

CITY OF ASHLAND

HISTORIC COMMISSION MEETING

AGENDA

June 8, 2016 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 4, 2016
- 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. **DISCUSSION ITEMS:**
Possible amendment to Chapter 18 – Placement of public art on a historical contributing structure.
- VI. **COMMISSION ITEMS NOT ON AGENDA:**
165 Water Street-Amy Gunter
- VII. **PLANNING ACTION REVIEW:**

PLANNING ACTION: 2016-00818

SUBJECT PROPERTY: 163/ 175 N. Pioneer Street

OWNERS: Yates

APPLICANT: C. Brown

DESCRIPTION: A request for Site Design Review approval to install wooden arbors in the front of both Ruby's and Gil's in order to define the outdoor seating area and increase the aesthetic connection to the street. The proposed arbors will not be connected and are being reviewed under one application.

COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1 **ASSESSOR'S MAP:** 39 1E-09-BB;

TAX LOTS: 12500 and 12600

PLANNING ACTION: PA-2016-00847

SUBJECT PROPERTY: 252-256 B Street

OWNERS: Maura & Kathleen Van Heuit

APPLICANT: Jerome White of Kistler + Small + White Architects

DESCRIPTION: A request for Site Design Review and Conditional Use Permit approval to allow a remodel and 1,664 square feet of additions to the three-unit building located at 252-256 B Street. A Conditional Use Permit is required because the proposal exceeds the Maximum Permitted Floor Area in a Historic District by 13.6 percent. The application also includes a request for an Exception to the Site Design and Use Standards' Historic District Design Standards (18.4.2.050.B.12) which directs that "Additions on the primary façade or on any elevation that is visually prominent from a public right-of-way, and additions that obscure or destroy character defining features" are to be avoided. The proposal will remove the existing decorative gable and rake details on the front street-facing façade and reapply them to a second-story gable on the proposed addition. The gable will be raised approximately eight feet to accommodate the second story.

COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; **ZONING:** R-2;

ASSESSOR'S MAP: 39 1E 09BA; **TAX LOTS:** 5700

PLANNING ACTION: PA-2016-00587

SUBJECT PROPERTY: 872 Siskiyou Boulevard

OWNER: John Shrode

APPLICANT: Suncrest Homes, LLC

DESCRIPTION: A request for a Variance to allow for the construction of a new driveway at 872 Siskiyou Boulevard. The Variance is required to construct a new driveway that is proposed to be less than 100 feet from an existing driveway on Siskiyou Boulevard. **COMPREHENSIVE PLAN**

DESIGNATION: Low Density Multiple Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09DA; **TAX LOT #:** 6900.

VIII. NEW ITEMS:

Review board schedule
Project assignments for planning actions
Historic Preservation Week wrap up

IX. OLD BUSINESS:

Golden Spike plaque update
Pioneer Mike update

X. DISCUSSION ITEMS:

XI. ADJOURNMENT:

ASHLAND HISTORIC COMMISSION
DRAFT Meeting Minutes

May 4, 2016

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

CALL TO ORDER:

Commission Chair, Shostrom called the meeting to order at 6:01pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland OR 97520.

Commissioners Present:	Council Liaison:
Mr. Shostrom	Carol Voisin
Mr. Skibby	
Mr. Whitford	Staff Present:
Mr. Ladygo	Mark Schexnayder; Staff Liaison
Mr. Swink	Regan Trapp; Secretary
Mr. Emery	
Ms. Kencairn	
Commissioners Absent:	Mr. Giordano (E)

APPROVAL OF MINUTES:

Ladygo motioned to approve minutes from April 6, 2016. Swink seconded. Whitford abstained

PUBLIC FORUM:

There was no one in the audience wishing to speak.

COUNCIL LIAISON REPORT:

Voisin gave the Council Liaison report. Items discussed were:

- Council added 3 new amendments to ordinances focused on downtown behavior related to non-criminal activity.
 - Obstructing sidewalks and passageways -6ft of sidewalk must remain clear at all times.
 - No solicitation of money 20 feet from an ATM or at any outside restaurants.
 - Effective June 3rd, smoking is prohibited downtown and in public spaces (sidewalks) and 20 feet from any outdoor restaurant city wide. Smoking is allowed in alleys, alleyways and parking lots only.
- Employee union negotiations are complete.
- The sewer issue at the Shafer house is still being worked on and is confidential information at this time.
- The Fire Chief has requested 3 additional firefighters. He is asking for \$120,000 over the next 4 years.
- \$315,000 was approved for updating the water master plan.
- Council will receive a presentation on modern art by the artist of the “Gather” sculpture. Ms. Seltzer, the staff liaison of the Public Arts Commission will notify Historic Commission when this is to be presented. It was

suggested that George Kramer give a presentation to Council regarding the national historic districts and if the Council would be open to it. After a brief discussion, the Historic Commission motioned in support of the presentation.

Shostrom motioned in support of the presentation. Kencairn seconded. No one opposed.

Shostrom read aloud the procedure for public hearings.

PLANNING ACTION REVIEW:

PLANNING ACTION: PA-2016-00209

SUBJECT PROPERTY: 25 North Main Street

OWNERS: Ashland Holdings, LLC

APPLICANT: Allan Sandler

DESCRIPTION: A request for Site Design Review approval for a balcony addition for the property located at 25 North Main Street. The application includes a request for two Exceptions to the Site Development and Design Standards: 1) to allow a balcony on the front of the building extending into the North Main Street right-of-way where the Downtown Design Standards in AMC 18.4.2.060.C.2 prohibit projecting balconies in a street facing elevation; and 2) to allow an addition on a primary façade or elevation that is visually prominent from a public right-of-way or that obscures character defining features where the Historic District Design Standards in AMC 18.4.2.050.B.12 direct that such additions are to be avoided. The application also proposes to remove and replace the two street trees in front of the building. **COMPREHENSIVE PLAN DESIGNATION:** Commercial Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09 BB; **TAX LOT:** 70000

There was no ex parte contact or conflict of interest indicated by the Commission.

Schexnayder gave the staff report for PA-2016-00209.

The Commission reviewed the history of the building with Schexnayder. According to SHPO it is individually listed.

Shostrom opened the public hearing to the applicant.

Allan Sandler, owner of Granite Taphouse, residing at 1260 Prospect St, Ashland, OR addressed the Commission regarding his project.

There was some discussion by the Commission in regards to the size of the columns on the outside of the building.

Shostrom closed the public hearing to the applicant and opened to the Commission for discussion.

Kencairn motioned to approve PA-2016-00209 with conditions below. Ladygo seconded. No one opposed. Emery abstained.

Historic Commission would like to review a future revised proposal which would be limited to changing the design of the corbels. The commission suggested that a simplified corbel design would be an appropriate treatment for the subject building.

PLANNING ACTION: PA-2016-00763

SUBJECT PROPERTY: 5 North Main Street

OWNERS: Parkview Plaza LLC

APPLICANT: Barry and Kathleen Thalden

DESCRIPTION: A request for Site Design Review approval for the installation of Public Art at 5 North Main Street. The application involves the painting of a mural upon the entirety of the south wall facing Calle Guanajuato. **COMPREHENSIVE PLAN DESIGNATION:** Commercial Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09 BB; **TAX LOT:** 50003

There was no ex parte contact or conflict of interest indicated by the Commission.

Schexnayder gave the staff report for PA-2016-00763.

Shostrom opened the public hearing to the applicant.

Barry and Kathryn Thalden, 550 Ashland Loop Road, Ashland, OR addressed the Commission regarding their proposal. Ms. Thalden stated that this is a lively space in Ashland with the outdoor restaurants and market and the tourists love to come there. Ms. Thalden went on to say that they would like to celebrate Guanajuato's entry into Ashland. In their visits to our sister city, the Thalden's interviewed 6 artists and did find one artist that stood out from the rest and was very capable of taking on this project. This artist captured the spirit of Guanajuato in her paintings. Mr. and Ms. Thalden presented the Commission with photos of the proposed mural and stated that it will not change any of the structural or physical characteristics of the building. Ms. Thalden impressed upon the fact that both the Public Arts Commission and the Parks Commission have approved this design. They spoke about the timeline of the work and stressed that the work start on June 1st and be completed for the ribbon cutting ceremony on July 4th for the International Celebration. Mr. Thalden remarked that Denise Baxter will be the "technical advisor" for the project and will be there to give suggestions on paint and UV coating. There will also be 5 assistant artists from SOU helping as well.

Bruce Roberts, owner of the building, at 5 N. Main, Ashland, OR addressed the Commission. He is proud to be the recipient of this mural on the Calle and that this is an amazing gift given to The City of Ashland.

Mina Turner president of the Amigo Club at SOU addressed the Commission. Ms. Turner gave a brief summary of the relationship between the sister cities.

Shostrom asked about where the color from the mural ends and Mr. Thalden stated that the painting ends at the downspouts. Ladygo stated that it's an awkward surface to paint on and asked if the artist has looked at the wall as of yet. Ms. Thalden stated that Denise Baxter has looked at it and she will be assisting the artist.

Allan Sandler, 1260 Prospect, Ashland, OR addressed the Commission. Mr. Sandler stated he likes the design and would like to see some sort of narrative on the mural so when people stop to look at the painting, they can read about it as well.

Ann Seltzer, Staff Liaison to the Public Arts Commission, addressed the Commission. Ms. Seltzer spoke about the wall prep and emphasized that there is a series of steps that the artist (with Denise Baxter's help) will take to ensure that the palette colors are maintained. She went on to say, that there will be a final clear coat applied at the end as an anti-graffiti protectant and to prevent sun damage. Ladygo asked if the shade protectors will stay and Ms. Thalden stated that yes, they will stay. The artwork that hangs on the walls (during the Artisan's market) of the building will not be allowed anymore and Ms. Seltzer added that the Parks Commission has agreed to move the gate (entry) altogether and put in a removable ballard at the entrance of the Calle.

Shostrom closed the public hearing and opened to the Commission for comments.

The Commission was strongly supportive, and thought the location was appropriate given that it was a subordinate façade that lacked any character-defining architectural features. They noted that the surface was not the best for a mural and might need an undercoat to smooth it out, but that overall it was an improvement to the building. They also noted that the art itself and the artist were appropriate of the location for the Calle's role in the sister city relationship.

Whitford motioned to approve PA-2016-00763 as presented. Kencairn seconded. No one opposed.

NEW ITEMS:

- Review board schedule
- Project assignments for planning actions
- Historic Preservation Week

OLD BUSINESS:

There was no old business to discuss.

DISCUSSION ITEMS:

- Theater Corridor Project - RFQ
- Iron Mike

The Commission reviewed the RFQ for the Public Art Commission's proposed Theater Corridor Project. The Commission recommended no changes and thanked the Public Arts Commission for listening to their comments and incorporating them into the RFQ.

The Commission briefly discussed their possible involvement in the rededication of Iron Mike but decided to table the issue until next meeting.

Skibby stated that he would like tours of the Railroad district to start on June 17th at 10am and go through the end of September. Trapp will make flyers for distribution to hotels in the area.

COMMISSION ITEMS NOT ON AGENDA:

There were no items to discuss.

Review Board Schedule

May 12 th	Terry, Kerry, Tom
May 19 th	Terry, Sam, Bill
May 26 th	Terry, Kerry, Tom
June 2 nd	Terry, Bill, Andrew
June 9 th	Terry, Keith, Dale

Project Assignments for Planning Actions

PA-2014-01956	Lithia & First	All
PA-2014-00710/711	143/135 Nutley	Swink & Whitford
PA-2014-01283	172 Skidmore	Shostrom
PA-2014-02206	485 A Street	Ladygo
PA-2015-00178	156 Van Ness Ave	Kencairn
PA -2015-00374	160 Lithia Way	Emery
PA-2015-00878	35 S. Pioneer	Ladygo
PA-2015-01496	35 S. Second-Winchester Inn	Shostrom
PA-2015-01695	399 Beach	Skibby
PA-2015-01769	860 C	Ladygo
PA-2015-01517	209 Oak	Shostrom
PA-2015-02203	868 A Street	Whitford
PA-2016-00073	151 Pioneer	Swink
PA-2016-00275	574 Allison	Emery
PA-2016-00387	95 N. Main	Shostrom
PA-2016-00763	5 N. Main	Swink
PA-2016-00209	25 N. Main	Kencairn

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled June 8, 2016 at 6:00 pm.

There being no other items to discuss, the meeting adjourned at 8:15pm

Respectfully submitted by Regan Trapp



NOTICE OF APPLICATION

PLANNING ACTION: PA-2016-00818

SUBJECT PROPERTY: 163/175 N. Pioneer

OWNER/APPLICANT: Joan Yates/Christopher Brown

DESCRIPTION: A request for Site Design Review approval to install wooden arbors in the front of both Ruby's and Gil's in order to define the outdoor seating area and increase the aesthetic connection to the street. The proposed arbors will not be connected and are being reviewed under one application. **COMPREHENSIVE PLAN DESIGNATION:** Commercial;
ZONING: C-1 **ASSESSOR'S MAP:** 391E-09-BB; **TAX LOTS:** 12500 and 12600

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday June 8, 2016 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: May 25, 2016

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 8, 2016



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

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.

PROJECT NARRATIVE/FINDINGS

4.20.16

PROJECT NAME: 163-175 North Pioneer Street

TYPE OF PLANNING ACTION: A request for Site Review approval for 2 exterior arbor/shade structures at 163-175 N. Pioneer Street.

PROJECT INFORMATION:

OWNER:

Joan Yates
232 4th Street
Ashland, OR 97520

CLIENT:

Christian Senf
175 N.Pioneer Street
Ashland, OR 97520

ARCHITECT:

Christopher Brown
426 A Street Suite 101
Ashland, OR 97520

PROJECT ADDRESS:

163 – 175 North Pioneer Street

LEGAL DESCRIPTION:

39-1E-09 BB Tax Lot 12500

COMPREHENSIVE PLAN DESIGNATION:

Commercial

ZONING DESIGNATION:

C-1

SITE DATA:

Area of Property:	6377.53 S.F. (.15 acres)	100%
Site Coverage Area	4456 S.F.	69%
Gil's Building Footprint	760 S.F.	12%
Ruby's Building Footprint	837 S.F.	13%
Landscape Area	976 S.F.	31%

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APR 20 2016

City of Ashland

CAR PARKING REQUIRED

Total Spaces Required: 5
1 Space per 4 Seats [20 seats total] = 5 Spaces
Existing Spaces: [3 off-street, 2 street] = 5 Spaces

Total Spaces Required = 5

CAR PARKING SPACES PROVIDED:

Total Spaces Provided: 5
On-Street
 Standard 2 Spaces
On-Site
 Standard 2 Spaces
 ADA 1 Spaces

**On-Site Total= 3 Spaces
On-Street Total= 2 Spaces**

BICYCLE PARKING REQUIRED:

Total Spaces Required: 2

**Total Spaces Required = 2 Spaces
100% Sheltered**

BICYCLE PARKING PROPOSED:

Total Spaces Proposed: 10

**Total Spaces Provided = 10 Spaces
100% Sheltered**

TOTAL PARKING CREDITS PROPOSED:

On-Street
 Standard 2 Credit
On-Site
 Standard 1 Credit
 ADA 1 Credit
Bicycle
 5 spaces beyond the 2 required 1 Credit

Total Parking Credits Proposed: 6 Credits

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APR 01 2013

City of Oakland

SITE DESCRIPTION:

LAND USE:

In the general area of the subject property, there currently exist a variety of occupancies and uses. These range from restaurants, retail stores, traveler's accommodations, residential occupancies, as well as professional business and medical offices.

There is also a combination of zoning districts which include C-1, C-1-D, R-2 and E-1 w/ residential overlay. Uses and Zoning Districts immediately adjacent to the subject property are as follows:

North Pioneer Street: Commercial/ Low Density Multiple-Family Residential and Employment w/ a Residential Overlay; Zoned C-1, R-2, E-1 (residential overlay).

Lithia Way: Commercial and Commercial Downtown; Zoned C-1, C-1-D

B Street: Low Density Multiple-Family Residential and Commercial; Zoned R-2, C-1

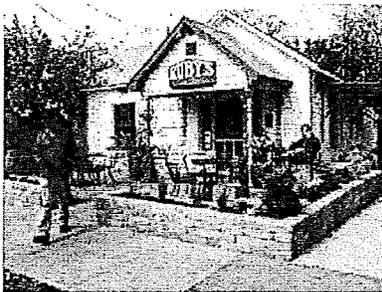
Oak Street: Commercial, Commercial Downtown, Low Density Multiple-Family Residential and Employment w/ a Residential Overlay; Zoned C-1, C-1-D, R-2, E-1 (residential overlay).

The subject property is zoned for Commercial use (C-1) and is located within one of Ashland's Detail Site Review Zones. The block is situated between the more intensely developed commercial downtown core, with the public parking lot just across the street to the east, and the residentially zoned neighborhood a half-block to the north along B Street. In previous applications in the vicinity, the block has been described as a buffer area providing a transition between the commercial core of the downtown and the Railroad District Residential neighborhood across the street.

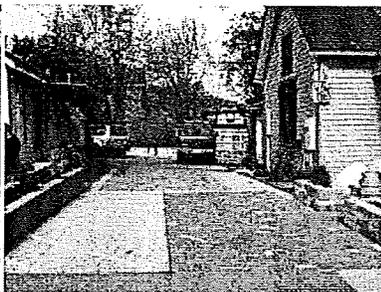
The purpose of the C-1 District is to stabilize, improve and protect the characteristics of those areas providing commercial commodities and services.

PHYSICAL CHARACTERISTICS:

The subject property's address is 163-175 N. Pioneer Street, located on the west side of the street in the Ashland Railroad Addition district. The lot is rectangular and approximately 3049.2 S.F. (.07 acres) in size with 45'-6" frontage on N. Pioneer.



1.01 Eastern View of 163 N. Pioneer Existing



1.02 Eastern View of Shared Drive Existing



1.03 Eastern View of 175 N. Pioneer Existing

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3/10/2013

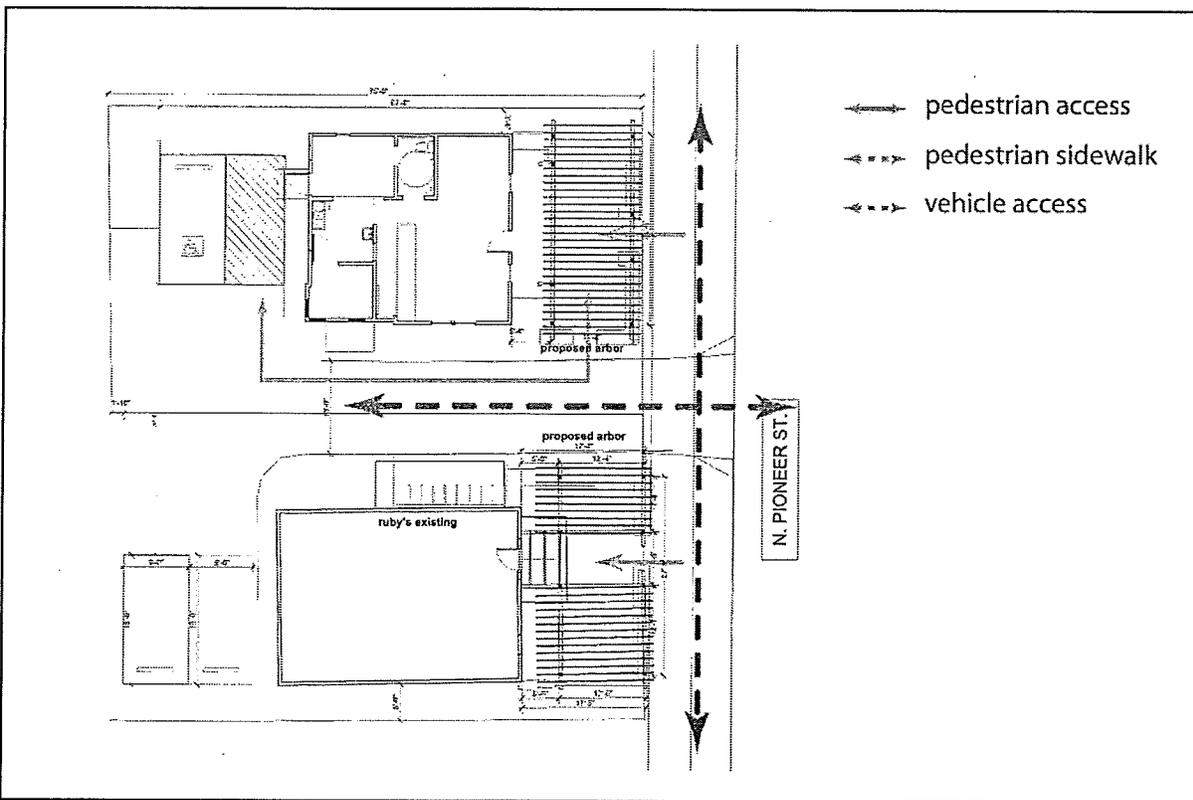
CITY OF ASHLAND

ACCESS TO PROPERTY:

Vehicle access to the property is via a 13'-0" ROW driveway off N. Pioneer Street. There is an existing driveway apron. Pedestrians are able to access the building by a pathway leading from N. Pioneer Street's 6'-0" pedestrian sidewalk, which extends along the entire eastern property border. A 3'-0" accessible route connects the accessible space aisle to the front entrance of 175 N. Pioneer.

ROW:

- N. Pioneer – 36'-0"
- B Street – 36'-0"
- Lithia Way – 44'-0"
- Oak Street – 36'-0"



1.04 Property Access

HISTORIC DISTRICT/HISTORIC COMMISSION REVIEW:

The subject property is located within Ashland's Railroad Addition Historic District and is designated "The Clarence and Rachel Bell Rental." The building is considered to be a "non-contributing" resource because it has been substantially modified over time with applied detailing and re-constructed elements and doesn't currently reflect its historic period of development. However, the applicant understands the importance for the proposed improvements to be consistent with applicable design standards, including those for Historic District Development. The applicant believes that the proposed design is consistent with these standards.

