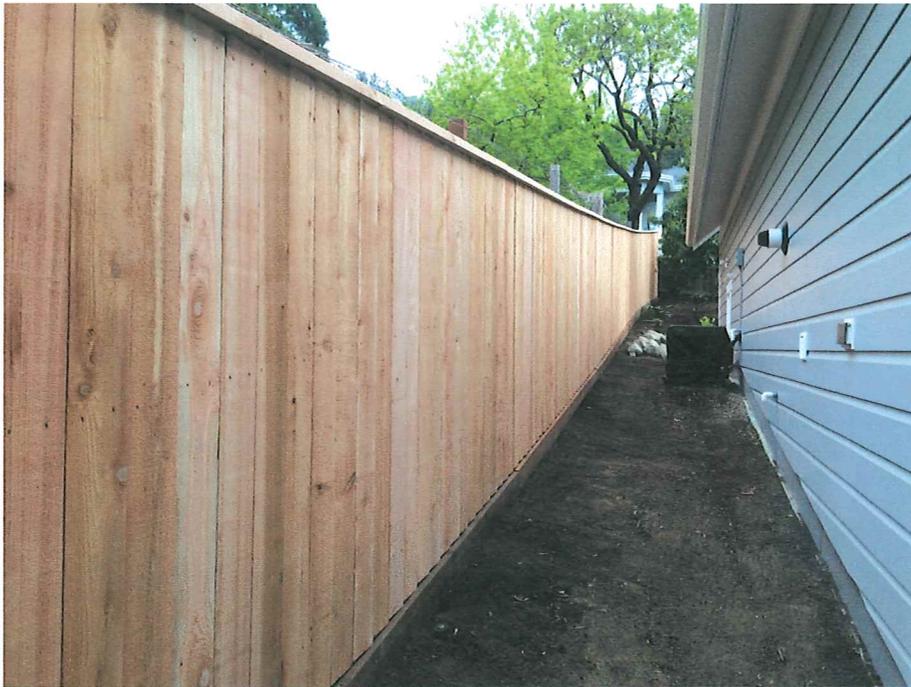
**Response To Pre-Application Conference
Approval for Accessory Residential Unit**

Newly Constructed Fence

A new fence was recently permitted, built and erected on the South side of the property. The fence is 6.5 feet solid wood with metal support. This fence equals 120 feet which represents 3/4 of our south facing property line.

Permit # PL-2015-00402

Issued: 03-04-15 City of Ashland



New Electrical Service

We met with a representative named Mike from Dave Tygerson's office regarding what is needed for a separate electrical meter to be installed to establish service for the ARU on Thursday, April 30, 2015. Mike discussed the fees and charges associated with this meter and the need for an inspection to do so.

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Response To Pre-Application Conference Approval for Accessory Residential Unit

Public Works has been contacted regarding the need for a separate address to correspond with this separate meter. We do understand there is an application process to obtain this separate address and a fee of \$38.00 will be posted to proceed.

From that meeting we called our electrician, Ricco Patterson who did all the electrical on the new dwelling previously constructed. He will working up a bid for us to understand the cost for this separate meter. We are prepared to pay these associated costs to move forward.

Square Footage Evaluation - Professional Consultation

We re-measured the upstairs square footage of the cottage to double check previous measurements provided by our builder. At the time of our Pre-Application Conference on April 28, 2015 we had a general contractor doing some work at our home to address some dry rot that we had on our patio cover area. We asked this licensed general contractor, Josh Johnson to put the project on hold and help us to accurately measure the upstairs of the cottage. Since we are not familiar with measuring square footage on a regular basis, we concluded that a general contractor would be best suited to assist us.

Here are his findings:

We asked Josh Johnson, licensed general contractor, to accurately measure the upstairs of the cottage in areas that were 7 feet in height. There are three sections of the upstairs that have vaulted ceilings and we asked him to do a calculation which deducted any areas which had ceiling measurement which were lower than 7 feet. We also asked him to measure the stairs and divide his calculation in half. Here are his findings.