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MAY 01 2015
CITY OF ASHLAND

RAILROAD ADDITION HISTORIC DISTRICT PRECEDENT:

While the applicant believes that the proposed arbor design is consistent with the above standards and is in keeping with the neighborhood aesthetic (see photos below), the applicant believes that this proposal constitutes a Railroad Addition Historic District precedent. As a result, the applicant has taken great measure to ensure that the proposed structure's aesthetics are in keeping with similar structures found within the Railroad Addition Historic District.



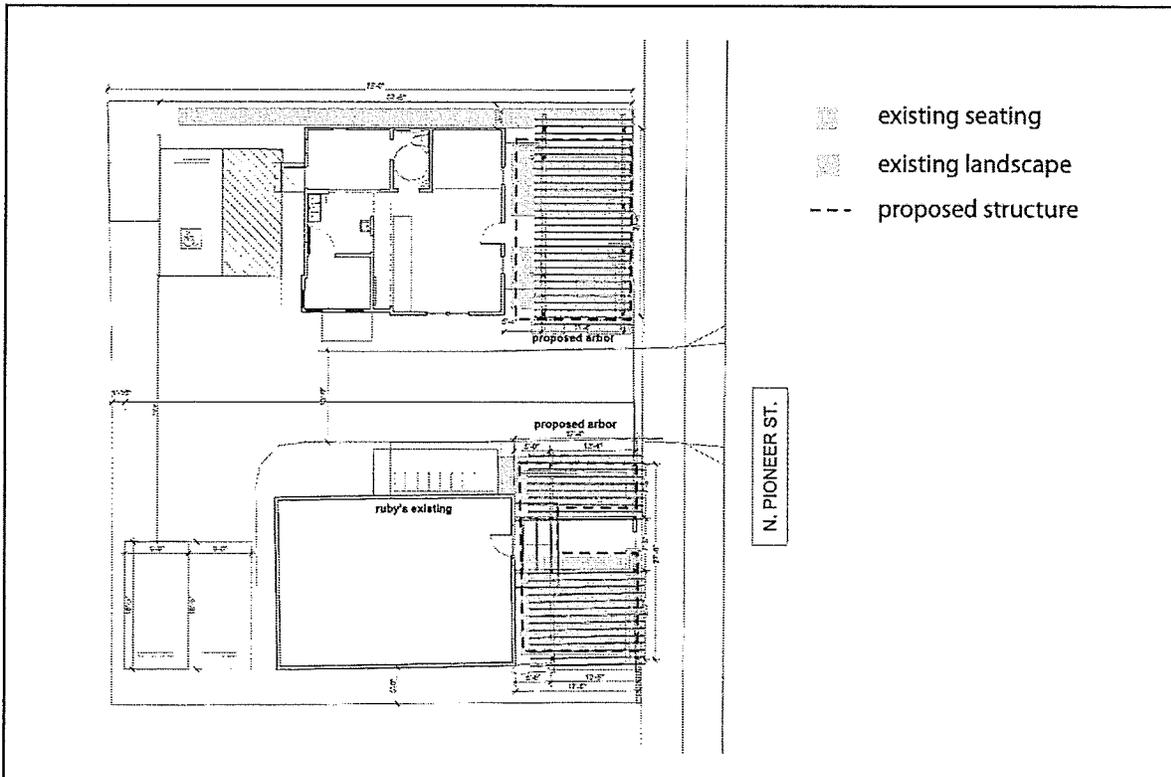
1.05 Arbor Structure at 471 A Street.

1.06 Arbor Structure at 243 4th Street.

1.07 Arbor Structure at 237 N 1st Street.

DISTINGUISH OUTDOOR SEATING AND VEHICULAR CIRCULATION:

The Historic Commission's previous recommendations for the properties emphasized the need to distinguish outdoor seating from parking and circulation and to provide landscape buffering to better define the spaces. The applicant believes that the addition of the proposed structure helps to further distinguish outdoor seating from parking and circulation.



1.08 Existing Seating and Landscape Area with Proposed Arbor Structure

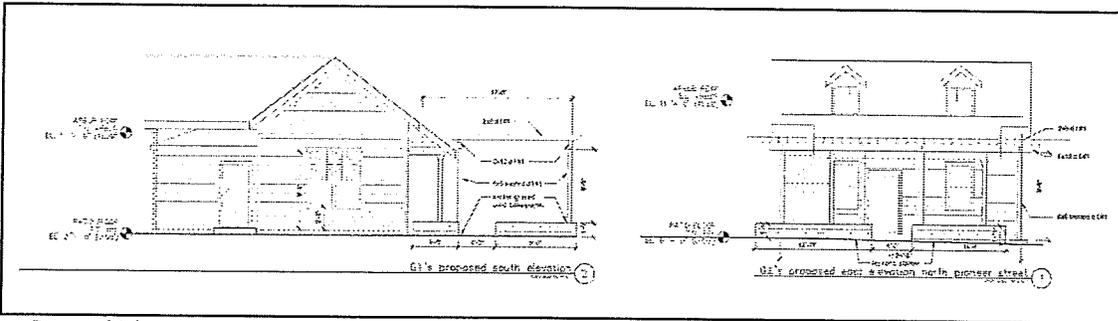
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MAJOR PEDESTRIAN ENTRY/ORIENTATION TO STREET:

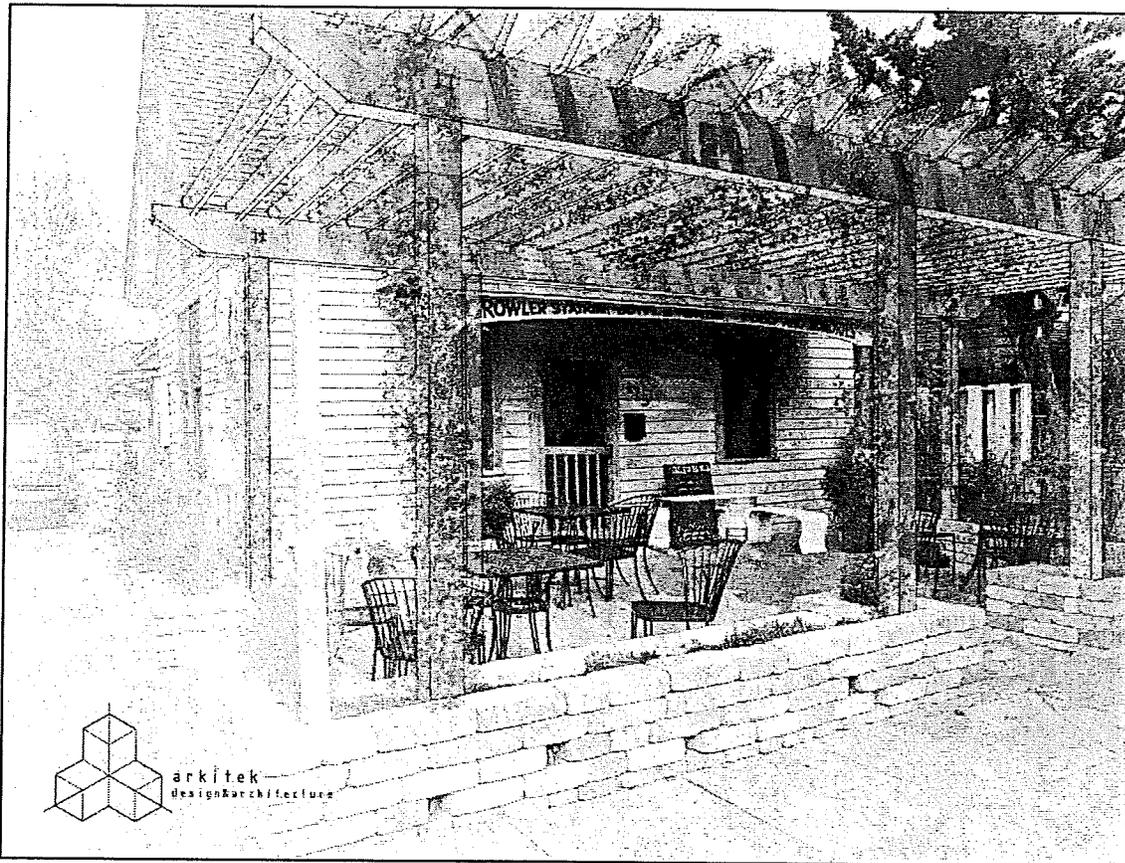
In addition, to further distinguishing spaces the applicant believes that the proposed structure further increases the properties' connection to the street creating an aesthetic entryway to the structures and clear pedestrian link to N. Pioneer Street.

175. N. Pioneer St.:

The proposed arbor structure at 175 N. Pioneer will create a strong an inviting link to N. Pioneer St. The raised arbor allows for the front face of the building façade to be clearly visible while establishing an open, festive outdoor space further enhancing both the building and neighborhood aesthetic.



1.09 Proposed Arbor Structure at 175 N. Pioneer.

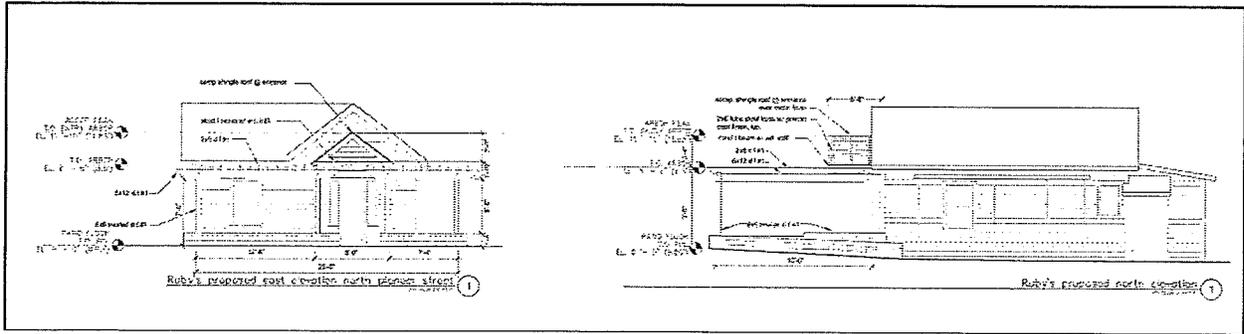


1.10 Rendering of Proposed Arbor Structure at 175 N. Pioneer.

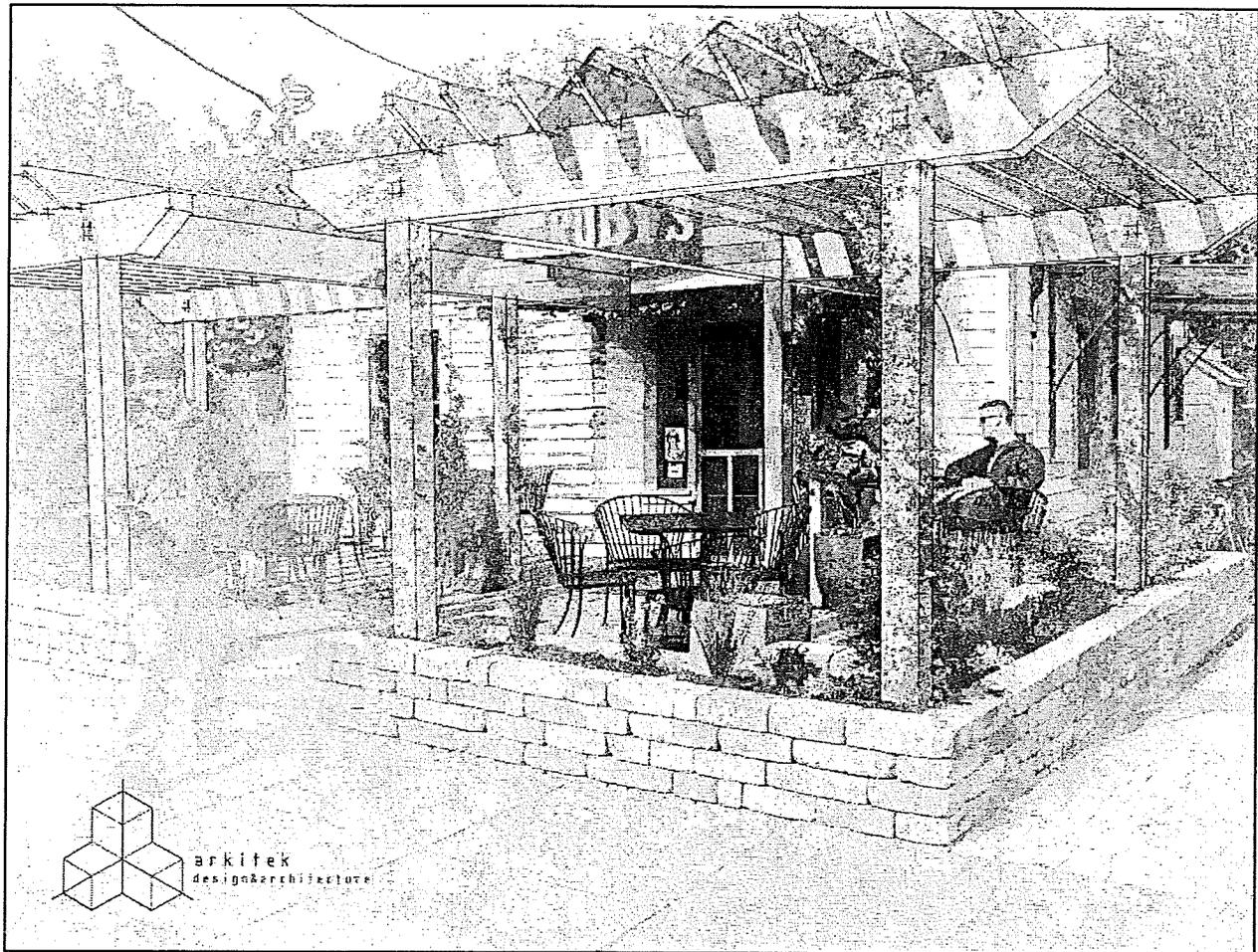
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City of Ashland

163. N. Pioneer St.:

The proposed arbor structure at 163 N. Pioneer St. will create an aesthetic and intimate entrance strengthening the buildings connection to N. Pioneer St. The proposed structure will visually become part of the buildings current entrance way. The proposed arbor is significantly lower than it's counterpart at 175 N. Pioneer St. providing a more intimate experience and aesthetic that compliments the existing building, the neighboring structure, and the neighborhood.

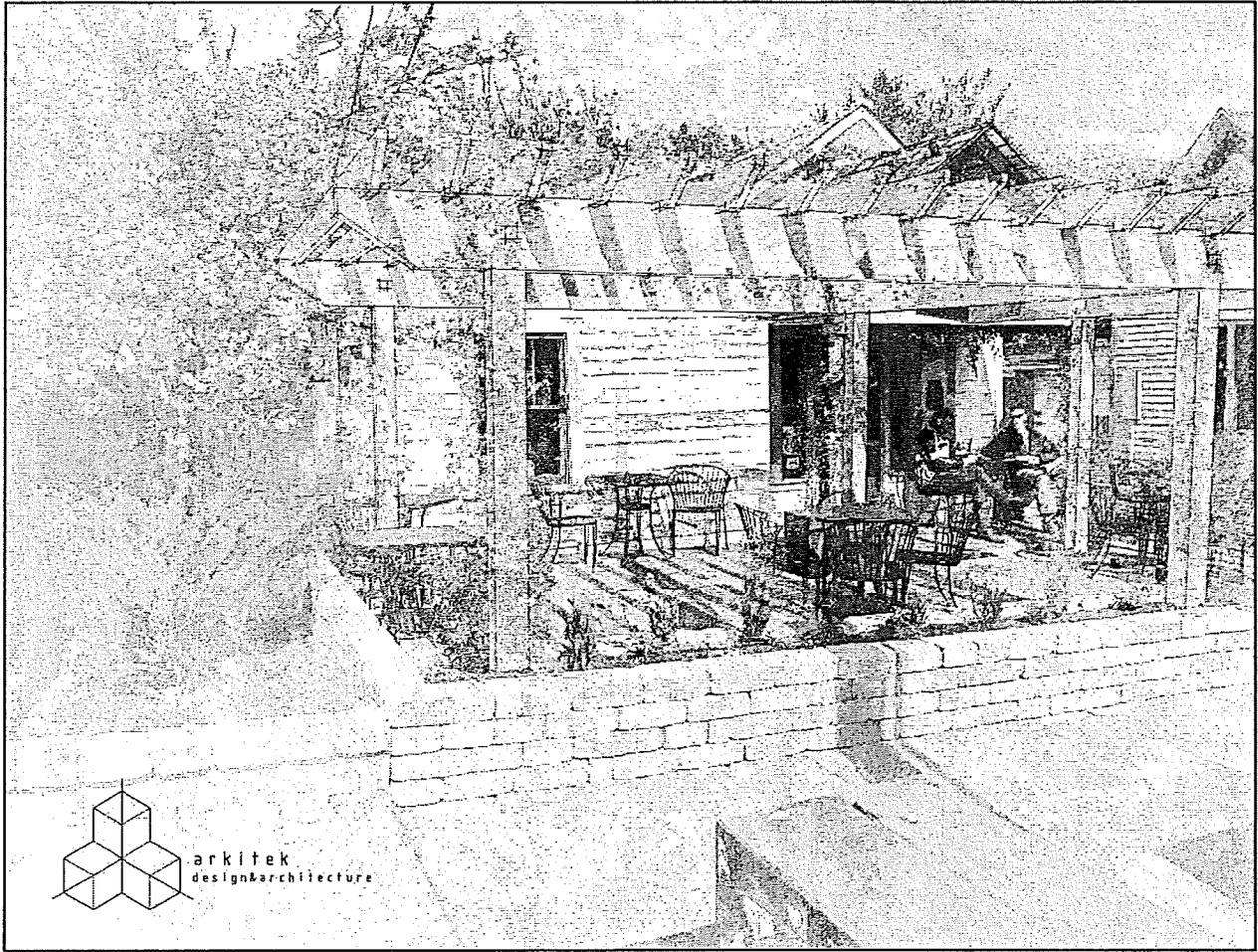


1.11 Proposed Arbor Structure at 163 N. Pioneer St.



1.12 Rendering of Proposed Arbor Structure at 163 N. Pioneer St.

RECORDED
JAN 01 2016
CITY OF DENVER



1.13 Rendering of Proposed Arbor Structure at 163 N. Pioneer St.

APPROVED
4/11/01 2015
City of Portland

LANDSCAPE BUFFER:

The existing landscape will not be changed by the proposed structure.

PROJECT DESCRIPTION:

REQUEST:

The subject property is located at 163- 175 N. Pioneer Street, in the Ashland Historic District, between Lithia Way and B Street on two lots totaling 6377.53 S.F. (.15 acres). The existing commercial food and beverage establishments have by all accounts been a welcome addition to the Railroad Addition Historic District. The applicant requests to further improve the aesthetic and welcoming atmosphere of these establishments by:

- 1.) Add a decorative arbor structure to 163 N. Pioneer
- 2.) Add a decorative arbor structure to 175 N. Pioneer

It is the intention of this project to add decorative arbor structures consistent with the type and design of similar arbor structure found in the Railroad Addition Historic District.

COMMERCIAL ZONING COMPLIANCE:

The proposed usage complies with the C-1 Zone District (Chapter 18.32) in regard to permitted uses, setbacks, lot coverage, and height.

LANDSCAPE/OPEN SPACE IMPROVEMENTS:

It is the applicant's belief that the proposed structure will significantly improve the current landscaped seating area. The proposed structure will simultaneously strengthen the buildings connection to N. Pioneer St. while serving to further define space.

The existing landscape will remain in place and be protected during construction.

PARKING LOT LANDSCAPING AND PARKING LOT TREE:

The site currently meets the parking lot landscaping and parking lot tree requirements.

UTILITIES:

All utilities associated with the proposal are within the Pioneer Street right-of-way and already extend to the building. The proposal will not create a need to increase the site's infrastructure.

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FINDINGS:

SITE REVIEW (Chapter 18.72)

The planning Staff/Commission can approve a Site Review when the following criteria have been addressed:

A. All applicable City Ordinances have been met or will be met by the proposed development.

COMMERCIAL ZONE DISTRICT (CHAPTER 18.32)

PERMITTED USES

The City's Comprehensive Plan and Zoning Map shows the subject property to be Commercial C-1. *"This district is designated to stabilize. Improve and protect the characteristics of those areas providing commercial commodities and services."* This proposal is consistent with the City's requirement that an area of the site proportional to the amount of the proposed building expansion (8%) be brought into compliance with the applicable design standards of Basic & Detailed Site Review Requirements as well as Historic District Development Standards.:

ORIENTATION TO THE STREET:

Buildings are to have a clear, primary orientation to the street with entrances oriented to the street and pedestrian access provided from the public sidewalk. When located on a corner-lot, buildings are to be oriented to the corner, or to the higher order street. The building design, hardscape and landscape treatments should all support this orientation. The building has a primary orientation toward N. Pioneer Street and the contiguous 6'-0" pedestrian sidewalk. The eastward facing entrance to the building is to the sidewalk by a pathway.

DISTINGUISH OUTDOOR SEATING AND VEHICULAR CIRCULATION:

The site design is keeping with the Historic Commission's previous recommendation for the need to distinguish outdoor seating from parking and circulation and to buffer people from cars while better defining the space. It is the applicant's belief that the proposed structures further define the patio spaces and create a welcoming entrance to the respective buildings.

LEVEL OF DETAIL:

All necessary drawings including, but not limited to, Site plan with graphic scale, exterior elevations of all structures both as they exist and with the proposed changes; color, material, lighting, and trim details including cross-section drawings and details of the arbor materials, cover and any associated lighting; details of existing and proposed signage; landscaping/irrigation plans; and floor plans for all buildings which identify all kitchen and dining areas, and seating areas have been included in the application.

BUILDING CODE ISSUES:

The applicants have consulted with the Building Official prior to submitting the application.

FIRE CODE ISSUES:

The applicants have consulted with the Ashland Fire and Rescue's Fire Marshall prior to submitting the application.

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PARKING:

The applicants are aware of planning staff concerns about the intensity of uses with limited parking and with the spaces currently provided being under-used or parked with a vehicle taking multiple spaces. It is the applicant's intent to utilize rear parking for employee and ADA parking in order to better utilize and manage parking spaces.

SENSE OF ENTRY:

Buildings are to have their primary entry within 20 feet of the street. Entrances are to be visible, functional, and open to the public during all business hours, and automobile parking and circulation are not to be placed between a building and the street. The applicant intends to enhance the sense of entry to the existing buildings with the proposed structure.

NEIGHBORHOOD OUTREACH:

The applicant is aware that neighbors have previously expressed concern with the Planning Actions for this property. In an effort to facilitate better understanding of the project and alleviate potential concerns the applicants have consulted with neighbors within a 200' radius informing them of the design intent and likely outcomes. It should be noted the applicant has gone to great lengths to improve the landscape and vegetated buffer between neighboring properties, and worked diligently to ensure relations are in good standing.

SUBMITTAL REQUIREMENTS:

The applicant is providing a Narrative and Findings in addition to exhibits for written documentation. The extent of the Graphic Document includes: Site/Elevation/Detail Plans, Floor Plans, Proposed Colors and Materials, and Building Elevation drawings. This information is provided in the Application Package and addresses the submittal requirements of Chapter 18.72.060.

II-C-1.BASIC SITE REVIEW STANDARDS

Approval Standard: Development in all commercial and employment zones shall conform to the following development standards:

II-C-1a. ORIENTATION AND SCALE

Buildings shall have their primary orientation toward the street rather than the parking area. Building entrances shall be functional, and shall be accessed from a public sidewalk. Public sidewalks shall be provided adjacent to a public street frontage.

Buildings that are within 30 feet of the street shall have an entrance for pedestrians directly from the street to the building interior. This entrance shall be designed to be attractive and functional, and shall be open to the public during all business hours. As shown in the Site Plan and Floor Plan the primary orientation is toward N. Pioneer Street. The building entrance is designed to be a clear, aesthetically pleasing and functional pathway connecting to the public sidewalk with direct access from the street. The pedestrian pathway is intended to be open during all business hours.

C. The development complies with the Site Design Standards adopted by the City Council for the implementation of this Chapter.

City of...
...
City...

II-C-1c. LANDSCAPING

- 1. Landscaping shall be designed so that 50% coverage occurs after one year and 90% coverage occurs after 5 years.*
- 2. Landscaping design shall use a variety of low water deciduous and evergreen trees and shrubs and flowering plant species.*
- 3. Buildings adjacent to streets shall be buffered by landscaped areas at least 10 feet in width, except in the Ashland Historic District. Outdoor storage areas shall be screened from view from adjacent public right-of-ways, except in M-1 zones. Loading facilities shall be screened and buffered when adjacent to residentially zoned land.*
- 4. Irrigation systems shall be installed to assure landscaping success.*
- 5. Efforts shall be made to save as many existing healthy trees and shrubs on the site as possible.*

The existing landscape is in compliance with Ashland's landscaping requirements and will not be changed

II-C-1d. PARKING

- 1. Parking areas shall be located behind buildings or on one or both sides.*
- 2. Parking areas shall be shaded by deciduous trees, buffered from adjacent non-residential uses and screened from non-residential uses.*

The existing parking area meets all code requirements and will not be changed.

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Pre Application Narrative

Magnolia Mixed Use Development.

The Owner wishes to develop a three story Mixed Use project at the site of the old gas station at the corner of Water and Van Ness Streets in Ashland. The gas station has recently been removed and Owner is ready to proceed with the rehabilitation of this old brownfield site to an upscale and modern Mixed Use Development providing much needed retail/commercial space and short term/long term dwelling units within walking distance of the core of Ashland.

The Site is 30,973 sf / 0.75 acres, located on the northwest corner of Water and Van-Ness Streets in Ashland. This area is part of the E-1 Historic Overlay zone. The Assessors Map Number is 39 1E 4CC 2000.

The project is designed and arranged to encourage pedestrian interaction. Human scaled alcoves, plazas, and walkways with a variety of forms, shapes, materials and surface textures encourage public gatherings, outdoor recreation and personal interaction by providing interesting meandering pathways and circulation patterns, slowing travel times and creating opportunities for surprise and engagement. The building engages Water and Van Ness streets with an articulated and detailed pedestrian space between the street and the commercial/retail storefronts. Pedestrians can pass through many of the commercial spaces to semi-enclosed outdoor plazas with seating and dining opportunities. A garbage enclosure and a spine of triple loaded parking is concealed behind the building and along a bank to the north. The parking is stacked along the bank, leveraging the natural land form for maximum benefit. A rooftop garden and out door space is also incorporated into the design, helping the building fit better into the natural land contours, which rise significantly (over 10') from south to north. The rooftop garden decreases the impervious footprint of the project while creating a pleasant outdoor public space. Views of the valley to the east and the mountains all around are available from this space. The rooftop space is about 35' above the primary floor level. Since the street elevation along Van Ness increases over 10' from the south end of the building to the north end, the building fits nicely into the natural land contours.

The owners market analysis indicates an unmet need within the Ashland core area for commercial/retail/hotel and long term residential development (ie condo's).

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The components of the project are therefore proposed to be:

Commercial Area:	1,476 sf	
Retail/Anchor Area:	5,298 sf	
Outdoor Area Associated w/Commercial/Retail:	7,863 sf	
<u>Short Term Residential/Hotel:</u>	<u>18,396 sf</u>	
Subtotal Commercial/Retail/Hotel:		33,033 sf (73%)
Long Term Residential:	19,264 sf	(27%)
Total Project Area (Conditioned floor area)	44,800 sf	

SITE PLAN SUMMARY/AREA CALCULATIONS:

ZONING: E-1 (HISTORIC OVERLAY)
ASSESSORS MAP NUMBER: 39 IE 4CC 2000
MIXED USE THREE STORY

SITE AREA: 32,232 SF – 363 SF (Public sidewalk on our site) = 30,963 SF
(0.75 ACRE)

PARKING AREA:	11,158 SF	
LANDSCAPE AREA:	4,746 SF	-15.32%
OUTDOOR RECREATION AREA:	7,863 SF	-25.39%
ROOFTOP RECREATION AREA:	3,259 SF	-10.52%
(SUMMATION OF OUTDOOR RECREATION AREA = 26%)		
SIDEWALKS:	1,508 SF	
BUILDING FOOTPRINT:	9,309 SF	-30.06% LOT COVERAGE
STOREFRONT GLASS:	4,340 SF	-72%
RETAIL/COMMERCIAL WALL AREA IS GLASS		

DWELLING UNITS:	(25 SHORT TERM / 10 LONG TERM)
STUDIOS:	22 UNITS
1 BEDROOMS:	4 UNITS
2 BEDROOMS:	8 UNITS
<u>3 BEDROOMS:</u>	<u>1 UNIT</u>
TOTAL DWELLING UNITS:	35

COMMERCIAL AREA:	1,488 SF
RETAIL/ANCHOR AREA:	5,298 SF
ROOFTOP OUTDOOR AREA:	3,259 SF
ROOFTOP LANDSCAPE AREA:	2,132 SF

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PARKING:

COMMERCIAL:	1,488/500	=3 SPACES
ANCHOR/RETAIL:	5,298/350	=16 SPACES
SHORT TERM/HOTEL:	26 UNITS/1EA	=26 SPACES

CONDO/LONG TERM

1-BDRM (2) @ 1.5/UNIT	= 3 SPACES
2-BDRM (8) @ 1.75/UNIT	= 14 SPACES
3-BDRM (1) @ 2/UNIT	= 2 SPACES
<u>TOTAL LONG TERM PARKING:</u>	<u>=19 SPACES</u>

TOTAL PARKING REQUIRED: 64 SPACES

PARKING CREDITS:

ONE OFF STREET PARKING SPACE CREDIT FOR EVERY TWO ON-STREET PARKING SPACES UP TO FOUR CREDITS, THEN ONE SPACE CREDIT FOR EACH ON STREET SPACE = 10 OFF STREET CREDITS

TOTAL PARKING SPACES REQUIRED (64-10): = 54 SPACES

(3) ADDITIONAL OFF STREET CREDITS FOR
(15) ADDITIONAL BIKE SPACES PROVIDED ABOVE
REQUIRED MINIMUM: = 51 SPACES

BICYCLE PARKING REQUIRED:

COMMERCIAL/RETAIL:

1 BIKE PARKING FOR EACH 5 VEHICLE SPACES = 19/5
= 4 SPACES

DWELLING UNITS:

STUDIO: (22) UNITS @ 1 SPACE / UNIT	= 22 BIKE SPACES
1 BDRM (4) UNITS @ 1 SPACE / UNIT	= 4 BIKE SPACES
2 BDRM (8) UNITS @ 1.5 SPACE / UNIT	= 12 BIKE SPACES
3 BDRM (1) UNIT @ 2 SPACE / UNIT	= 2 BIKE SPACES.

TOTAL BICYCLE PARKING REQUIRED: 40 SPACES
TOTAL BICYCLE PARKING PROVIDED: 55 SPACES

PARKING PROVIDED:

OFF STREET VEHICLE PARKING:	53 SPACES
ON STREET VEHICLE PARKING:	14 SPACES
BICYCLE (COVERED):	55 SPACES

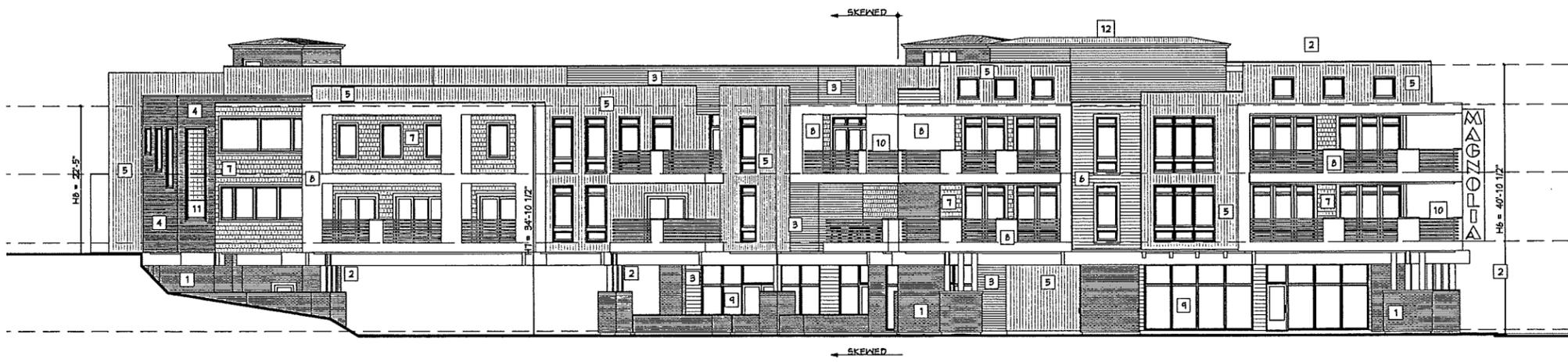


NORTH ELEVATION (ALONG VAN NESS AVENUE)
SCALE: 1/8" = 1'-0"



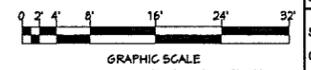
EAST ELEVATION (ALONG WATER STREET)
SCALE: 1/8" = 1'-0"

- ELEVATION KEYED NOTES**
- 1 ELDORADO STONE, "TUNDRABRICK, RIVERBED" BRICK VENEER SYSTEM. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 2 POSTS AND GLU-LAM BEAMS, "HONEY" STAINED AND SEALED WITH CLEAR SEALER. CONTRACTOR SHALL SUBMIT COLOR SAMPLES OF FINISH TO ARCHITECT FOR APPROVAL PRIOR TO APPLICATION.
 - 3 "RICH BLACK" METAL PANEL WALL SYSTEM. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 4 "ZINCALUM" METAL PANEL WALL SYSTEM. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 5 T&G WOOD, "HONEY" STAINED AND SEALED WITH CLEAR SEALER. CONTRACTOR SHALL SUBMIT COLOR SAMPLES TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
 - 6 6" FIBER CEMENT, HORIZONTAL LAP SIDING, PAINTED WITH "SHERWIN WILLIAMS", "KOI POND", SW 1121. CONTRACTOR TO PROVIDE DRAIN DOWN SAMPLE TO ARCHITECT FOR APPROVAL.
 - 7 FIBER CEMENT, SHINGLE SIDING, PAINTED WITH "SHERWIN WILLIAMS", "MOUNTAIN ROAD", SW 1143. CONTRACTOR TO PROVIDE DRAIN DOWN SAMPLE TO ARCHITECT FOR APPROVAL.
 - 8 SMOOTH FINISH CEMENTITIOUS SIDING, PAINTED WHITE. CONTRACTOR TO PROVIDE DRAIN DOWN SAMPLE TO ARCHITECT FOR APPROVAL.
 - 9 "CLEAR, BRUSHED" ALUMINUM STOREFRONT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 10 HORIZONTAL STEEL RAILING POWDER COATED BLACK.
 - 11 GLASS BLOCK.
 - 12 STANDING SEAM METAL ROOF. CHARCOAL FINISH.



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

AVERAGE ROOF HEIGHT	
H1	22' - 5"
H2	34' - 10.5"
H3	40' - 10.5"
H4	34' - 10.5"
H5	40' - 10.5"
H6	40' - 10.5"
H7	34' - 10.5"
H8	22' - 5"
272' - 1" / 8 = 34' - 0"	



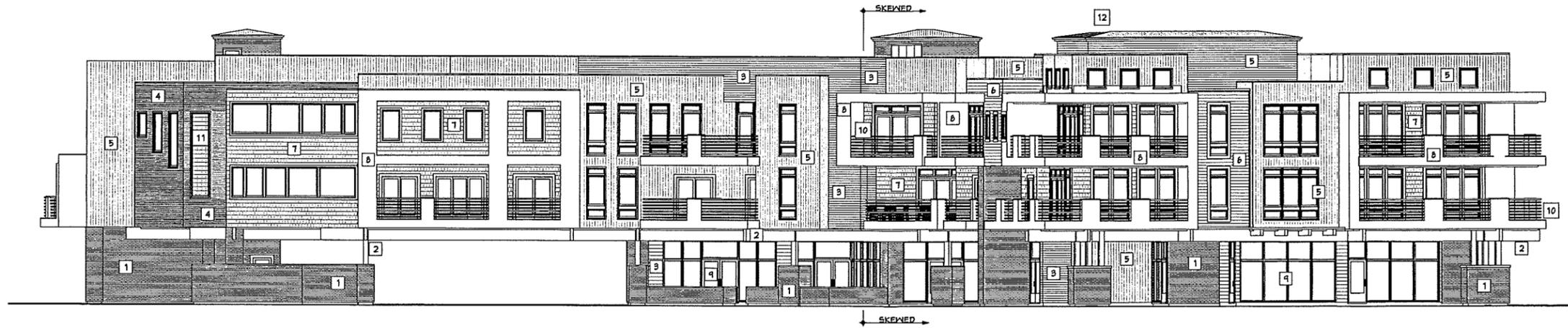
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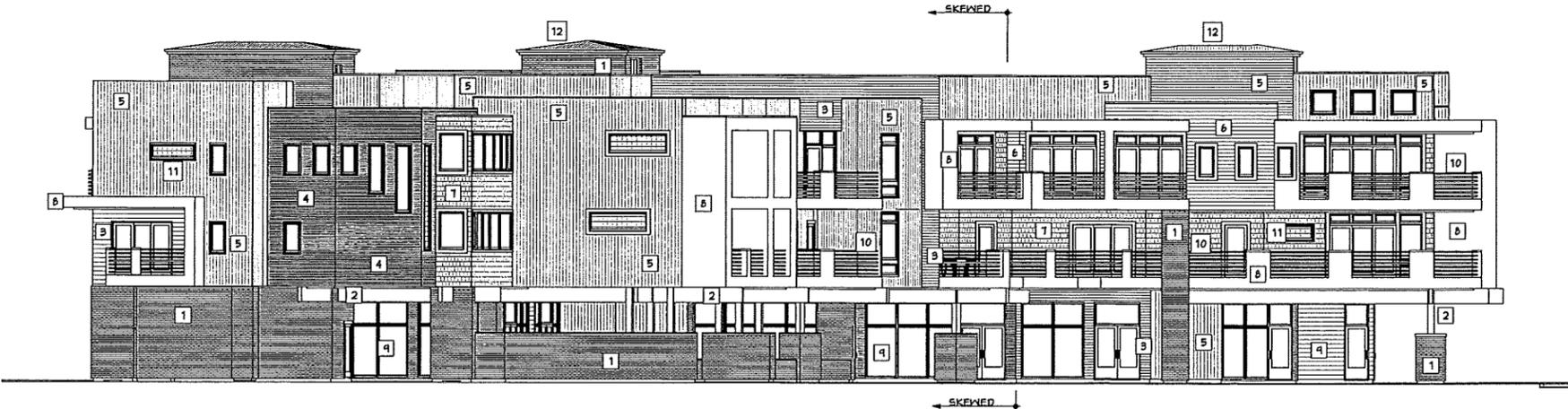
MAGNOLIA MIXED USE
165 WATER STREET
ASHLAND, OREGON 97520

REVISIONS:	BY

FILE:
DATE: 09/29/15
SCALE:
DRAWN: JEH
JOB #: 1506p
SHEET A-3.0
OF



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYED NOTES

- 1 ELDORADO STONE, "TUNDRABRICK, RIVERBED" BRICK VENEER SYSTEM. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 2 POSTS AND GLU-LAM BEAMS, "HONEY" STAINED AND SEALED WITH CLEAR SEALER. CONTRACTOR SHALL SUBMIT COLOR SAMPLES OF FINISH TO ARCHITECT FOR APPROVAL PRIOR TO APPLICATION.
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- 7 FIBER CEMENT, SHINGLE SIDING, PAINTED WITH "SHERWIN WILLIAMS", "MOUNTAIN ROAD", SW T143. CONTRACTOR TO PROVIDE DRAIN DOWN SAMPLE TO ARCHITECT FOR APPROVAL.
- 8 SMOOTH FINISH CEMENTITIOUS SIDING, PAINTED WHITE. CONTRACTOR TO PROVIDE DRAIN DOWN SAMPLE TO ARCHITECT FOR APPROVAL.
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MAGNOLIA MIXED USE
165 WATER STREET
ASHLAND, OREGON 97132

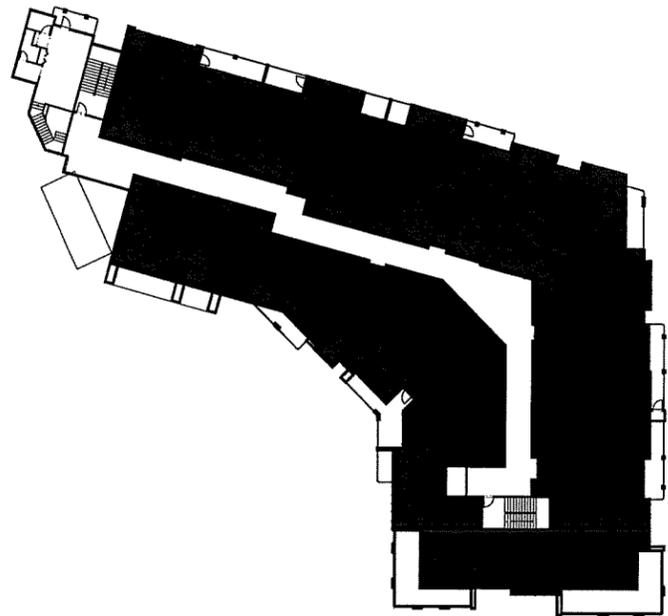
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DATE: 09/29/15
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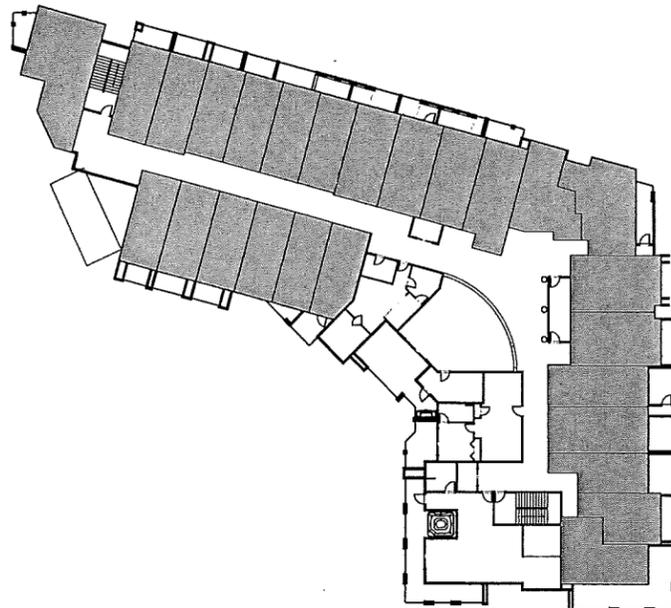




THIRD FLOOR

LEGEND - COLOR KEY

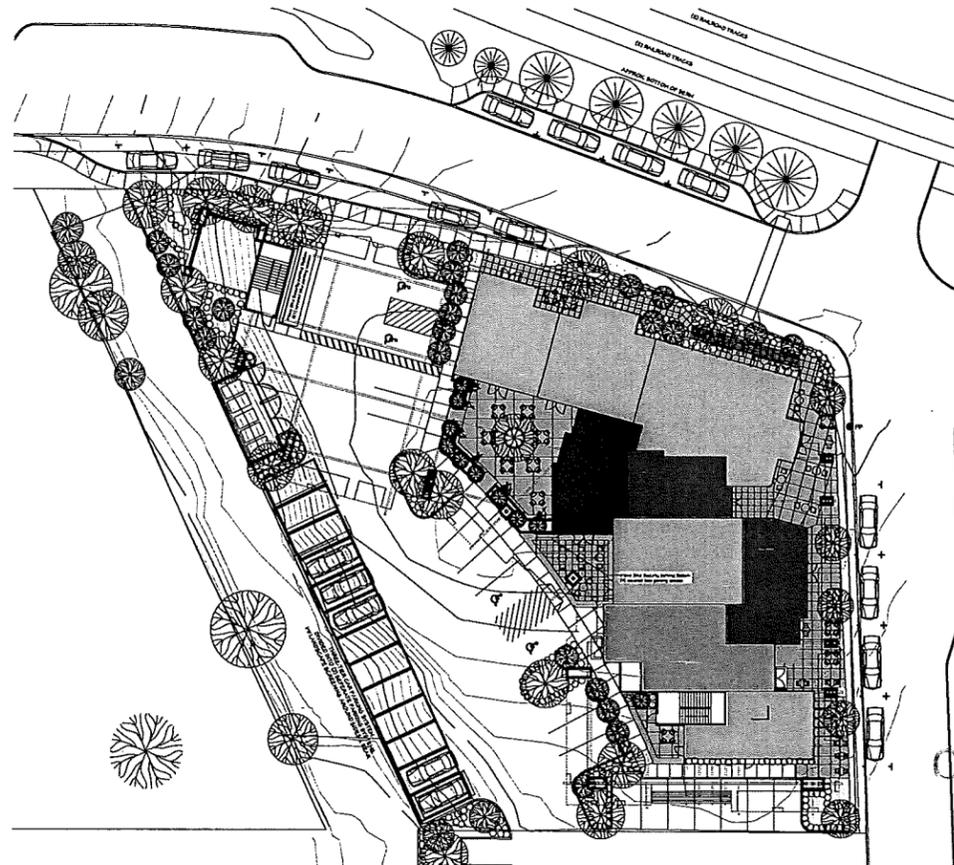
- COMMERCIAL AREA = 1,488 s.f.**
PARKING SPACES PROVIDED = 3 SPACES
- RETAIL AREA = 5,248 s.f.**
PARKING SPACES PROVIDED = 16 SPACES
- SHORT TERM AREA = 18,346 s.f.**
PARKING SPACES PROVIDED = 26 SPACES
- LONG TERM AREA = 19,264 s.f.**
PARKING SPACES PROVIDED = 14 SPACES
- MAIN LEVEL LANDSCAPE AREA = 4,715 s.f.**
ROOFTOP LANDSCAPE AREA = 2,132 s.f.
- MAIN LEVEL RECREATION AREA = 4,089 s.f.**
ROOFTOP RECREATION AREA = 3,259 s.f.