25' x 25.4 = 633 SF Inside Floor Attic

6' x 11' = 66 SF Deduction

6' x 11 = 5' 6" = 33 SF Deduction

18' x 6' = 108 SF Deduction

3'6" x 10'6" = 37 SF Deduction

Total Deductions Equal 244 SF

Net Total of Upstairs Cottage - 389 SF

Main Floor 603 SF

Grand Total 992 SF

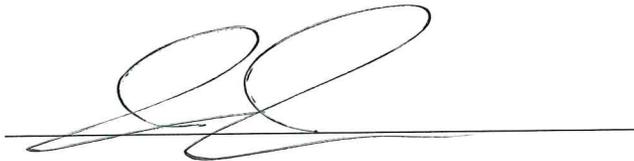
Note: Please see drawing provided in packet, highlighted areas in yellow represent deductions due to vaulted ceilings and stairwell half allowance.

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**Response To Pre-Application Conference
Approval for Accessory Residential Unit**

It was determined in the previous numbers represented the exterior square footage of the dwelling in the previous calculation. With a second set of eyes, Josh Johnson determined that the calculation did not truly represent GMFA or Gross Habital Floor Area of internal space.

Certified Measure by:



Josh Johnson, General Contrator
Licensed In State Of Oregon

License Number

177939

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Newly Constructed Garage / Cottage



PROJECT

OWNER:

CONTRACTOR:

STRUCTURAL ENGINEER:

LOT SIZE:
ZONING (SPLIT):
OCCUPANCY GROUP:
ELEVATION:
EARTHQUAKE:
BASIC WIND SPEED:
FROST LINE DEPTH:
ASSUMED SOIL BEARII

SOLAR CALCULATION
AVERAGE LOT SLOPE
N/S LOT DIMENSIONS

LOT CLASSIFICATION:
FORMULA 1: 30' / 0.4
(H) HIGHEST SHADE PI
STD. A*: SSB = H - 6'