SECOND FLOOR



ROOF TOP



SITE PLAN / FIRST FLOOR

KEY PLAN - PROJECT ZONES
SCALE: 1" = 30'-0"



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MAGNOLIA MIXED USE
165 WATER STREET
ASHLAND, OREGON 97520

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DATE:	09/20/15
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OF	





PLANNING ACTION: 2016-00847
SUBJECT PROPERTY: 252-256 B Street
OWNER: Maura & Kathleen Van Heuit
APPLICANT: Jerome White of Kistler & White Architects
DESCRIPTION: A request for Site Design Review and Conditional Use Permit approval to allow a remodel and 1,664 square feet of additions to the three-unit building located at 252-256 B Street. A Conditional Use Permit is required because the proposal exceeds the Maximum Permitted Floor Area in a Historic District by 13.6 percent. The application also includes a request for an Exception to the Site Design and Use Standards' Historic District Design Standards (18.4.2.050.B.12) which directs that "Additions on the primary façade or on any elevation that is visually prominent from a public right-of-way, and additions that obscure or destroy character defining features" are to be avoided. The proposal will remove the existing decorative gable and rake details on the front street-facing façade and reapply them to a second-story gable on the proposed addition. The gable will be raised approximately eight feet to accommodate the second story.
COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09BA; **TAX LOTS:** 5700.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday June 8, 2016 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 9, 2016 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: *June 14, 2016 at 7:00 PM, Ashland Civic Center, 1175 East Main Street*



Notice is hereby given that a **PUBLIC HEARING** on the following request with respect to the **ASHLAND LAND USE ORDINANCE** will be held before the **ASHLAND PLANNING COMMISSION** on meeting date shown above. The meeting will be at the **ASHLAND CIVIC CENTER**, 1175 East Main Street, Ashland, Oregon.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or 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 Commission 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. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

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

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

SITE DESIGN AND USE STANDARDS

18.5.2.050

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

- A. Underlying Zone: The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
- B. Overlay Zones: The proposal complies with applicable overlay zone requirements (part 18.3).
- C. Site Development and Design Standards: The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
- D. City Facilities: The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.
- E. **Exception to the Site Development and Design Standards.** The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.
 1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or
 2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

CONDITIONAL USE PERMITS

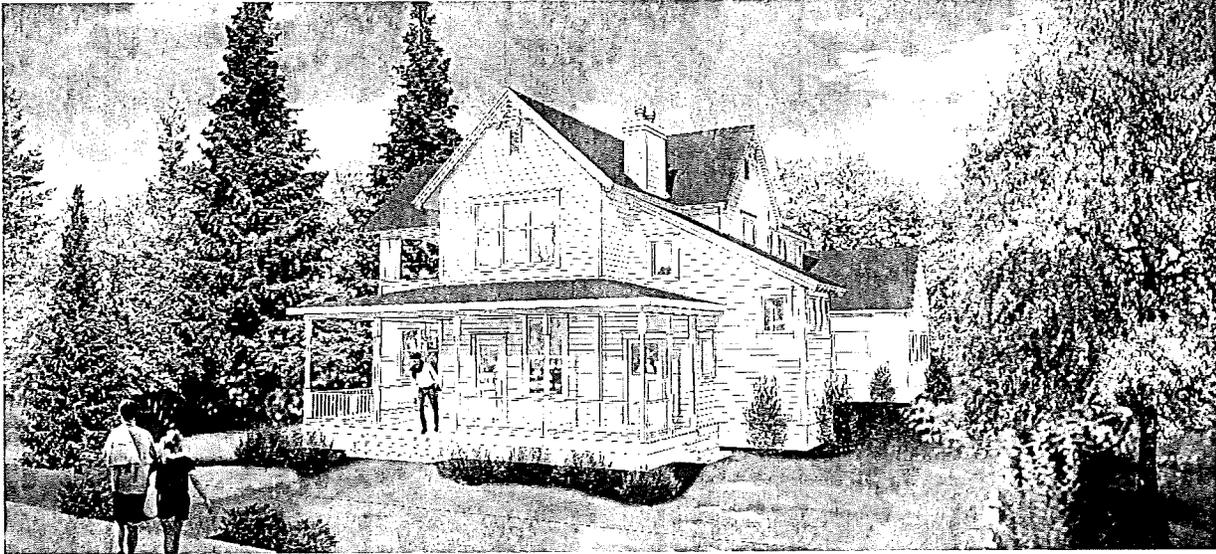
18.5.4.050.A

A Conditional Use 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.

1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.
3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.
 - a. Similarity in scale, bulk, and coverage.
 - b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 - c. Architectural compatibility with the impact area.
 - d. Air quality, including the generation of dust, odors, or other environmental pollutants.
 - e. Generation of noise, light, and glare.
 - f. The development of adjacent properties as envisioned in the Comprehensive Plan.
 - g. Other factors found to be relevant by the approval authority for review of the proposed use.
4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.
5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.
 - a. WR and RR. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - b. R-1. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - d. C-1. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - e. C-1-D. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 1.00 gross floor to area ratio, complying with all ordinance requirements.
 - f. E-1. The general office uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - g. M-1. The general light industrial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, complying with all ordinance requirements.
 - h. CM-C1. The general light industrial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.50 gross floor to area ratio, complying with all ordinance requirements.
 - i. CM-OE and CM-MU. The general office uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area, complying with all ordinance requirements.
 - k. CM-NC. The retail commercial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area ratio, complying with all ordinance requirements.
 - l. HC, NM, and SOU. The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.

May 3, 2016

Site Review
Conditional Use Permit
Exception to Design Standards



Van Heuit Remodel

Submitted to:

CITY OF ASHLAND PLANNING DEPARTMENT
ASHLAND, OREGON

Submitted by:

KISTLER + SMALL + WHITE ARCHITECTS
66 WATER STREET
ASHLAND, OR 97520

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kistler +
small
+ white

architects

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Chapter 18.2.1 – Zoning Regulations and General Provisions

- 18.2.1.020 Zoning Map and Classification of Zones
Residential - Low Density Multiple Family (R-2) within the Historic District Overlay
- 18.2.1.040 Applicability of Zoning Regulations
Residential - Low Density Multiple Family (R-2) - Chapter 18.2 Applies Directly

Chapter 18.2.2 – Base Zones and Allowed Uses

- 18.2.2.030 Allowed Uses
- B. Permitted Uses and Uses Permitted Subject to Special Use Standards.
*Residential Multi-Family uses are permitted in the R-2 Zone (From Table 18.2.2)
The existing property has three (3) existing permitted dwelling units.
Applicable Special Use Standards:
Dwellings and additions in Historic District Overlay Sections 18.2.3.120 and
18.2.5.070
Accessory Residential Units are a Special Permitted Use in the R-2 Zone (Table 18.2.2)
The existing property has one (1) existing permitted ARU that is less 500 sq. ft. in area.
Applicable Special Use Standards:
Section 18.2.3.040*
- E. Uses Regulated by Overlay Zones.
Historic District Overlay – part 18.3 applies.

Chapter 18.2.3 – Special Use Standards

- 18.2.3.40 Accessory Residential Unit
- C. R-2 and R-3 Zones. Accessory residential units in the R-2 and R-3 zones shall meet the standards in subsection 18.2.3.040.A, except that the maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50 percent of the GHFA of the primary residence on the lot, and shall not exceed 500 square feet GHFA.
COMPLIES: The one (1) existing special permitted ARU is 495 sq. ft. in GHFA.
- 18.2.3.120 Dwelling in Historic District Overlay
- C. Dwellings shall conform to the maximum permitted floor area standards of section 18.2.5.070, except that dwellings exceeding the maximum permitted floor area are allowed subject to approval of a Conditional Use Permit under chapter 18.5.4.
EXCEEDS: The proposed additions exceed the maximum permitted floor area. Applicant is requesting a Conditional Use Permit under Chapter 18.5.4. See findings under this section contained herein.
- 18.2.3.220 Travelers' Accommodations
NOT APPLICABLE: Applicant had initially proposed pursuing a Traveler's Accommodation in the Pre-application submittal but is no longer requesting this approval.

Chapter 18.2.4 – General Regulations for Base Zones

18.2.4.010 Access and Minimum Street Frontage

Each lot shall abut a public street other than an alley for a width of not less than 40 feet; except, where a lot is part of an approved flag partition or abuts a cul-de-sac vehicle turn-around area, the minimum width is 25 feet.

COMPLIES: The lot abuts B Street with a 74.98' frontage, and an alley to the south with a 74.97' frontage.

18.2.4.020 Accessory Structures and Mechanical Equipment

Mechanical equipment shall not be located between the main structure on the site and any street adjacent to a front or side yard, and every attempt shall be made to place such equipment so that it is not visible from adjacent public streets.

Mechanical equipment and associated enclosures, not taller than allowed fence heights, may be located within required interior side or rear yards, provided such installation and operation is consistent with other provisions of this ordinance or the Ashland Municipal Code, including but not limited to noise attenuation. Any installation of mechanical equipment shall require a building permit.

COMPLIES: All new and relocated existing exterior condensing units will be placed on the west side of the building tucked around the south side of the stair addition, will meet the sound attenuation requirements, and will be installed with a permit secured by the Mechanical Subcontractor.

18.2.4.50 Yard Requirements and General Exceptions

- A. In addition to the requirements of chapters 18.2.5 and 18.2.6, yard requirements shall conform to the Solar Access standards of chapter 18.4.8.

COMPLIES: See findings for Solar Access contained herein.

- B. Eaves and awnings may encroach three feet into required yards; all other architectural projections may encroach 18 inches into required yards.

COMPLIES: All eaves and awnings are within the required yards and do not extend beyond the setback lines.

The following general exceptions are allowed for structures that are 30 inches in height or less, including entry stairs, uncovered porches, patios, and similar structures:

1. The structures are exempt from the side and rear yard setback requirements.
2. The front and side yards abutting a public street may be reduced by half.

COMPLIES: All steps and the proposed exterior deck are within the allowed building envelope outside of the required yards.

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Chapter 18.2.5 – Standards for Residential Zones

18.2.5.030 Unified Standards for Residential Zones

A. Standards for Urban Residential Zones.

Residential Density (dwelling units/acre) R-2 See density standards in Sec. 18.2.5.080

COMPLIES: See findings in Section 18.2.5.080 contained herein.

Lot Area – Minimum (square feet) – Lot; R-2 See density standards in Sec. 18.2.5.080

COMPLIES: See findings in Section 18.2.5.080 contained herein.

Lot Width – Minimum (feet) R-2 50 ft.

COMPLIES: Lot width is 74.98' at B Street and 74.97' at alley

Lot Depth (feet) – Minimum R-2 80 ft. – Maximum 250% of width.

COMPLIES: Existing lot is 134.33' and is greater than 80 ft. and is 179% of the width.

Standard Yards – Minimum (feet) – Front – Standard, R-2 15 ft.

COMPLIES: Front yard to porch is 27'-2" to closest point.

Standard Yards – Minimum (feet) – Front – Unenclosed Porch – Standard, R-2 8 ft.

Table 18.2.5.030.A footnote 5 ... "in the Historic District Overlay unenclosed porch provisions do not apply, and the minimum front yard is 20 ft."

COMPLIES: Front yard setback to unenclosed porch is 27'-2" to closest point.

Side – Standard R-2 6 ft.

COMPLIES: Proposed side yards for the addition on East side are 13'-8" and 10'-10" on the West side, and 7'-8" on the East side for the existing structure.

Rear – Single Story Building R-2 10 ft.

COMPLIES: Existing rear setback is 30'-3".

Rear – Multi Story Building R-2 10 ft. per Bldg. Story, 5 feet per Half Story

COMPLIES: Proposed two-story rear setback is 50'-10".

Building Separation, On Same Site – Maximum ½ the height of the...

COMPLIES: There is only one building on site with no separation.

Building Height – Maximum (feet) Historic District Overlay shall not exceed 30 feet

COMPLIES: The maximum proposed height is 25'-1".

Lot Coverage – Maximum (% of lot area) R-2 65%

COMPLIES: The existing lot area is 10,064 sq. ft. The proposed lot coverage is 4,731 sq. ft. for a percentage lot coverage of 53.0 %.

Landscape Area – Minimum (% of developed lot area) R-2 35%

COMPLIES: The existing lot area is 10,064 sq. ft. The proposed Landscape Area is 5,333 sq. ft. for a percentage Landscape Area of 47.0 %.

Outdoor Recreation Space – Minimum (% of site area) R-2 8%

COMPLIES: The existing lot area is 10,064 sq. ft. The proposed Outdoor Recreation Area is 1,056 sq. ft. for a percentage Outdoor Recreation Area of 10.5 %.

18.2.5.070 Maximum Permitted Residential Floor Area in Historic District

- A. Applicability. Within the Historic District Overlay, new structures and additions shall conform to the maximum permitted floor area standards of this section, except as provided by 18.2.5.070.C.
- B. Increases in Allowable MPFA. A Conditional Use Permit under chapter 18.5.4 is required to exceed the MPFA standards of subsections 18.2.5.070.F and 18.2.5.070.G, below. In addition to the approval criteria for a Conditional Use Permit, the criteria for Historic District Design Standards approval must be met. In no case shall the permitted floor area exceed 25 percent of the MPFA.

PROPOSED INCREASE: Applicant is requesting an increase of 13.6% above the Allowable MPFA of 3001 sq. ft. See findings for Conditional Use Permit contained herein.

- D. Maximum Permitted Floor Area. For purposes of this section, maximum permitted floor area (MPFA) means the gross floor area of the primary dwelling, including but not limited to potential living spaces within the structure with at least seven feet of head room and attached garages, except as provided by subsection 18.2.5.070.E, below.

COMPLIES: See line of area not counted below 7 feet at 2nd Floor Plan at Stair.

- E. Exceptions. Basements, detached garages, ... are not counted in the MPFA calculation.

NOT APPLICABLE: No exceptions requested.

- F. Calculation and Standards. Except as modified by subsection 18.2.5.070.G for multiple dwellings...

Lot area x Adj. Factor = Adjusted lot area x 0.38 FAR = MPFA

PROPOSED: Lot Area is 10,064 sq. ft. x 0.71 (adj. factor) = 7,145.44 sq. ft. Adjusted Lot Area. Calculation for MPFA under G. following.

- G. Multiple Dwellings and Residential Performance Standards Option. Where multiple dwellings are proposed on a single lot, or ..., the MPFA shall be determined using the following formula:

Adjusted lot area x Graduated FAR = MPFA

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MPFA ALLOWED: Adjusted Lot Area 7,145.44 sq. ft. x .42 (Graduated FAR) = 3,001 sq. ft. MPFA

18.2.5.80 Residential Density Calculation in R-2 and R-3 Zones

B. Density Calculation.

1. Except as specified in the minimum lot area dimensions below, the density in R-2 and R-3 zones shall be computed by dividing the total number of dwelling units by the acreage of the project, including land dedicated to the public, and subject to the exceptions below.

PROPOSED DENSITY: 2.75 dwelling units / 0.231 acres = 11.90

2. Units less than 500 square feet of gross habitable area shall count as 0.75 units for the purposes of density calculations.

COMPLIES: One dwelling unit is less than 500 sq. ft.

C. Minimum Density.

2. Exceptions to minimum density standards. The following lots are totally or partially exempt from minimum density standards.

- a. Lots less than 10,000 sq. ft. in existence prior to the effective date of this ordinance.

EXEMPT: Lot is greater than 10,000 sq. ft., was in existence prior to effective date of ordinance.

- b. Lots located within any Historic District designated within the Ashland Municipal Code.

EXEMPT: Lot is within the Historic Railroad District.

D. Base Densities and Minimum Lot Dimensions.

1. R-2 Zone. Base density for the R-2 zone shall meet the following standards:

- c. Minimum lot area for three units shall be 9,000 square feet, except that the residential density bonus in subsection 18.2.5.080.F, below, may be used to increase density of lots greater than 8,000 square feet up to three units.

COMPLIES: Lot is greater than 9,000 square feet at 10,064 sq. ft. and has 3 dwelling units.

Chapter 18.3.12 – Site Development and Design Overlays

18.3.12.050 Historic District Overlay

- A. The Historic District Overlay, also referred to as the Historic Interest Area, is that area defined in the Historic Districts map.
- B. Development in the Historic District Overlay is subject to section 18.4.2.050 Historic District Standards in addition to all other applicable sections of this ordinance.

COMPLIES: Project will conform to Historic District Standards. See findings in 18.4.2.050 contained herein.

Chapter 18.4.2 – Building Placement, Orientation, and Design

18.4.2.030 Residential Development

- A. Purpose and Intent. For new multi-family residential developments, careful design considerations must be made to assure that the development is compatible with the surrounding neighborhood. For example, the use of earth tone colors and wood siding will blend a development into an area rather than causing contrast through the use of overwhelming colors and concrete block walls.

1. Crime Prevention and Defensible Space.

- a. *Parking Layout.* Parking for residents should be located so that distances to dwellings are minimized. However, avoid designs where parking areas are immediately abutting dwelling units because there is little or no transition from public to private areas. Parking areas should be easily visible from adjacent areas and windows.

COMPLIES: Existing parking is at the alley and is adjacent to and visible from the apartment in the rear of the property.

- b. *Orientation of Windows.* Windows should be located so that vulnerable areas can be easily surveyed by residents.

COMPLIES: There are windows on all sides of the building.

- c. *Service and Laundry Areas.* Service and laundry areas should be located so that they can be easily observed by others. Windows and lighting should be incorporated to assure surveillance opportunities. Mail boxes should not be located in dark alcoves out of sight. Barriers to police surveillance such as tall shrubs and fences should be avoided.

COMPLIES: Existing shared laundry has a door with a window and a window with no shrubs blocking their view.

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- d. *Hardware.* Reliance solely upon security hardware in lieu of other alternatives is discouraged.
- e. *Lighting.* Site development should utilize lighting prudently. More lighting does not necessarily mean better security. Lighting should be oriented so that areas vulnerable to crime are accented.
- f. *Landscaping.* Plant materials such as high shrubs should be placed so that surveillance of semi-public and semi-private areas is not blocked. Thorny shrubs will discourage crime activity. Low shrubs and canopy trees will allow surveillance, hence, reduce the potential for crime.

COMPLIES: Existing landscaping contains a high shrub on the east side towards the front of the property that is adjacent to the property line and within the side yard setback. This shrub will provide privacy to the adjacent future residence.

- B. *Applicability.* Except as otherwise required by an overlay zone or plan district, the following standards apply to residential development pursuant to section 18.5.2.020. See conceptual site plan of multi-family development in Figure 18.4.2.030.
- C. *Building Orientation.* Residential buildings that are subject to the provisions of this chapter shall conform to all of the following standards. See also, solar orientation standards in section 18.4.8.050.
 - 1. Building Orientation to Street. Dwelling units shall have their primary orientation toward a street. Where residential buildings are located within 20 feet of a street, they shall have a primary entrance opening toward the street and connected to the right-of-way via an approved walkway.

COMPLIES: Existing Unit 254 entry and the proposed new entry at Unit 252 both open toward B Street. Unit 256 entry faces the alley.

- 2. Limitation on Parking Between Primary Entrance and Street. Automobile circulation or off-street parking is not allowed between the building and the street. Parking areas shall be located behind buildings, or on one or both sides.

COMPLIES: There is no parking between the building and B Street. The existing parking is located behind the building and is accessed from the alley.

- 3. Build-to Line. Where a new building is proposed in a zone that requires a build-to line or maximum front setback yard, except as otherwise required for clear vision at intersections, the building shall comply with the build-to line standard.

NOT APPLICABLE: Buildings are existing.

- D. *Garages.* The following standards apply to garages, carports, canopies, and other permanent and temporary structures used ...

NOT APPLICABLE: No garages are proposed. Surface parking is existing.

- E. Building Materials. Building materials and paint colors should be compatible with the surrounding area. Very bright primary or neon-type paint colors, which attract attention to the building or use, are unacceptable.

SHALL COMPLY: *Building materials and paint colors are intended to be similar to and blend in with the historic nature of the neighborhood as mandated by Historic District design standards and as reviewed and approved by the Ashland Historic Commission. Applicant/Owner will submit color samples for approval to the City prior to painting the building.*

- F. 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.

COMPLIES: *There are two existing street trees, one 8" DBH Ash tree and one 10" DBH Maple, in the park row on B Street.*

- G. Landscaping and Recycle/Refuse Disposal Areas. Landscaping and recycle/refuse disposal areas shall be provided pursuant to chapter 18.4.4.

COMPLIES: *The existing recycle/refuse disposal area is enclosed in a fenced in area with screening at the southeast corner of the property.*

- H. Open Space. Residential developments that are subject to the provisions of this chapter shall conform to all of the following standards.

1. Recreation Area. An area equal to at least eight percent of the lot area shall be dedicated to open space for recreational use by the tenants of the development.

COMPLIES: *Open Space requirement for this property is $10,064 \times .08 = 805$ sq. ft. There are three areas proposed to meet this requirement. Two existing lawn areas of 632 sq. ft. and 424 sq. ft., and one deck with an area of 216 sq. ft. This provides a total of 1056 sq. ft. of open/recreation space.*

2. Surfacing. Areas covered by shrubs, bark mulch, and other ground covers that do not provide suitable surface for human use may not be counted towards this requirement.

COMPLIES: *Open space proposed is an existing lawn area.*

3. Decks and Patios. Decks, patios, and similar areas are eligible for open space.

COMPLIES: *One of the open spaces proposed is a 216 sq. ft. deck.*

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18.4.2.050 Historic District Development

B. Historic District Design Standards. 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.

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.

COMPLIES: The property is in a transition area from residential to commercial (downtown?). The design, with the addition of a second story, seeks to balance the residential nature of the surrounding one and two story homes with that of this transition area that leads into the larger scale commercial buildings of the C-1 district.

2. Height. RECOMMENDED: Construct new buildings to a height within the range of historic building heights on and across the street. AVOID: New construction that varies in height (i.e., too high or too low) from historic buildings in the vicinity.

COMPLIES: The proposed building height, at the B Street elevation, is 25'-1", 5 feet less than the permitted 30 feet height limit.

A study of the existing buildings on both sides of B Street from Oak to 5th finds the following number of buildings and their number of stories:

<u>No. Stories</u>	<u>North Side</u>	<u>South Side</u>	<u>Total</u>	<u>% of Total</u>
1	12	8	20	35.1
1-1/2	12	5	17	29.8
2	8	12	20	35.1
Total	32	25	57	100.0

Forty-eight percent (12/25=48%) of the buildings on south side of the street, which the subject property is on, are two-stories.

The height of the proposed addition will be approximately the height of the adjacent Pelton house and will be slightly taller than the three 'Craftsman' style homes proposed for the lots to the southeast (left side of subject property from B Street).

We believe that the addition of a second story to this building is in keeping with historic pattern of development with respect to height, stories, and massing.

3. Scale. RECOMMENDED: Height, width, and massing of new buildings conform to historic buildings in the immediate vicinity. AVOID: Height, width, or massing of new buildings that is out of scale with historic buildings in the vicinity.

COMPLIES: The proposed building massing and scale is in keeping with the historic buildings in the vicinity. The additions extend the massing of the existing building both

vertically and horizontally and ‘reclaim’ the existing historic one-story wrap around porch by removing the 1950’s (?) era addition on the northwest corner of the building. The two story façade closest to the street maintains the existing historic width of the building while the two story addition parallel to B Street, an extension of the existing building, is set back from the front face of the existing porch approximately 22 feet and 49 feet from the sidewalk.

4. Massing. RECOMMENDED: Small, varied masses consistent with historic buildings in the immediate vicinity. AVOID: Single, monolithic forms that are not relieved by variations in massing.

COMPLIES: See number 3 above and exterior elevations.

5. Setback. RECOMMENDED: Front walls of new buildings are in the same plane as facades of adjacent historic buildings. AVOID: Front walls that are constructed forward of or behind setback line of adjacent historic buildings.

COMPLIES: No change in existing setbacks; additions are vertical and horizontal with same setbacks as existing structure.

6. Roof. RECOMMENDED: Roof shape, pitches, and materials consistent with historic buildings in the immediate vicinity. AVOID: Roof shapes, pitches, or materials not historically used in the immediate vicinity.

COMPLIES: Roof shape and pitches to match existing structure. Composition shingles are proposed.

7. Rhythm of openings. RECOMMENDED: 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. AVOID: A pattern or rhythm of widow/door openings that is inconsistent with adjacent historic buildings.

COMPLIES: Rhythm of openings follows the existing pattern of the existing building and maintains the two existing front doors and one existing window facing B Street.

8. Base or Platforms. RECOMMENDED: A clearly defined base, or platform characteristic of historic buildings in the immediate vicinity. AVOID: Walls that appear to rise straight out of the ground without a distinct platform or base at the ground level.

COMPLIES: Proposed remodel maintains the existing base/platform.

9. Form. RECOMMENDED: Form (i.e., vertical/horizontal emphasis of building) that is consistent with that of adjacent historic buildings. AVOID: Form that varies from that of existing adjacent historic buildings.

COMPLIES: Proposed remodel extends the existing forms both horizontally and vertically.

10. Entrances. RECOMMENDED: Well-defined primary entrances with covered porches, porticos, and other architectural features compatible but not imitative of historic counterparts. AVOID: Façades with minimally defined primary entrances.

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COMPLIES: *Proposed remodel maintains the existing front primary entrances and adds one for the second floor unit that is well defined and covered.*

11. Imitation of Historic Features. RECOMMENDED: 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. AVOID: Replicating or imitating the styles, motifs, or details of historic buildings.

COMPLIES: *Proposed remodel will keep the existing decorative gables and rake boards and re-install them to the second story roof. Window and door trim will be accurately detailed to match existing. Where existing trim can be saved and reused, we will do so.*

12. Additions. RECOMMENDED: Additions that are visually unobtrusive from a public right-of-way, and do not obscure or eliminate character defining features of historic buildings. AVOID: Additions on the primary façade or any elevation that is visually prominent from a public right-of-way, and additions that obscure or destroy character defining features.

EXCEPTION REQUESTED: *Pursuant to 18.5.2.050 E. 1. & 2., the applicant is requesting an exception to this standard to add a second story to the existing single story building.*

This was the most difficult project we have worked on in terms of balancing the desires of the City, the Client, our own design sensibilities, and the existing structural constraints.

In early design schemes we attempted to keep the front one story façade and meet the programmatic desires of the client, but found that placing the bulk of the second story to the rear created an unbalanced mass that did not seem to honor the typical massing and scale found historically in the neighborhood. Placing the additional space now occupied by the second floor Living Room over the 2005 Studio addition was impractical due to the fact that it is sitting on a structural slab on grade that will not support a second story and would be extremely difficult to make it capable of supporting a second story. The existing historic portion of the house has an unreinforced brick foundation that is easily replaced in order to meet the structural requirements of a second story. It seemed logical and practical to expand the existing residence vertically.

In order to honor the original front street facing façade, we are proposing to remove the existing decorative gable and rake details, and reapply them to the second story gable. The gable will be raised approximately eight feet to accommodate the second story.

C. Rehabilitation Standards for Existing Buildings and Additions.

2. Rehabilitation Standards. In addition to the standards of part 18.4, the approval authority uses the following standards for existing buildings and additions within the Historic District Overlay

These standards apply primarily to residential historic districts, residential buildings in the Downtown Historic District, and National Register-listed historic buildings not located within the Historic District Overlay. The purpose of the following standards is to prevent incompatible treatment of buildings in the Historic District Overlay and to ensure that new additions and materials maintain the historic and architectural character of the district.

- a. Historic architectural styles and associated features shall not be replicated in new additions or associated buildings.

COMPLIES: Window and door trim in the additions will have a more simplified detail than the existing trim. Where possible, where existing windows are being removed, we are proposing reusing the trim detail on a window or door that faces B Street.

- b. Original architectural features shall be restored as much as possible, when those features can be documented.

COMPLIES: Applicant proposes to preserve and restore the original features to the greatest extent possible including the re-use of the decorative gable and rake trim which will be placed at the new roof.

- c. Replacement finishes on exterior walls of historic buildings shall match the original finish. Exterior finishes on new additions to historic buildings shall be compatible with, but not replicate, the finish of the historic building.

COMPLIES: Replacement wood siding and trim will match the existing original building. Applicant proposes to use cement fiber siding and trim on the additions.

- d. Diagonal and vertical siding shall be avoided on new additions or on historic buildings except in those instances where it was used as the original siding.

COMPLIES: No diagonal or vertical siding is proposed.

- e. Exterior wall colors on new additions shall match those of the historic building.

COMPLIES: Original building and additions will be newly painted. Colors will be chosen to reflect the historic neighborhood.

- f. Imitative materials including but not limited to asphalt siding, wood textured aluminum siding, and artificial stone shall be avoided.

COMPLIES: No imitative materials are proposed to be used. New horizontal lap siding and trim will be painted cement fiber without wood texture.

- g. Replacement windows in historic buildings shall match the original windows.

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Windows in new additions shall be compatible in proportion, shape and size, but not replicate original windows in the historic building.

COMPLIES: *The windows in the additions are the same width, are proposed as double hung 'cottage' (upper sash shorter than lower) which are similar but do not replicate the original double hung windows which have evenly divided sashes.*

- h. Reconstructed roofs on historic buildings shall match the pitch and form of the original roof. Roofs on new additions shall match the pitch and form of the historic building, and shall be attached at a different height so the addition can be clearly differentiated from the historic building. Shed roofs are acceptable for one-story rear additions.

COMPLIES: *The pitch of the reconstructed/extension of the existing porch roof will match the existing roof pitch. The roof pitches of the additions will match the existing 12:12, 10.5:12 and 7.5:12 roof pitches. A shed roof is proposed for the new entry facing B Street. Fine examples of this appear in the immediate vicinity including the Pelton House next door, and the residence at the southeast corner of B and Third Streets. We believe this is in keeping with the character of the historic district and distinguishes this addition from the existing historic building.*

- i. Asphalt or composition shingle roofs are preferred. Asphalt shingles which match the original roof material in color and texture are acceptable. Wood shake, wood shingle, tile, and metal roofs shall be avoided.

COMPLIES: *Composition shingle roofs are proposed.*

- j. New porches or entries shall be compatible with, but not replicate, the historic character of the building.

COMPLIES: *The new entry to the second floor unit, will have a different door style than the two existing doors facing B Street and the trim will be simplified to distinguish the door from the original doors. This entry*

Chapter 18.4.3 – Parking, Access, and Circulation

18.4.3.030 General Automobile Parking Requirements and Exceptions

- A. Minimum Number of Off-Street Automobile Parking Spaces. Off-street parking shall be provided pursuant to one of the following three methods and shall include required Disabled Person Parking.
1. Standard Ratios for Automobile Parking. The standards in Table 18.4.3.040.
- Table 18.4.3.040 – Automobile Parking Spaces by Use: Residential Categories
Multifamily
- a. Studio units or 1 bedroom less than 500 sq. ft. – 1 space/unit.
- b. 1- bedroom units 500 sq. ft. or larger – 1.50 spaces/unit.
- COMPLIES: One studio and two 1-bedroom units existing and proposed require a total of 4 parking spaces. Four existing on-site parking spaces meet this requirement.**

18.4.3.050 Accessible Parking Spaces

Accessible parking shall be provided consistent with the requirements of the building code...

NOT APPLICABLE: Accessible parking spaces are not required. Building code requires accessible parking for buildings with more than three dwelling units.

18.4.3.070 Bicycle Parking

- A. Applicability and Minimum Requirement. All uses, with the exception of residential units with a garage and uses in the C-1-D zone, are required to provide a minimum of two sheltered bike parking spaces pursuant to this section. The required bicycle parking shall be constructed when an existing residential building or dwelling is altered or enlarged by the addition or creation of dwelling units, or when a non-residential use is intensified by the addition of floor space, seating capacity, or change in use.
- COMPLIES: Two (2) sheltered spaces will be provided beneath the existing porch adjacent to the rear studio unit and the common Utility Room door. In addition, covered spaces will be provided inside the existing bathroom converted for Storage adjacent to the Utility Room. This room shall be used by the applicant for locked storage of her electric assist bicycles. This provides four (4) sheltered spaces.**
- C. Bicycle Parking for Residential Uses. Every residential use of two or more dwelling units per structure and not containing a garage for each dwelling shall provide bicycle parking spaces as follows.
1. Multi-Family Residential. One sheltered space per studio unit or one bedroom unit; 1.5 sheltered spaces per two-bedroom unit; and two

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sheltered spaces per three-bedroom unit.

COMPLIES: Four (4) sheltered spaces will be provided as per above.

I. Bicycle Parking Design Standards.

1. Bicycle parking shall be located so that it is visible to and conveniently accessed by cyclists, and promotes security from theft and damage.

COMPLIES: Bicycle parking is adjacent to and visible from the parking off the alley.

2. Bicycle parking requirements, pursuant to this section, can be met in any of the following ways.
 - a. Providing bicycle racks or lockers outside the main building, underneath an awning or marquee, or in an accessory parking structure.

COMPLIES: Two of four spaces are located at a new bicycle rack beneath the covered porch adjacent to the Utility Room and studio unit at the rear of the building.

- b. Providing a bicycle storage room, bicycle lockers, or racks inside the building. Providing bicycle racks on the public right of way, subject to review and approval by the Staff Advisor.

COMPLIES: The remaining two spaces for the owner's electric assist bikes are to be located inside the locked Storage Room adjacent to the Utility Room.

3. All required exterior bicycle parking shall be located on-site and within 50 feet of a regularly used building entrance and not farther from the entrance than the closest motor vehicle parking space. Bicycle parking shall have direct access to both the public right-of-way and to the main entrance of the principal use. For facilities with multiple buildings, building entrances or parking lots (such as a college), exterior bicycle parking shall be located in areas of greatest use and convenience for bicyclists.

COMPLIES: Bicycle storage location is well within fifty feet of the entrances and is visible from the alley.

4. Required bicycle parking spaces located out of doors shall be visible enough to provide security. Lighting shall be provided in a bicycle parking area so that all facilities are thoroughly illuminated and visible from adjacent walkways or motor vehicle parking lots during all hours of use. Bicycle parking shall be at least as well-lit as automobile parking.

COMPLIES: Lighting is existing and secure. Two bicycles are located beneath the covered porch are located beneath the kitchen window of the studio unit and two are located in a locked Storage Room.

5. Paving and Surfacing. Outdoor bicycle parking facilities shall be surfaced in the same manner as the automobile parking area or with a minimum of two-inch

thickness of hard surfacing (i.e., asphalt, concrete, pavers, or similar material) and shall be relatively level. This surface will be maintained in a smooth, durable, and well-drained condition.

COMPLIES: Existing paving beneath the covered porch is concrete, smooth and drains away from the building.

6. Bicycle parking located outside the building shall provide and maintain an aisle for bicycle maneuvering between each row of bicycle parking. Bicycle parking including rack installations shall conform to the minimum clearance standards as illustrated in Figure 18.4.3.070I.6.

COMPLIES: Rack is located greater than 24" (28") from the face of the building.

8. Each required bicycle parking space shall be accessible without moving another bicycle.

COMPLIES: Rack is located so bicycles can be removed without moving another bicycle.

9. Areas set aside for required bicycle parking shall be clearly marked and reserved for bicycle parking only.
10. Sheltered parking shall mean protected from all precipitation and must include the minimum protection coverages as illustrated in Figure 18.4.3.070.I.10

COMPLIES: Clearance to roof overhang is 44" minimum.

J. Bicycle Parking Rack Standards.

1. Bicycle parking racks shall consist of staple-design or inverted-u steel racks ...

COMPLIES: Inverted U or staple-design will be used.

18.4.3.080 Vehicle Area Design

A. Parking Location

2. Except as allowed in the subsection below, automobile parking shall not be located in a required front and side yard setback area abutting a public street, except alleys.

COMPLIES: The existing parking area abuts the alley and is not in the side yards.

B. Parking Area Design.

1. Parking spaces shall be a minimum of 9 feet by 18 feet.

COMPLIES: Three spaces are 9 feet by 18 feet, one is 8 feet by 18 feet.

2. Up to 50 percent of the total automobile parking spaces in a parking lot may be designated for compact cars. Minimum dimensions for compact spaces shall be 8 feet by 16 feet. Such spaces shall be signed or the space painted with the words "Compact Car Only."

COMPLIES: Twenty-five percent (25%) or one of four spaces is 'compact'.

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3. Parking spaces shall have a back-up maneuvering space not less than 22 feet, except where parking is angled, and which does not necessitate moving of other vehicles.

COMPLIES: Existing back up space is approximately 22'-4".

- C. **Parking and Access Construction.** The development and maintenance as provided below, shall apply in all cases, except single-family dwellings.

1. Paving. All required parking areas, aisles, turn-arounds, and driveways shall be paved with concrete, asphaltic, porous solid surface, or comparable surfacing, constructed to standards on file in the office of the City Engineer.

COMPLIES: Existing paving is asphaltic.

2. Drainage. All required parking areas, aisles, and turn-arounds shall have provisions made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way, and abutting private property.

COMPLIES: Existing paving drains onto subject property and not alley.

3. Driveway Approaches. Approaches shall be paved with concrete surfacing constructed to standards on file in the office of the City Engineer.

COMPLIES: Existing alley is paved.

5. Wheel stops.

COMPLIES: Four (4) new six feet wheel stops will be installed replacing the three existing 36" wheel stops.

6. Walls and Hedges

b. In all zones, except single-family zones, where a parking facility or driveway is adjacent to a residential or agricultural zone, school yard, or like institution, a sight-obscuring fence, wall, or evergreen hedge shall be provided, pursuant to the following requirements.

COMPLIES: Both sides of existing parking have existing fences that obscure the parking from the two adjacent residential properties.

7. Landscaping. In all zones, all parking facilities shall include landscaping to cover not less than seven percent of the area devoted to outdoor parking facilities, including the landscaping required in subsection 18.4.3.080.E.6, above. Said landscaping shall be uniformly distributed throughout the parking area, and provided with irrigation facilities and protective curbs or raised wood headers. It may consist of trees, plus shrubs, ground cover, or related material. A minimum of one tree per seven parking spaces is required.

COMPLIES: There are two existing trees adjacent to the parking area. There is existing landscaping on two sides of the parking; on the east and west.

8. Lighting. Lighting of parking areas within 100 feet of property in residential zones shall be directed into or on the site and away from property lines such that the light element shall not be directly visible from abutting residential property. Lighting shall comply with section.

COMPLIES: Lighting is existing and will not change.

18.4.3.090 Pedestrian Access and Circulation

B. Continuous Walkway System.

COMPLIES: Existing concrete paving from parking area is to remain. The existing sidewalk connecting this concrete at the rear to the front porch is to be removed and replaced with new paver pathway around the east side. From the porch, existing steps lead from the front porch, down existing steps and onto the existing concrete walkway connecting to the sidewalk on B Street. This makes for a continuous pathway from the alley to B Street on the site.

- a. 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.

COMPLIES: See B. above.

- b. 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

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

COMPLIES: All entrances are connected via a walkway system.

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

COMPLIES: Parking areas are connected to the Open Space via the walkways or simply walking on the existing lawn.

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Chapter 18.4.4 – Landscaping, Lighting, and Screening

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.

COMPLIES: *Existing site is landscaped with a variety of mature plantings, some historic such as the Flowering Quince bush on the east and the 'Snowball' bushes on the north. The current landscaping is to remain as is and will be repaired/replaced with plantings to match the existing should they be damaged during construction.*

- B. Minimum Landscape Area and Coverage. All lots shall conform to the minimum landscape area standards of the applicable zoning district...

COMPLIES: *Minimum landscaping for the R-2 District is 35%. Existing and proposed landscape area is 5,333 sq. ft. – 47% of the lot area.*

- C. Landscape Design and Plant Selection.

1. Tree and Shrub Retention. Existing healthy trees and shrubs shall be retained, pursuant to chapter 18.4.5. Consistent with chapter 18.4.5 Tree Preservation and Protection, credit may be granted toward the landscape area requirements where a project proposal includes preserving healthy vegetation that contribute(s) to the landscape design.

COMPLIES: *Existing landscaping is healthy and is to be preserved. No new plantings are proposed unless existing plantings are damaged during construction.*

2. Plant Selection.

- a. Use a variety of deciduous and evergreen trees, shrubs, and ground covers.

NOT APPLICABLE: *Existing landscaping is a variety of deciduous and evergreen trees, shrubs and ground covers.*

- b. Use plants that are appropriate to the local climate, exposure, and water availability. The presence of utilities and drainage conditions shall also be considered.

NOT APPLICABLE: *Existing plants are long established and are appropriate to the local climate.*

- c. *Storm Water Facilities*. Use water-tolerant species where storm water retention/detention or water quality treatment facilities are proposed.

NOT APPLICABLE: *No storm water treatment is proposed.*

- d. *Crime Prevention and Defensible Space*. Landscape plans shall provide

for crime prevention and defensible space, for example, by using low hedges and similar plants allowing natural surveillance of public and semi-public areas, and by using impenetrable hedges in areas where physical access is discouraged.

NOT APPLICABLE: Existing landscape plantings are established and have proven to provide for crime prevention and defensible space over the years with no incidents having occurred.

e. *Street Trees.* Street trees shall conform to the street tree list approved by the Ashland Tree Commission. See the Ashland Recommended Street Tree Guide.

NOT APPLICABLE: There are two street trees are existing, one 8" DBH ash and one 10" DBH maple. No new street trees are proposed.

5. Screening

a. Evergreen shrubs shall be used where a sight-obscuring landscape screen is required.