ADDITIO

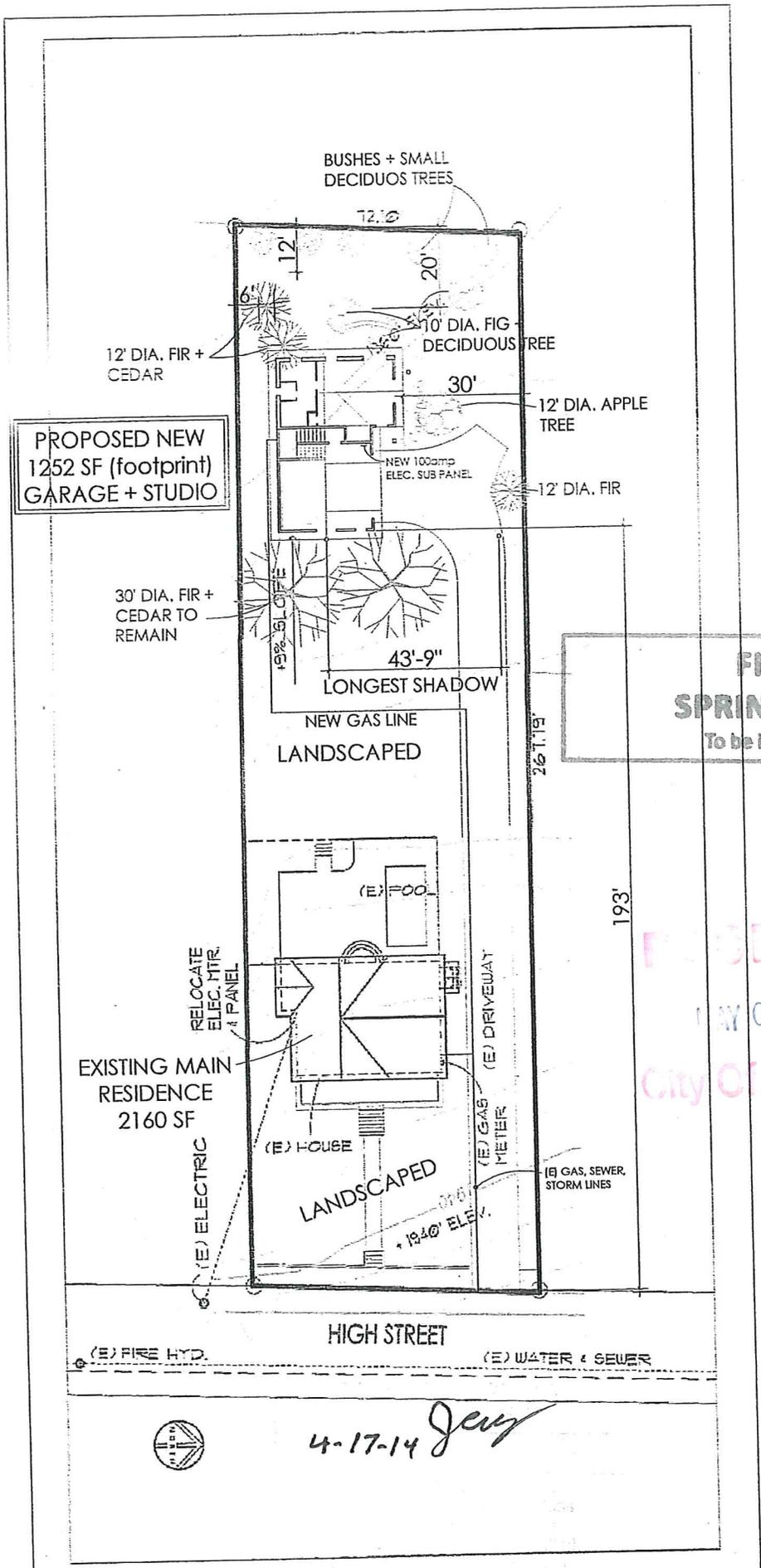
PROJECT HAS BEEN D
OREGON BUILDING C

CONFIRM DIMENSION
OTHERWISE. ALL WRIT
DIMENSIONS. VERIFY
DISCREPANCIES OR C
OF THE DESIGNER / BL

DRAWINGS ARE FOR

**FIRE
SPRINKLERS**
To be installed

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PROPOSED NEW
1252 SF (footprint)
GARAGE + STUDIO

12' DIA. FIR +
CEDAR

BUSHES + SMALL
DECIDUOUS TREES

72'-0"

12'

20'

10' DIA. FIG
DECIDUOUS TREE

30'

12' DIA. APPLE
TREE

NEW 100amp
ELEC. SUB PANEL

12' DIA. FIR

30' DIA. FIR +
CEDAR TO
REMAIN

43'-9"
LONGEST SHADOW

NEW GAS LINE
LANDSCAPED

26'-11"

193'

RELOCATE
ELEC. MTR.
1 PANEL

EXISTING MAIN
RESIDENCE
2160 SF

(E) ELECTRIC

LANDSCAPED

(E) HOUSE

(E) DRIVEWAY

(E) GAS

METER

(E) GAS, SEWER,
STORM LINES

HIGH STREET

(E) FIRE HYD.

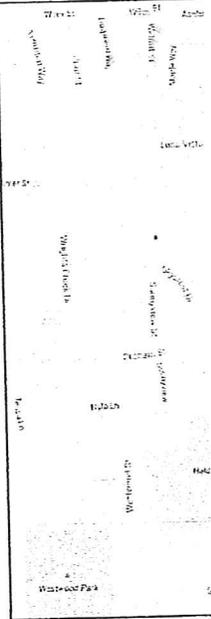
(E) WATER & SEWER



4-17-14 Jerry

SITE PLAN

SCALE: 1" = 20' FULL / 1" = 40' HALF



VICINITY

PROJECT ASSIGNMENTS FOR PLANNING ACTIONS

PA-2014-01956	Lithia & First	All
PA-2014-00725	469 Allison	Swink
PA-2014-00710/711	143/135 Nutley	Swink & Whitford
PA-2014-01283	172 Skidmore	Shostrom
PA-2014-00251	30 S. First St	Whitford
BD-2013-00813	374 Hargadine	Swink
PA-2013-01421	270 N. First St.	Renwick
PA-2013-01828	310 Oak St. (Thompson)	Shostrom
PA-2014-02206	485 A Street	Renwick
PA-2015-00178	156 Van Ness Ave	Kenclairn
PA -2015-00374	160 Lithia Way	Emery
PA-2015-00541	345 Lithia Way	Giordano & Renwick
PA-2015-00493	37 N. Main	Skibby

June 2015



Ashland Historic Review Board Schedule Meet at 3:00pm, Lithia Room*

June 4th	Terry, Kerry, Andrew
June 11th	
June 18th	
June 25th	
July 2nd	

*Call 541-488-5305 to verify there are items on the agenda to review