NOT APPLICABLE: Parking screening is existing fence; no landscape screen is required.

6. Plant Sizes

a. Trees shall be not less than two-inch caliper for street trees, and 1.5-inch caliper for other trees at the time of planting.

NOT APPLICABLE: All trees are existing and are to remain.

b. Shrubs shall be planted from not less than one gallon containers, and where required for screening shall meet the requirements of 18.4.4.030.C.5 Screening.

NOT APPLICABLE: All shrubs are existing and are to remain.

D. Tree Preservation, Protection, and Removal. See chapter 18.4.5 for Tree Protection and Preservation and chapter 18.5.7 for Tree Removal Permit requirements.

E. Street Trees. The purpose of street trees is to form a deciduous canopy over the street. The same effect is also desired in parking lots and internal circulation streets; rows of street trees should be included in these areas where feasible.

NOT APPLICABLE: Street trees are existing and well established. No new street trees are proposed.

F. Parking Lot Landscaping and Screening. Parking lot landscaping, including areas of vehicle maneuvering, parking, and loading, shall meet the following requirements.

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1. Landscaping.

a. Parking lot landscaping shall consist of a minimum of seven percent of the total parking area plus a ratio of one tree for each seven parking spaces to create a canopy effect.

COMPLIES: Existing parking area is 871 sq. ft. The adjacent existing landscape areas to the west and east are 157 sq. ft. and 237 sq. ft. for a total of 394 sq. ft. This amounts to 45% the size of the parking area.

b. The tree species shall be an appropriate large canopied shade tree and shall be selected from the street tree list approved by the Ashland Tree Commission to avoid root damage to pavement and utilities, and damage from droppings to parked cars and pedestrians.

NOT APPLICABLE: Existing 20" deciduous tree is well established and will not be replaced.

c. The tree shall be planted in a landscaped area such that the tree bole is at least two feet from any curb or paved area.

NOT APPLICABLE: Existing 20" deciduous tree is well established and will not be replaced.

d. The landscaped area shall be distributed throughout the parking area and parking perimeter at the required ratio.

COMPLIES: Existing landscaped areas are on either side of the four stall parking area.

2. Screening.

a. *Screening Abutting Property Lines.* A five foot landscaped strip shall screen parking abutting a property line. Where a buffer between zones is required, the screening shall be incorporated into the required buffer strip, and will not be an additional requirement.

COMPLIES: Existing landscape strips are approximately 6'-4" wide on the west and 16'-4" wide on the east.

b. *Screening Adjacent to Residential Building.* Where a parking area is adjacent to a residential building it shall be setback at least eight feet from the building, and shall provide a continuous hedge screen.

COMPLIES: The Pelton house is proposing another building on the west side adjacent to the parking area for the subject property. The distance to the property line for this new structure will be 6 feet minimum. Adding this to the 6'-4", give us a minimum distance to the building of 12'-4". An existing 6 feet high fence serves as a screen.

c. *Screening at Required Yards.*

COMPLIES: Existing fences provide screening to the required side yards.

G. Other Screening Requirements.

1. Recycle and Refuse Container Screen. Recycle and refuse containers or disposal areas shall be screened by placement of a solid wood fence or masonry wall five to eight feet in height to limit the view from adjacent properties or public rights-of-way. All recycle and refuse materials shall be contained within the screened area.

COMPLIES: Existing refuse area is screened by a 6 feet high fence.

2. Outdoor Storage. Outdoor storage areas shall be screened from view, except such screening is not required in the M-1 zone.
4. Mechanical Equipment. Mechanical equipment shall be screened by placement of features at least equal in height to the equipment to limit view from public rights-of-way, except alleys, and adjacent residentially zoned property. Mechanical equipment meeting the requirements of this section satisfy the screening requirements in 18.5.2.020.C.3.

b. *Other Mechanical Equipment.* Screening for other mechanical equipment (e.g., installed at ground level) include features such as a solid wood fence, masonry wall, or hedge screen.

COMPLIES: Existing and new equipment will be screened by the existing 6 feet high solid wood fence.

- H. Irrigation. Irrigation systems shall be installed to ensure landscape success. If a landscape area is proposed without irrigation, a landscape professional shall certify the area can be maintained and survive without artificial irrigation. Irrigation plans are reviewed through a Ministerial process at the time of building permit submittals.

COMPLIES: Existing irrigation is to remain, will be maintained during construction, and will be repaired if damaged during construction.

- I. Water Conserving Landscaping.

NOT APPLICABLE: Existing landscaping is long established and has proven over a long span of time to be relatively drought tolerant.

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Chapter 18.4.5 – Tree Preservation and Protection

18.4.5.030 Tree Protection

- A. Tree Protection Plan. A tree protection plan shall be approved by the Staff Advisor concurrent with applications for Type I, Type II, and Type III planning actions. If tree removal is proposed, a Tree Removal Permit pursuant to chapter 18.5.7 may be required.

COMPLIES: Six feet high chain link fencing is proposed for the three trees on site; one near the sidewalk on B Street and the two on the east side of the property near the rear of the property as shown on the Landscape Plan 1/A0.2. No trees are to be removed.

- B. Tree Protection Plan Submission Requirements. 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.

1. Location, species, and diameter of each tree on site and within 15 feet of the site. **See Landscape Plan on sheet A0.3.**
2. Location of the drip line of each tree. **See Landscape Plan on sheet A0.3.**
3. An inventory of the health and hazard of each tree on site, and recommendations for treatment for each tree.

COMPLIES: Each tree on site is deemed/assumed to be healthy and will remain.

4. Location of existing and proposed roads, water, sanitary and storm sewer, irrigation, and other utility lines/facilities and easements. **See Landscape Plan on sheet A0.3.**
5. Location of dry wells, drain lines and soakage trenches.
6. Location of proposed and existing structures. **See Site Plan on sheet A0.2.**
7. Grade change or cut and fill during or after construction. **No grade change or cut proposed.**
8. Existing and proposed impervious surfaces. **See Landscape Plan on sheet A0.3.**
9. Identification of a contact person and/or arborist who will be responsible for implementing and maintaining the approved tree protection plan. **Contact person will be General Contractor (T.B.D.) and Owner Contact listed on A0.1.**
10. Location and type of tree protection measures to be installed per section 18.4.5.030.C.

- C. Tree Protection Measures Required.

1. Chain link fencing, a minimum of six feet tall with steel posts placed no farther

than ten feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever is greater, and at the boundary of any open space tracts, riparian areas, or conservation easements that abut the parcel being developed. *See Landscape Plan on sheet A0.3.*

2. The fencing shall be flush with the initial undisturbed grade.
 3. Approved signs shall be attached to the chain link fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the Staff Advisor for the project. **WILL COMPLY.**
 4. No construction activity shall occur within the tree protection zone, including, but not limited to dumping or storage of materials such as building supplies, soil, waste items, equipment, or parked vehicles. **WILL COMPLY.**
 5. The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, and construction debris or run-off. **WILL COMPLY.**
 6. No excavation, trenching, grading, root pruning, or other activity shall occur within the tree protection zone unless approved by the Staff Advisor. **WILL COMPLY.**
 7. Except as otherwise determined by the Staff Advisor, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation, or demolition work, and shall be removed only after completion of all construction activity, including landscaping and irrigation installation. **WILL COMPLY.**
- D. Inspection. The applicant shall not proceed with any construction activity, except installation of erosion control measures, until the City has inspected and approved the installation of the required tree protection measures and a building and/or grading permit has been issued by the City. **WILL COMPLY.**

18.4.5.040 Performance Security

1. The City may require the permittee to post with the City a bond, or other suitable collateral as determined by the City Administrator, ensuring the satisfactory completion and maintenance of the tree protection plan. Suitable collateral may be in the form of letters of credit, certificates of deposit, cash bond, or bonds issued by an insurance company legally doing business in the State of Oregon. **WILL COMPLY.**

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Chapter 18.4.8 – Solar Access

18.4.8.020 Applicability

A. Lot Classifications. All lots shall meet the provisions of this section and will be classified according to the following formulas and table.

1. Standard A Lots. Lots with a north-south lot dimension exceeding that calculated by Formula I and zoned for residential uses shall be required to meet setback standard A in 18.4.8.030.A. See definition of north-south lot dimension in part 18.6.

COMPLIES: Lot falls within Standard A. See Solar Access Plan on sheet A0.4.

Actual Shadow Height. If the applicant demonstrates that the actual shadow that would be cast by the proposed structure at noon on December 21 is no higher than that allowed for that lot by the provisions of this section, the structure shall be approved. Refer to Table 18.4.8.020.B.4.a, below, for actual shadow lengths.

COMPLIES: Actual shadow cast falls within B Street and does not reach the North Property Line on the opposite side of B Street. See Solar Access Plan on sheet A0.4.

Chapter 18.5.2 – Site Design Review

18.5.2.020 Applicability

- B. Residential Uses. Site Design Review applies to the following types of residential uses and project proposals, pursuant to section 18.5.2.030 Review Procedures.
 - 1. Two or more dwelling units, including the addition of an accessory residential unit, on a lot in any zoning district.

REQUIRED: Existing building has three dwelling units.

18.5.2.040 Application Submission Requirements

The following information is required for Site Design Review application submittal, except where the Staff Advisor determines that some information is not pertinent and therefore is not required.

- A. General Submission Requirements. Information required for Type I or Type II review, as applicable (see sections 18.5.1.050 and 18.5.1.060), including but not limited to a written statement or letter explaining how the application satisfies each and all of the relevant criteria and standards.

COMPLIES: Information is contained in these findings and on the drawings.
- B. Site Design Review Information. In addition to the general information required for Site Design Review, the applicant shall provide the following information.
 - 1. Basic Plan Information. Plans and drawings shall include the project name, date, north arrow, scale, and names and addresses of all persons listed as owners of the subject property on the most recently recorded deed. The scale of site and landscaping plans shall be at least one inch equals 50 feet or larger, and of building elevations one inch equals ten feet or larger.

COMPLIES: See A0.1 for name and address of Owner Site Plan scale is 1/8" on 24 x 36 and 1/16" on 11 x 17 sheets. Building Elevations on A6.1 and A6.2 are 1/4" on 24 x 36 and 1/8" on 11 x 17 sheets.

- 2. Site Analysis Map.

COMPLIES: See Cover sheet A0.1, Site Survey, Site Plan on A0.2 and Site Utility Plan on A0.4.

- 3. Proposed Site Plan.

COMPLIES: See Site Plan on A0.2 and Site Utility Plan on A0.4.

- 4. Architectural drawings.

COMPLIES: See sheets A2.1, A2.2, A3.0, A3.1, A3.2, A3.3, A6.1 and A6.2.

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5. Preliminary Grading and Drainage Plan.

NOT APPLICABLE: See Site Plan A0.2 for general slope of site.

6. Erosion Control Plan.

NOT APPLICABLE: See Site Plan for general slope of site.

7. Landscape and Irrigation Plans.

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

NOT APPLICABLE: Irrigation is existing.

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

NOT APPLICABLE: Landscaping is existing.

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.

NOT APPLICABLE: Landscaping is existing.

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 residential developments:

COMPLIES: See Site Plan on A0.2.

18.5.2.050 Approval Criteria

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.

- 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.

COMPLIES: Project complies with all applicable provisions of the R-2 zone as shown in the drawings and as explained in these Findings.

- B. Overlay Zones. The proposal complies with applicable overlay zone requirements (part 18.3).

COMPLIES: Project complies with the Historic District Overlay and shown in the drawings and contained in these Findings. One exception to the Historic District Design Standards is requested pursuant to item E. below.

- 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.

COMPLIES: See drawings and Findings contained herein.

- 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.

COMPLIES: Adequate capacity of City facilities exist, are currently provided, and are currently in use throughout the property. Adequate transportation is currently provided.

- 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

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Design; and the exception requested is the minimum which would alleviate the difficulty.; or

COMPLIES: *This is the most difficult project we have worked on in terms of balancing the desires of the City, the Client, our own design sensibilities, and the existing structural constraints.*

This building will have three dwelling units, two occupied by the owners, and one rental unit. As such it will be a 3400 sq. ft. building occupied by three families and not a large single family home.

In early design schemes we attempted to keep the front one story façade and meet the programmatic desires of the client, but found that placing the bulk of the second story to the rear created an unbalanced mass that did not seem to honor the typical massing and scale found historically in the neighborhood. Placing the additional space now occupied by the second floor Living Room over the 2005 Studio addition was impractical due to the fact that it is sitting on a structural slab on grade that will not support a second story and would be extremely difficult to make it capable of supporting a second story. The existing historic portion of the house has an unreinforced brick foundation that is easily replaced in order to meet the structural requirements of a second story. It seemed logical and practical to expand the existing residence vertically.

In order to honor the original front street facing façade, we are proposing to remove the existing decorative gable and rake details, and reapply them to the second story gable. The gable will be raised approximately eight feet to accommodate the second story.

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.

MEETS OR EXCEEDS: *Considering that there are difficulties meeting the specific requirement as cited above, and that the balancing act of creating a design that meets the client's needs and honors the massing and scale of the neighborhood, we believe we have created a design for this addition that is attractive, will blend in well with the neighborhood fabric, and will provide a lovely home for the owner and her daughter.*

Chapter 18.5.4 – Conditional Use Permits

Applicant is seeking a Conditional Use Permit for an increase of 13.6% above the Maximum Permitted Floor Area (MPFA) of 3001 sq. ft. to 3409 sq. ft.

18.5.4.030 Review Procedure

- A. Type I Reviews. The following Conditional Use Permits are subject to Type I review in chapter 18.5.1.050.
 - 1. Conditional Use Permits involving existing structures or additions to existing structures, and not involving more than three residential dwelling units.

Project is an existing structure with three residential dwelling units.

18.5.4.040 Application Submission Requirements

- A. General Submission Requirements. Information required for Type I or Type II review, as applicable (see sections 18.5.1.050 and 18.5.1.060), including but not limited to a written statement or letter explaining how the application satisfies each and all of the relevant criteria and standards.
COMPLIES: Information is contained in these findings and on the drawings. See Section 18.2.5.070 for further explanation in support of request.
- B. Plan Submittal. The plan or drawing accompanying the application shall include the following information.

COMPLIES: See Site Plan A0.2 and Landscape Plan A0.3.

18.5.4.050 Approval Criteria

- A. Approval Criteria. A Conditional Use 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.
 - 1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.

COMPLIES: The use is in conformance with all of the standards and relevant Comprehensive Plan policies for the R-2 district and the target use, an existing permitted residential use with three dwelling units. The proposed expansion of the existing use is intended to accommodate an Owner that wishes to move in to the lower Unit 254 and her daughter that will reside in Unit 252 upstairs. The studio Unit 256 is to remain as a rental dwelling unit.

- 2. That adequate capacity of City facilities for water, sewer, electricity, urban storm

drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.

COMPLIES: Adequate capacity of City facilities exist, are currently provided, and are currently in use throughout the property. Adequate transportation is currently provided.

3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.

- a. Similarity in scale, bulk, and coverage.

COMPLIES: Proposed additions to the existing structure are similar in scale, bulk, and coverage to other homes and buildings found within the Railroad District as described in in Section 18.4.2.050 of these Findings.

- b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.

COMPLIES: Traffic generation will not change as a result of this project as there is no increase in the number of occupants compared what is current. Additionally, the daughter of the Owner, who will reside upstairs, regularly bicycles to work on one of her two electric assist bicycles. Now she will live just three blocks from work, so she will no doubt be walking to work.

- c. Architectural compatibility with the impact area.

COMPLIES: The massing, scale, roof pitches, detailing, and other attributes are in total compatibility with the impact area as described in these Findings in Section 18.4.2.050 Historic District Development.

- d. Air quality, including the generation of dust, odors, or other environmental pollutants.

COMPLIES: There will be no decrease in the air quality as there will be no change in the occupancy of the building. One might argue there could be less pollutants as the Owner drives infrequently (she is elderly) and her daughter will be walking or riding her electric bicycle to work on A Street.

- e. Generation of noise, light, and glare

COMPLIES: There will be no additional increase of noise, light, and glare different from what may already occur with the current tenants. Noise may be lessened as two of three dwelling units will be Owner occupied. While there will be additional light sources as a result of the second floor, exterior lighting will be shielded, including the existing unshielded lights that will be replaced with shielded fixtures.

f. The development of adjacent properties as envisioned in the Comprehensive Plan.

COMPLIES: *The adjacent three lots to the east are proposed to be developed with three two story single family homes with studios at the rear of the property. The impact will be negligible and no different than any impact these lots will have on the subject property when they are developed as two story residences. The Pelton house has proposed another traveler's unit on the southeast corner of the lot adjacent to the existing one story studio. The second story addition is well away from this proposed building to the northeast and will have little impact on the development of this structure.*

g. Other factors found to be relevant by the approval authority for review of the proposed use.

WILL RESPOND: *Once the City Planning Staff reviews the proposal, any factors they deem relevant will be addressed and any changes necessary will be made.*

4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.

COMPLIES: *The existing residential use is permitted in the R-2 zone. No change to the use is being proposed.*

5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.

c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.

COMPLIES: *Ordinance requirements and density are in compliance as exhibited by the design drawings and as described in Chapter 18.2.5 of these findings.*

B. Conditions of Approval. The approval authority may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity, and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized. These conditions include, but are not limited to, one or more of the following.

AGREES: *Applicant agrees to abide by any conditions imposed on this use as adopted and approved as a result of this planning action.*

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Van Heuit
Site Design Review
May 3, 2016



VAN HEUIT PROPERTY 252-256 B STREET REMODEL & 2ND STORY ADDITION

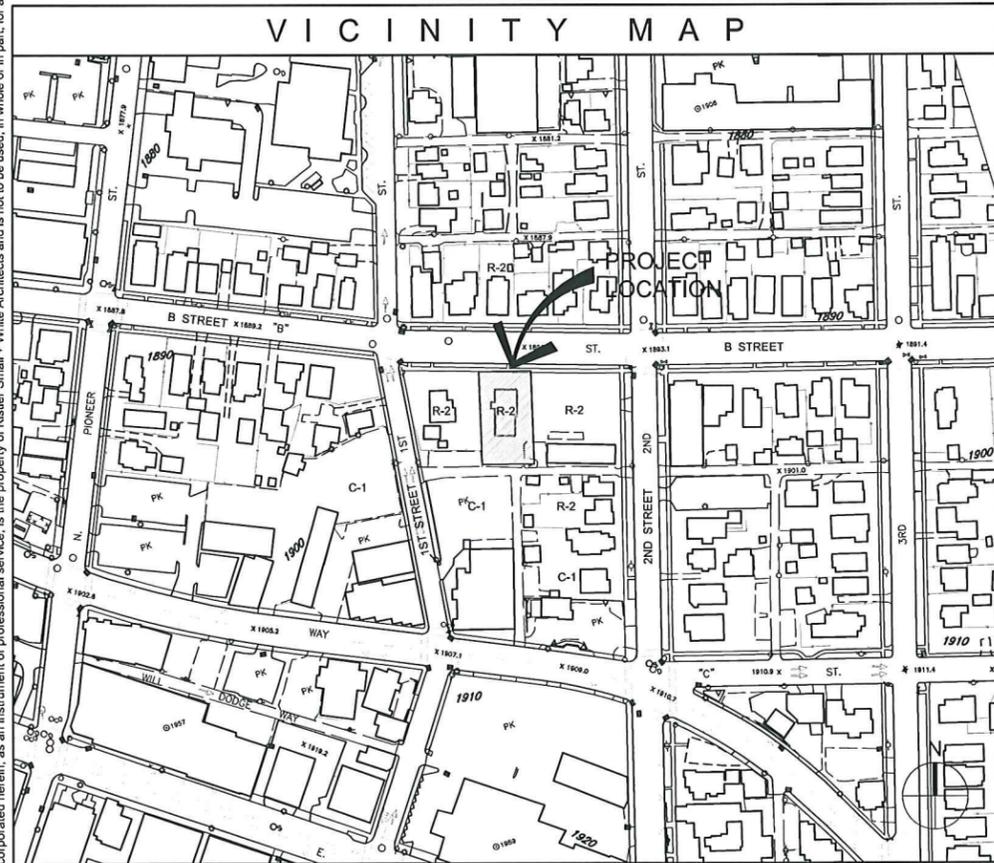
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+white

66 WATER STREET
SUITE 101
ASHLAND, OR
97520
TEL.: 541.488.8200

OWNER	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER
Sharon Van Heuit CONTACT: Maura Van Heuit 570 A STREET ASHLAND, OR 97520 (541) 324-0203 (P) maura@mind.net	kistler small + white architects CONTACT: Jerome White 66 WATER STREET SUITE 101 ASHLAND, OREGON 97520 (541) 488-8200 (P) (541) 552-9512 (F) jerome@kistlersmallwhite.com (E)	TBD	TBD	TBD	TBD	TBD

PRELIMINARY

THESE DRAWINGS SHALL NOT BE USED FOR: CONSTRUCTION BIDDING RECORDATION CONVEYANCE ISSUANCE OF A PERMIT
SITE DESIGN REVIEW 5-3-16



LEGENDS AND SYMBOLS

<p>DETAIL IDENTIFICATION DWG. NO. WHERE DETAIL IS DRAWN (A) A9.1</p> <p>WALL CROSS SECTION IDENTIFICATION DWG. NO. WHERE SECTION IS DRAWN (A) A9.1</p> <p>BUILDING CROSS SECTION IDENTIFICATION DWG. NO. WHERE SECTION IS DRAWN (A) A9.1</p> <p>EXTERIOR ELEVATION IDENTIFICATION DWG. NO. WHERE SECTION IS DRAWN (A) A7.5</p> <p>INTERIOR ELEVATION IDENTIFICATION DWG. NO. WHERE SECTION IS DRAWN (A) A11.1</p> <p>GRID LINE TOP TO BOTTOM: LETTERS LEFT TO RIGHT: NUMBERS (A) 208</p> <p>OFFICE ROOM IDENTIFICATION ROOM NAME ROOM NUMBER 208</p> <p>NORTH ARROW ARROW INDICATES PLAN NORTH</p>	<p>DOOR IDENTIFICATION NO.: ROOM NUMBER OF DOOR LETTER: DOOR IDENTIFICATION 100A</p> <p>KEY NOTE KEY NOTE NUMBER (1)</p> <p>WINDOW IDENTIFICATION WINDOW NUMBER GLAZING TYPE (A)</p> <p>RELITE IDENTIFICATION RELITE TYPE (R-1)</p> <p>PARTITION IDENTIFICATION PARTITION TYPE (2B)</p> <p>O.F.C.I. ITEM ITEM NUMBER (5)</p> <p>CABINET DIMENSION W.I.C. CABINET TYPE NUMBER CABINET LENGTH (FIELD VERIFY) 155 24D / L1'-6"</p> <p>CABINET DEPTH ELEVATION TAG LEVEL LINE & SURFACE ELEVATION (155)</p> <p>LEVEL T.O. EL. 0'-0"</p> <p>CENTER LINE (C)</p> <p>LOUVER IDENTIFICATION LOUVER NUMBER (L-1)</p> <p>HVAC EXHAUST (E)</p> <p>HVAC RETURN (R)</p> <p>HVAC SUPPLY (S)</p> <p>LIGHTING SYMBOL (L)</p> <p>LIGHTING SYMBOL (L)</p> <p>LIGHTING SYMBOL (L)</p>
--	--

SEE INDIVIDUAL SHEETS FOR ADDITIONAL LEGENDS AND SYMBOLS

ABBREVIATIONS

NOTE: ABBREVIATIONS BELOW MAY NOT INCLUDE ALL FOUND IN THE DRAWINGS

ABV ABOVE AC ASPHALTIC CONCRETE ACT ACOUSTIC CEILING TILE AFF ABOVE FINISHED FLOOR AL ALTERNATE ASW AREA SEPARATION WALL BD BOARD BLDG BUILDING B.O. BOTTOM OF BM BEAM BS BACKSPLASH CAB CABINET CFCI CONTRACTOR FURNISHED CONTRACTOR INSTALLED CH COAT HOOK CJ CONTROL JOINT CLG CEILING CLR CLEAR CMU CONCRETE MASONRY UNIT COL COLUMN CONC CONCRETE CONF CONFERENCE CONT CONTINUOUS CORR CORRIDOR CPT CARPET CR CLASSROOM CTB COMPUTER TERMINAL BOARD CTSK COUNTERSINK DBL DOUBLE DIA DIAMETER DIMS DIMENSIONS DF DRINKING FOUNTAIN DS DOWNSPOUT DW DISHWASHER DP DISABLED PERSON E EXISTING EA EACH EL ELEVATION ELE ELECTRICAL ELECT ELECTRICAL ELEV ELEVATOR EM ENTRANCE MATTING EMT ELECTRICAL METALLIC TUBING EQ EQUAL EX EXISTING (E) EXISTING EJ EXPANSION JOINT EXT EXTERIOR FD FLOOR DRAIN FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER & CABINET FF FINISHED FLOOR FFE FINISHED FLOOR ELEVATION FG FINISH GRADE FHSMS FLAT HEAD SHEET METAL SCREWS FHMB FLAT HEAD MACHINE BOLT FIN FINISH (ED) FND FEMININE NAPKIN DISPENSER F.O. FACE OF F.O.C. FACE OF CONCRETE / FACE OF COLUMN F.O.FIN. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD / STRUCTURE FP FIREPLACE FR FIRE RESISTANT FRMG FRAMING FRZR FREEZER FTG FOOTING GA GAUGE GA GYPSUM ASSOCIATION GALV GALVANIZED GYP BD GYPSUM BOARD GWB GYPSUM WALL BOARD GB GRAB BAR GI GALVANIZED IRON GS GALVANIZED STEEL HS HALL STATION (ELEVATOR) H HIGH HDBD HARDBOARD HDR HEADER HDWD HARDWOOD HGT HEIGHT HR HOUR HVAC HEATING/VENTILATION/AIR CONDITIONING HW HOT WATER HC HANDICAP INSUL INSULATION IR INSIDE RADIUS JST JOIST	KS KNEE SPACE LAV LAVATORY LPG LIQUID PROPANE GAS M MIRROR MAX MAXIMUM MACH MACHINE MB MACHINE BOLT MB MARKER BOARD MDL MODEL MECH MECHANICAL MED MEDIUM MFR MANUFACTURER MIW MAKE IT WORK MIN MINIMUM MISC MISCELLANEOUS MPH MILES PER HOUR MET METAL MTL METAL MW MICROWAVE (N) NEW NIC NOT IN CONTRACT O/ OVER OCC OCCUPANCY OPNG OPENING OC ON CENTER OD OUTSIDE DIAMETER OFCI OWNER FURNISHED CONTRACTOR INSTALLED OFOI OWNER FURNISHED OWNER INSTALLED P PAINT P LAM PLASTIC LAMINATE PLWD PLYWOOD PSF POUNDS PER SQ. FOOT PWC PLASTIC WALL COVERING PWP PLASTIC WALL PANEL PT PRESSURE TREATED RD ROOF DRAIN REF REFRIGERATOR RM ROOM RO ROUGH OPENING SD SOAP DISPENSER SEP SEPARATION SF SQUARE FEET SQ FT SQUARE FEET SHTG SHEATHING SHT SHEET SIM SIMILAR SM SHEET METAL SMS SHEET METAL SCREWS SPECS SPECIFICATIONS STB SINGLE TERMINAL BACKBOARD STL STEEL STRUCT STRUCTURAL SS STAINLESS STEEL SST STAINLESS STEEL TPD TOILET PAPER DISPENSER TRSR TRANSFORMER/TRANSFER TS TUBE STEEL TTB TELEPHONE TERMINAL BACKBOARD TVB DATA TERMINAL BACKBOARD TYP TYPICAL TH THRESHOLD TO TOP OF TC TOP OF CONCRETE / CURB TW TOP OF WALL UL UNDERWRITER'S LABORATORY UTIL UTILITY UNO UNLESS NOTED OTHERWISE UNON UNLESS OTHERWISE NOTED VCT VINYL COMPOSITION TILE VERT VERTICAL VEST VESTIBULE V-A TYPE 5, RATED V-B TYPE 5, NON-RATED VWC VINYL WALL COVERING WBG WALL BUMPER GUARD WC WATER CLOSET WD WOOD WDW WINDOW WH WATER HEATER WTP WATER TREATMENT PLANT WF WIDE FLANGE WS WOOD SCREW W.I.C. WOODWORK INSTITUTE W/ WITH
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DRAWING INDEX

GENERAL:
 A0.1 GENERAL INFORMATION

SITE:
 A0.1 SITE SURVEY - HOUSE LOCATION
 A0.2 SITE PLAN & ZONING SUMMARY
 A0.3 LANDSCAPE PLAN AND SITE UTILITIES PLAN
 A0.4 SOLAR ACCESS PLAN

ARCHITECTURAL:
 A2.1 FLOOR DEMOLITION PLAN
 A2.2 ROOF DEMOLITION PLAN
 A3.0 MPFA FLOOR AREAS AND UNIT AREAS
 A3.1 FIRST FLOOR PLAN
 A3.2 SECOND FLOOR PLAN
 A3.3 ROOF PLAN
 A6.1 EXTERIOR ELEVATIONS
 A6.2 EXTERIOR ELEVATIONS

GOVERNING CODES

THE DESIGN OF THIS PROJECT IS BASED ON THE FOLLOWING CODES:

- OREGON STRUCTURAL SPECIALTY CODE, 2014 ed.
- OREGON MECHANICAL SPECIALTY CODE, 2014 ed.
- OREGON PLUMBING SPECIALTY CODE, 2014 ed.
- OREGON ELECTRICAL SPECIALTY CODE, 2014 ed.
- OREGON ENERGY EFFICIENCY SPECIALTY CODE, 2014 ed.
- OREGON FIRE CODE, 2014 ed.
- NFPA 72: NATIONAL FIRE ALARM CODE, 2013 ed.
- NFPA 13: AUTOMATIC SPRINKLER SYSTEMS, 2013 ed.

MATERIALS LEGEND

<p>EARTH</p> <p>GRAVEL / ROCK</p> <p>SAND / GROUT</p> <p>CONCRETE</p> <p>CMU</p> <p>(E) CONCRETE</p> <p>(E) CMU</p> <p>BRICK</p> <p>FRAMED WALL - NEW</p>	<p>BATT INSULATION</p> <p>RIGID INSULATION</p> <p>CEILING / ACOUSTIC TILE / PANEL</p> <p>METAL</p> <p>DIMENSIONAL LUMBER</p> <p>BLOCKING / SHIM</p> <p>FINISH WOOD</p> <p>PLYWOOD</p>
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NOTE: ALL MATERIAL SYMBOLS ABOVE MAY NOT NECESSARILY BE USED IN THIS PROJECT. SEE INDIVIDUAL SHEETS FOR ADDITIONAL LEGENDS AND SYMBOLS

MATERIALS LEGEND

SEE INDIVIDUAL SHEETS FOR ADDITIONAL LEGENDS AND SYMBOLS

MATERIALS LEGEND

SEE INDIVIDUAL SHEETS FOR ADDITIONAL LEGENDS AND SYMBOLS

SITE DESIGN REVIEW

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GENERAL INFORMATION

PROJECT: 15-031
 ISSUE DATE: 5-3-16
 SHEET:

A0.1

VAN HEUIT PROPERTY
 REMODEL & 2ND STORY ADDITION
 OWNER: KATHLEEN VAN HEUIT
 ADDRESS: 252, 254, & 256 B Street
 Ashland, Oregon

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DATE: 3-13-14
SCALE: 1"= 10'

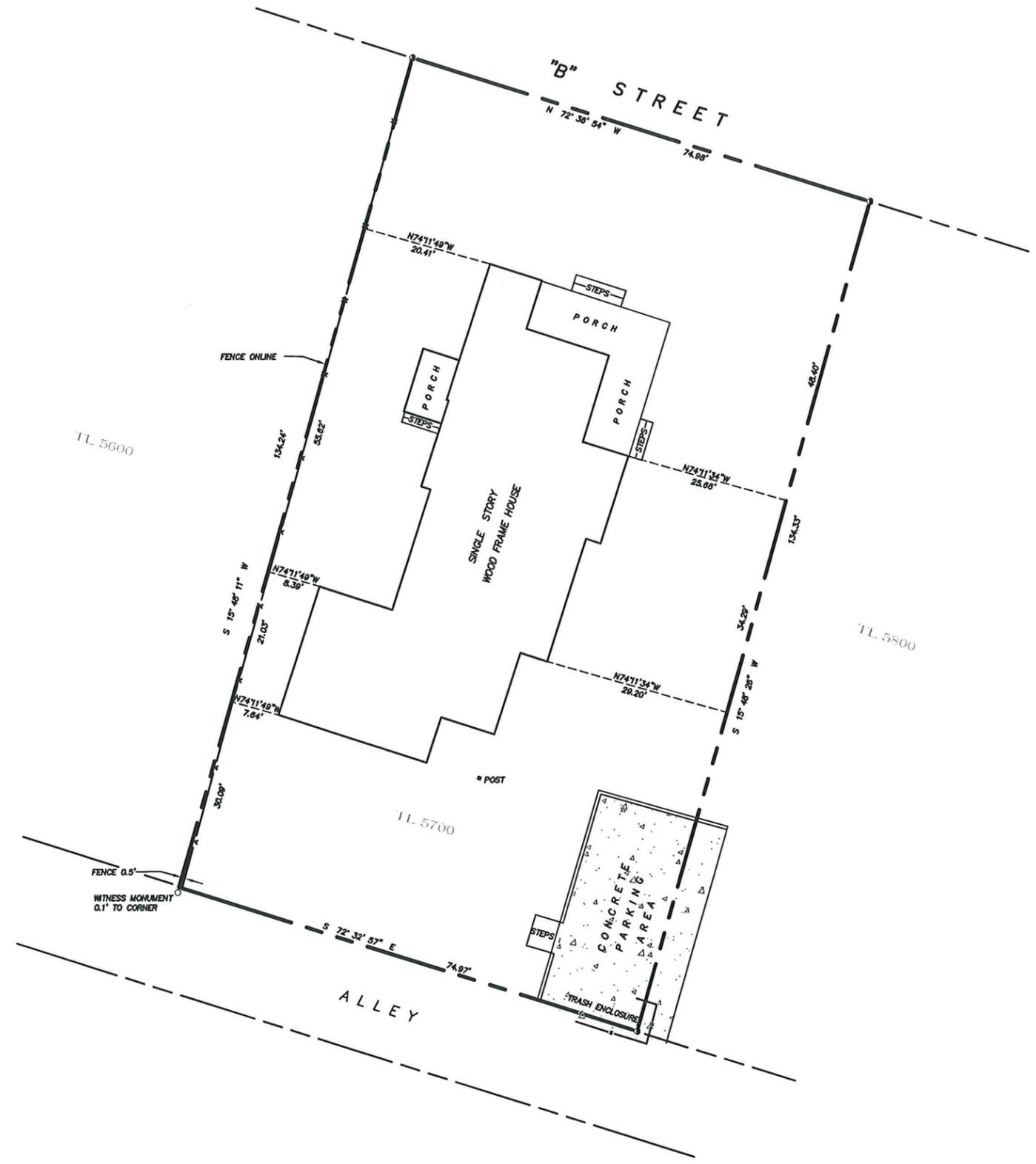
SITE SURVEY HOUSE LOCATION

252-256 B STREET
ASHLAND, OREGON

FOR
MAURA VAN HEUIT
570 A STREET
ASHLAND, OREGON 97520

NOTES

1. PROPERTY BOUNDARY PER FS NO. 20753
2. EASEMENTS OF RECORD, IF ANY, ARE NOT SHOWN
3. HOUSE CORNERS LOCATED AT TRIM APPROXIMATELY 4' ABOVE GRADE



LEGEND

- PROPERTY LINE
- FOUND 5/8" IRON PIN W/CAP STAMPED KAMPMANN PLS 2883 PER FS 20753
- ⊙ FOUND NAIL & WASHER STAMPED POLARIS LS 2883 PER FS 20753
- FS FILED SURVEY, JACKSON COUNTY SURVEYORS OFFICE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
DIGITAL COPY
OREGON
JULY 19, 1994
RICHARD F. ALSPACH
No. 2653
Renewal 12-31-2015

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TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

JOB NO. 942-14

BASIS OF BEARINGS
MONUMENTS FOUND FROM FS NO. 20753

PLANNING SUMMARY

OWNER:
 SHARON VANHEUIT
 CONTACT: MAURA VANHEUIT
 570 A STREET
 ASHLAND, OR 97520

SITE ADDRESS:
 252, 254 AND 256 B STREET
 ASHLAND, OR 97520

MAP: 391E09BA
TAX LOT: 5700
ZONE: R-2

ZONING DESIGNATION:

PROJECT PROPERTY R-2
 PROPERTY TO NORTH R-2
 (ACROSS B STREET)
 PROPERTY TO EAST R-2
 PROPERTY TO SOUTH C-1
 (ACROSS ALLEY)
 PROPERTY TO WEST R-2

LOT COVERAGE:

LOT AREA 10,064 sf
 LANDSCAPE AREA 5,333 sf
 % LANDSCAPE AREA 47.0%
 MIN. % LANDSCAPE REQUIRED 35.0%
 LOT COVERAGE (IMPERVIOUS) 4,731 sf
 % LOT COVERAGE 53.0%
 MAX. % LOT COVERAGE 65.0%

OPEN SPACE:

LOT AREA 10,064 sf
 OPEN SPACE REQD (8%) 805 sf
 OPEN SPACE PROVIDED (10.5%) 1,056 sf

PARKING:

REQUIRED	PROVIDED
(2) 1 BEDROOM (1.50/UNIT)	3.0
(1) STUDIO (1.00/UNIT)	1.0
ACCESSIBLE SPACE	NOT REQD
TOTAL SPACES REQD	4.0
TOTAL SPACES PROVIDED	4.0

BICYCLE PARKING:

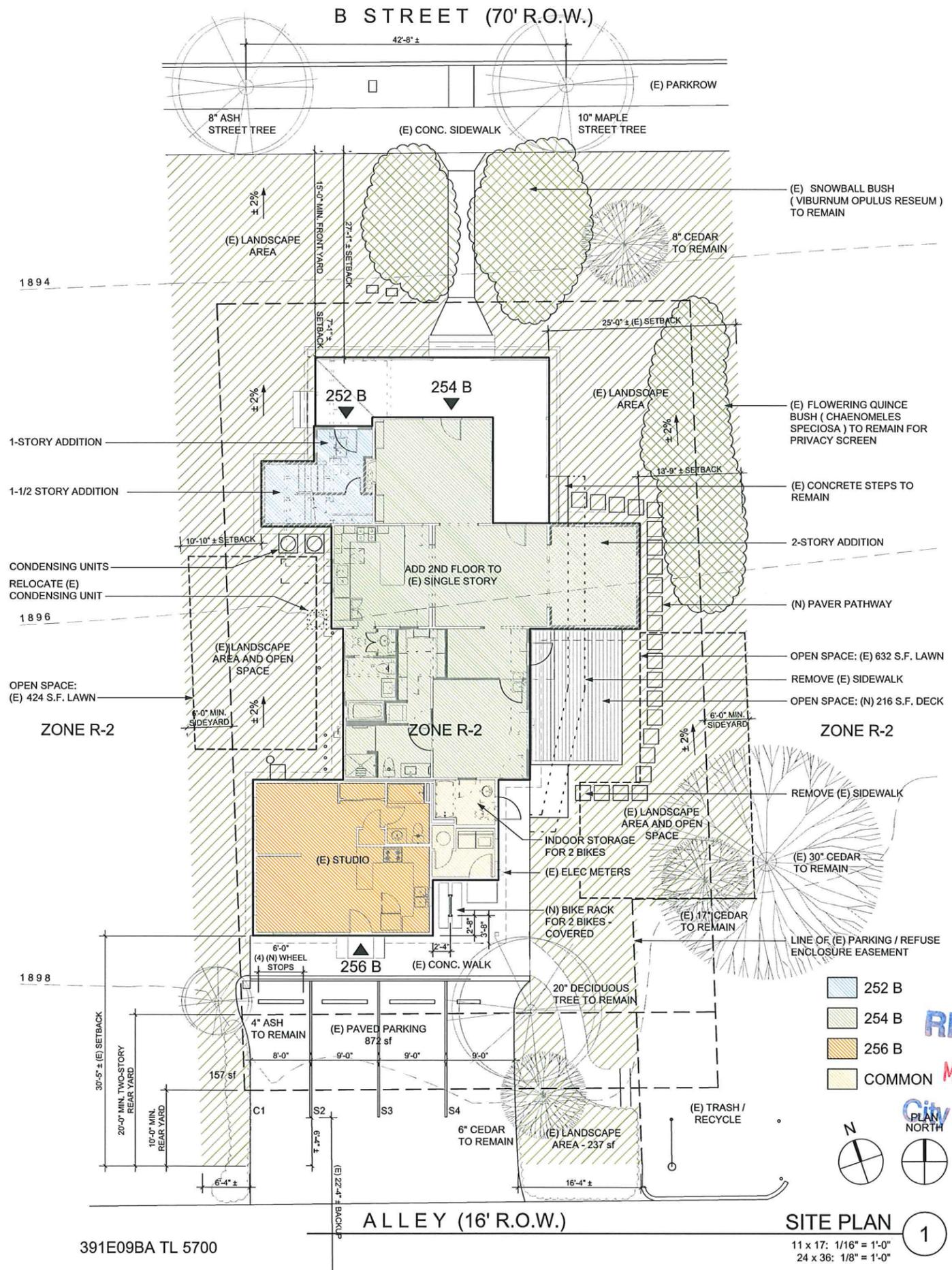
REQUIRED	PROVIDED
(2) 1 BEDROOM (1.0/UNIT)	2.0
(1) STUDIO (1.0/UNIT)	1.0
TOTAL SPACES REQD	3.0
TOTAL SPACES PROVIDED	4.0

MPFA CALCULATION								
EXISTING FLOOR AREA	LOT AREA	ADJ. FACTOR	ADJUSTED LOT AREA	GRADUATED FAR	MPFA	25% INCREASE ALLOWABLE	ADDITIONS ALLOWABLE	
1,902 sf	10,064 sf	0.71	7,146 sf	0.42	3,001 sf	3,752 sf	+2,066 sf	

BUILDING AREAS BY FLOOR							
FLOOR	EXISTING BLDG. AREA	REMOVED BLDG. AREA	(E) BLDG. AREA TO REMAIN	ADDITIONS	PROPOSED BLDG. AREA	AMOUNT AREA ABOVE MFPA	% INCREASE ABOVE MFPA
1st FLOOR	1,902 sf	-157 sf	1,745 sf	324 sf	2,069 sf		
2nd FLOOR	0 sf	0 sf	0 sf	1,341 sf	1,341 sf		
TOTAL	1,902 sf	-157 sf	1,745 sf	1,664 sf	3,409 sf	+408 sf	13.6%

UNIT AREAS BY ADDRESS							
UNIT ADDRESS	EXISTING UNIT AREA	UNIT AREA REMOVED	1st FLR. UNIT ADDITIONS	2nd FLR. UNIT ADDITIONS	PROPOSED UNIT AREA	CHANGE	% INCREASE FROM EXISTG.
252 B Street	633 sf	-633 sf	156 sf	1,341 sf	1,496 sf	+863 sf	
254 B Street	711 sf	-53 sf	538 sf	0 sf	1,302 sf	+591 sf	
256 B Street	495 sf	0 sf	0 sf	0 sf	495 sf	+0 sf	
Common	62 sf	0 sf	53 sf	0 sf	116 sf	+53 sf	
TOTAL	1,902 sf	-686 sf	693 sf	1,341 sf	3,409 sf	+1,454 sf	42.7%

UNIT MAKEUP - BEDROOMS, KITCHENS & BATHROOMS							
UNIT ADDRESS	EXISTING BEDROOMS	PROPOSED BEDROOMS	EXISTING BATHROOMS	PROPOSED BATHROOMS	EXISTING KITCHENS	PROPOSED KITCHENS	
252 B Street	1.0	1.0	1.0	2.0	1.0	1.0	
254 B Street	1.0	1.0	1.0	2.0	1.0	1.0	
256 B Street	1.0 (Studio)	1.0 (Studio)	1.0	1.0	1.0	1.0	
TOTAL	3.0	3.0	3.0	5.0	3.0	3.0	



66 WATER STREET
 SUITE 101
 ASHLAND, OR
 97520
 TEL.: 541.488.8200

PRELIMINARY
 THESE DRAWINGS SHALL NOT BE USED FOR: CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, ISSUANCE OF A PERMIT.
 SITE DESIGN REVIEW 5-3-16

VAN HEUIT PROPERTY REMODEL & 2ND STORY ADDITION
 OWNER: KATHLEEN VAN HEUIT
 ADDRESS: 252, 254, & 256 B Street
 Ashland, Oregon

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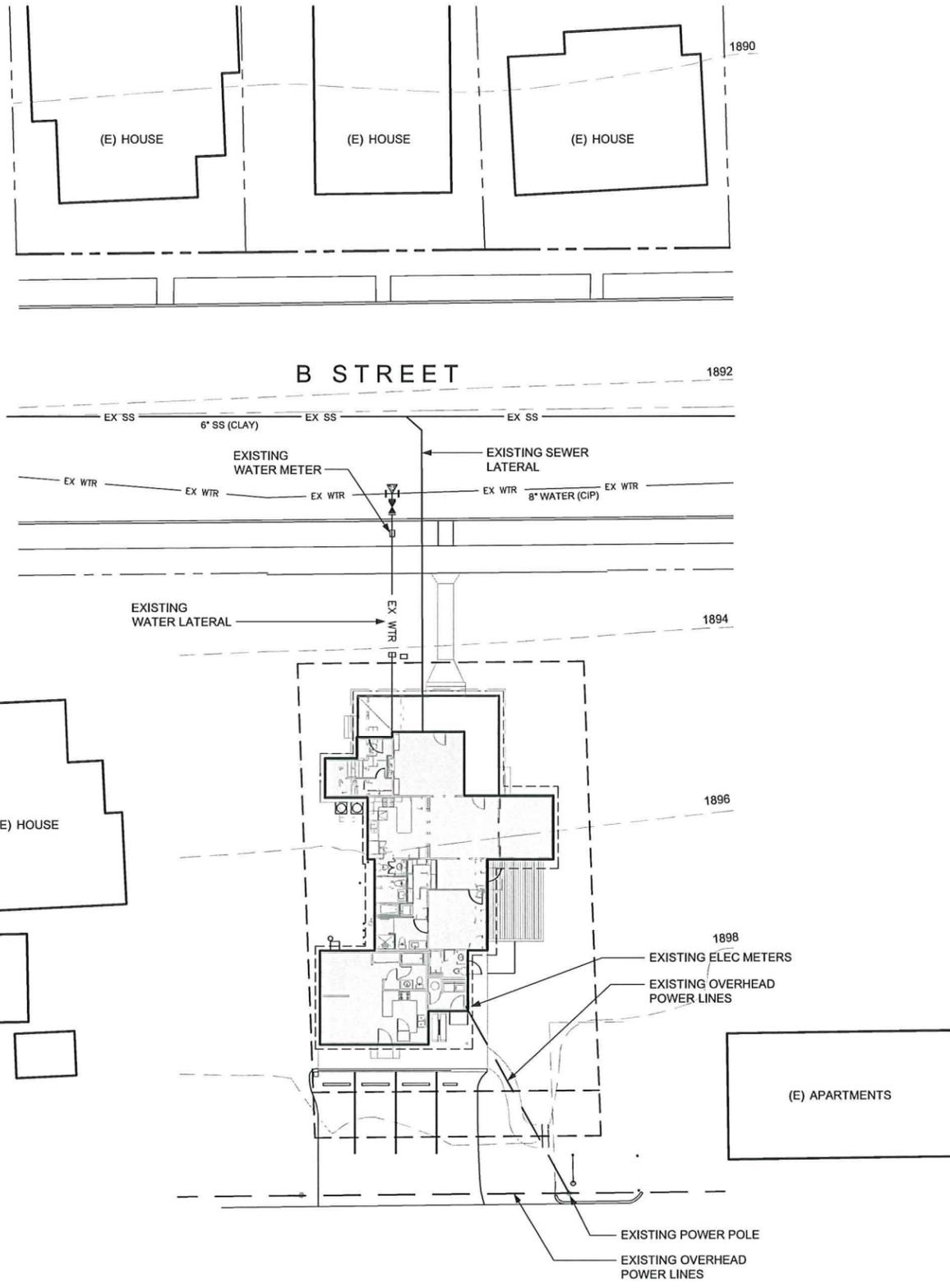
SITE PLAN & ZONING SUMMARY
 PROJECT: 15-031
 ISSUE DATE: 5-3-16
 SHEET:

A0.2

391E09BA TL 5700

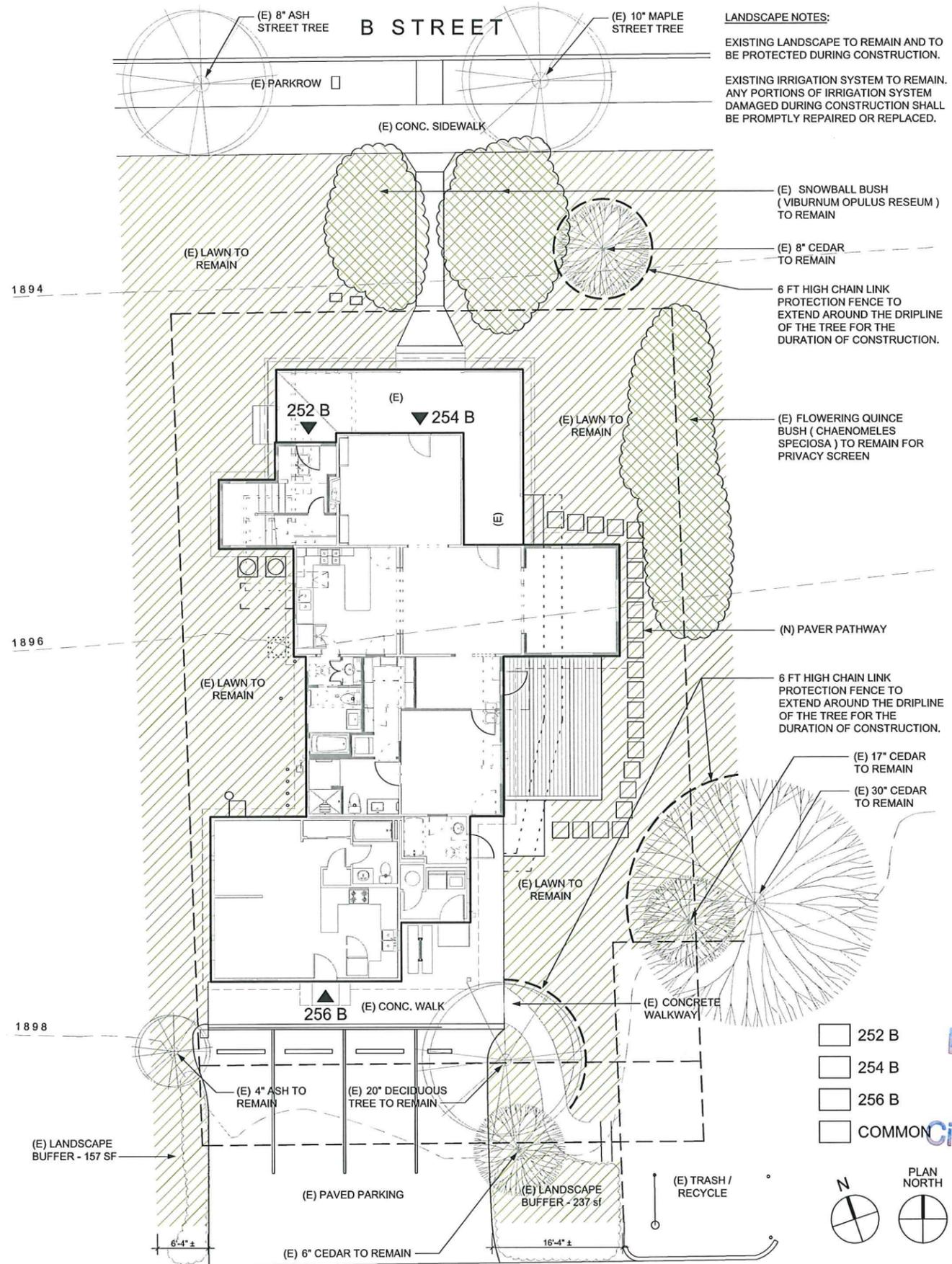
SITE PLAN
 11 x 17: 1/16" = 1'-0"
 24 x 36: 1/8" = 1'-0"
 1

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SITE UTILITIES PLAN 2

11 x 17: 1/32" = 1'-0"
24 x 36: 1/16" = 1'-0"



LANDSCAPE AND TREE PROTECTION PLAN 1

11 x 17: 1/16" = 1'-0"
24 x 36: 1/8" = 1'-0"

LANDSCAPE NOTES:

EXISTING LANDSCAPE TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION.

EXISTING IRRIGATION SYSTEM TO REMAIN. ANY PORTIONS OF IRRIGATION SYSTEM DAMAGED DURING CONSTRUCTION SHALL BE PROMPTLY REPAIRED OR REPLACED.

kistler+small+white
ARCHITECTS

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SUITE 101
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97520
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VAN HEUIT PROPERTY REMODEL & 2ND STORY ADDITION

OWNER: KATHLEEN VAN HEUIT
ADDRESS: 252, 254, & 256 B Street

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LANDSCAPE PLAN AND SITE UTILITIES PLAN

PROJECT: 15-031
ISSUE DATE: 5-3-16
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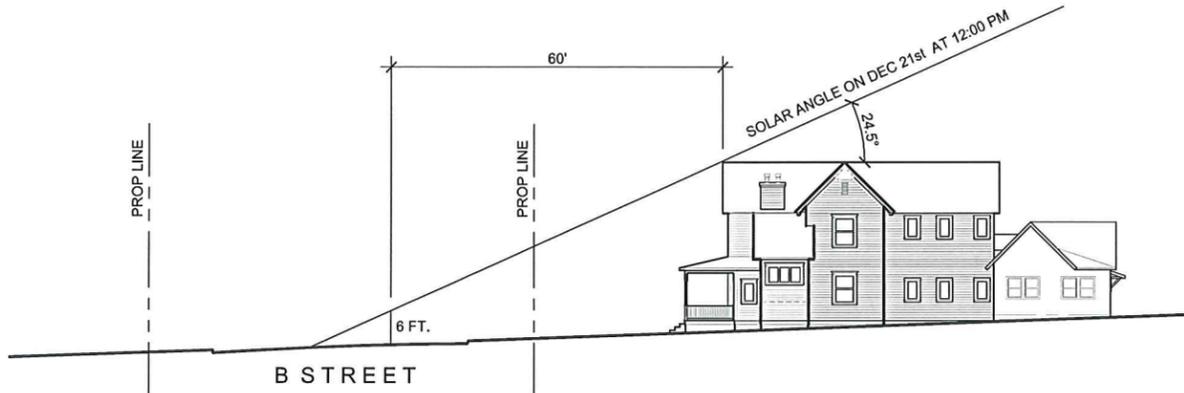
SOLAR SETBACK CALCULATIONS

LOT CLASSIFICATION: STD A LOT

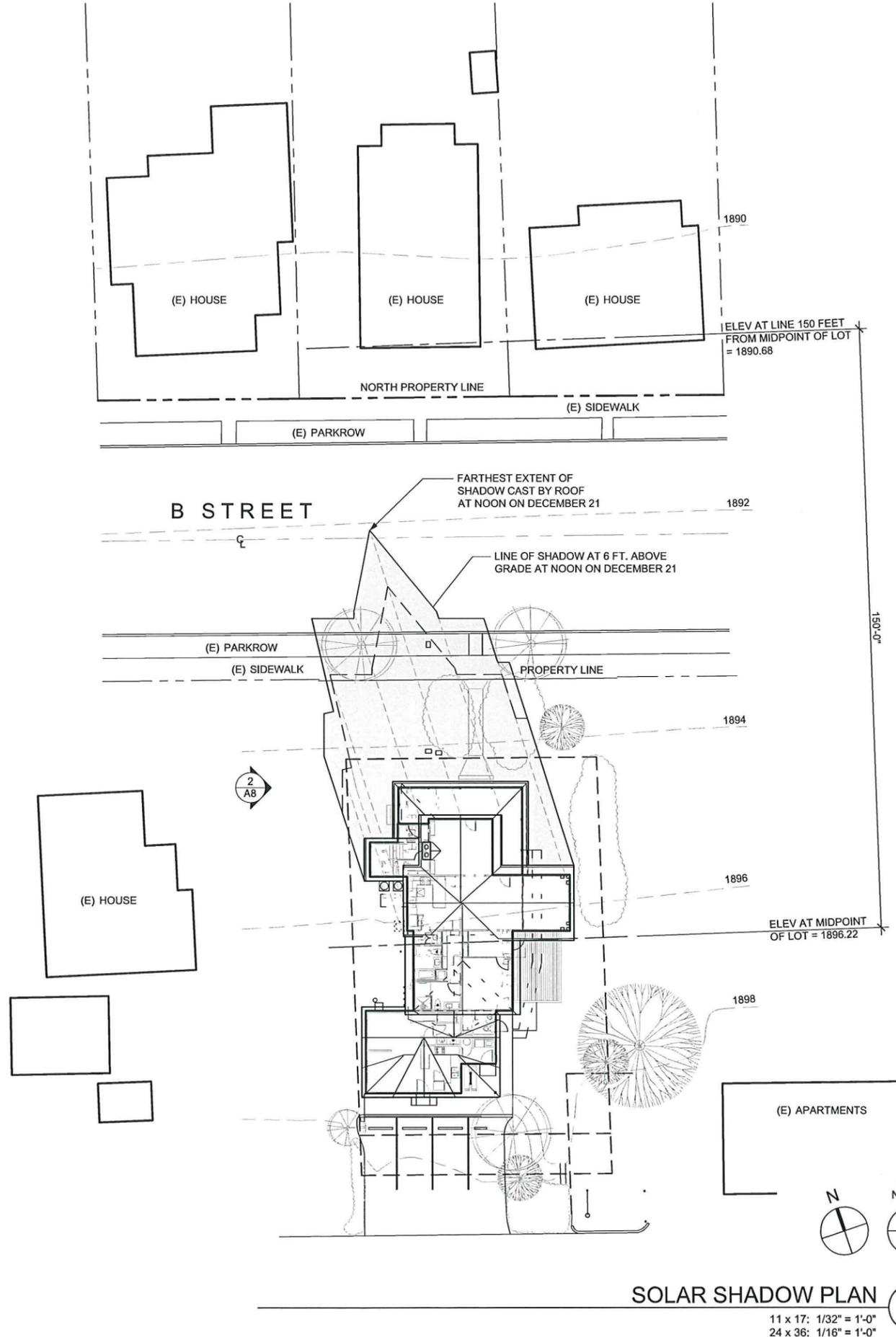
MIN. N/S LOT DIMENSION = $30' / 0.445 + S = 30' / 0.445 - .037 = 73'$
 $S = 1896.22 - 1890.68 = 5.45' / 150' = -.037$

SOLAR SETBACK STD A:

SSB = $(H - 6') / (0.445 + S) = (30.5' - 6') / (.445 - .037) = 60'$
 $H = 30'-6"$ ABOVE GRADE
 $S = -.037$



SOLAR SECTION 2
 1/16" = 1'-0"



SOLAR SHADOW PLAN 1
 11 x 17: 1/32" = 1'-0"
 24 x 36: 1/16" = 1'-0"

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+white**
 architects

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 ISSUANCE OF A PERMIT
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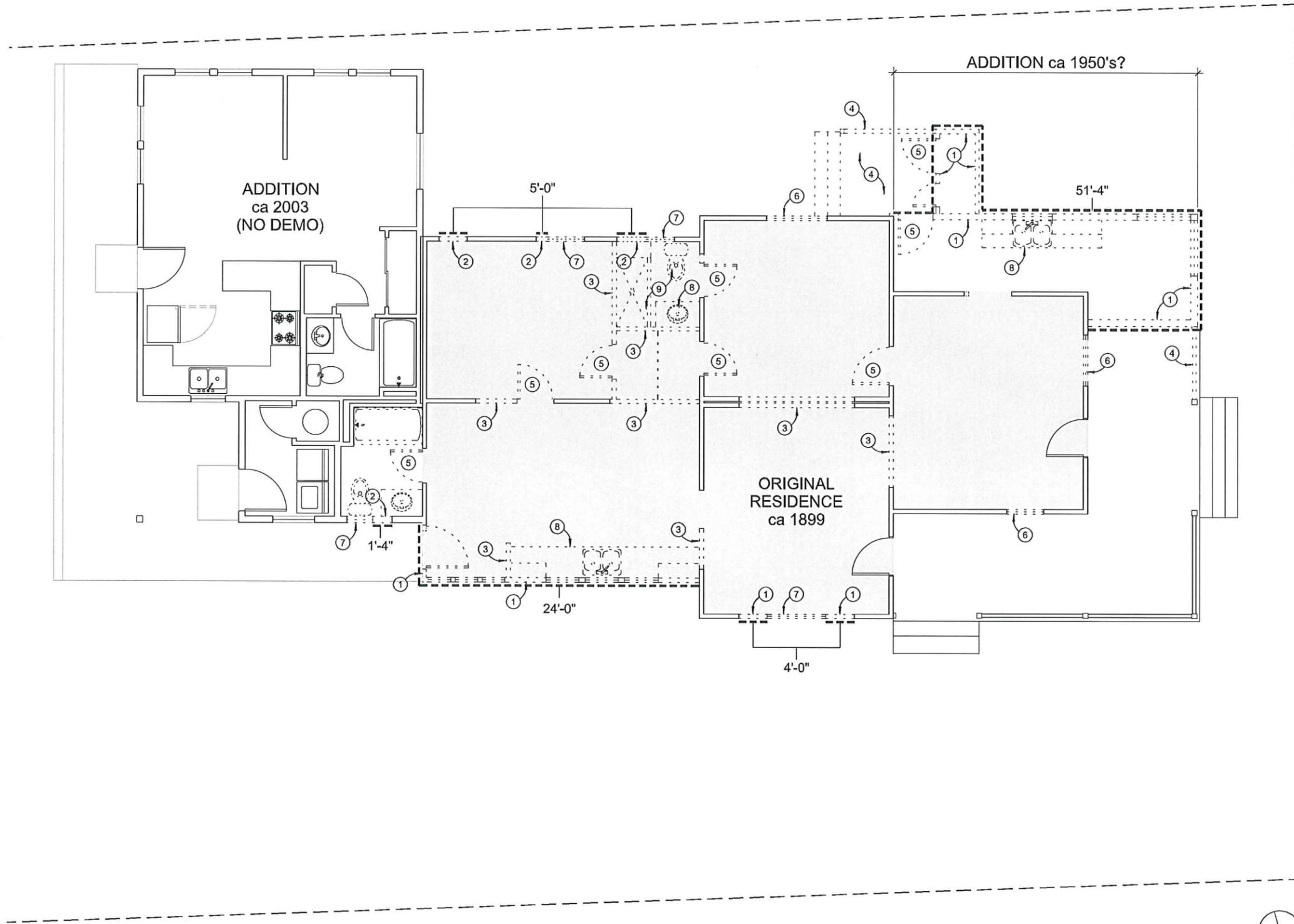
SOLAR
 ACCESS
 PLAN
 PROJECT: 15-031
 ISSUE DATE: 5-3-16
 SHEET:

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DEMOLITION PLAN NOTES

- ① REMOVE (E) EXTERIOR WALL INCLUDING WINDOWS, DOORS AND OTHER FEATURES IN WALL.
- ② REMOVE (E) EXTERIOR WALL FOR (N) OPENING, (N) WINDOW OR (N) DOOR.
- ③ REMOVE (E) INTERIOR WALL. PROVIDE STRUCTURAL SUPPORT AS REQUIRED DURING CONSTRUCTION.
- ④ REMOVE (E) RAILING
- ⑤ REMOVE (E) DOOR.
- ⑥ REMOVE (E) WINDOW FOR REPLACEMENT.
- ⑦ REMOVE (E) WINDOW.
- ⑧ REMOVE (E) CABINETRY AND ASSOCIATED PLUMBING FIXTURES.
- ⑨ REMOVE (E) PLUMBING FIXTURES.
- ⑩ REMOVE (E) WOOD STAIRS, LANDING AND CONCRETE PAD.



CURRENT 3-UNIT RESIDENCE

	LENGTH	
(E) PERIMETER WALLS	247'-9"	100.0%
(E) WALLS REMOVED	85'-8"	34.6%
(E) WALLS TO REMAIN	162'-1"	65.4%

ORIGINAL RESIDENCE (AREA SHOWN SHADED)

	LENGTH	
(E) PERIMETER WALLS	154'-1"	100.0%
(E) WALLS REMOVED	33'-0"	21.4%
(E) WALLS TO REMAIN	121'-1"	78.6%

FLOOR DEMOLITION PLAN

11 x 17: 1/8" = 1'-0"
24 x 36: 1/4" = 1'-0"



1

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TEL.: 541.488.8200

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THESE DRAWINGS SHALL NOT BE USED FOR: CONSTRUCTION BIDDING RECORDATION CONVEYANCE ISSUANCE OF A PERMIT

SITE DESIGN REVIEW
5-3-16

VAN HEUIT PROPERTY
REMODEL & 2ND STORY ADDITION
OWNER: KATHLEEN VAN HEUIT
ADDRESS: 252, 254, & 256 B Street
Ashland, Oregon

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City of Ashland

FIRST FLOOR
DEMOLITION
PLAN

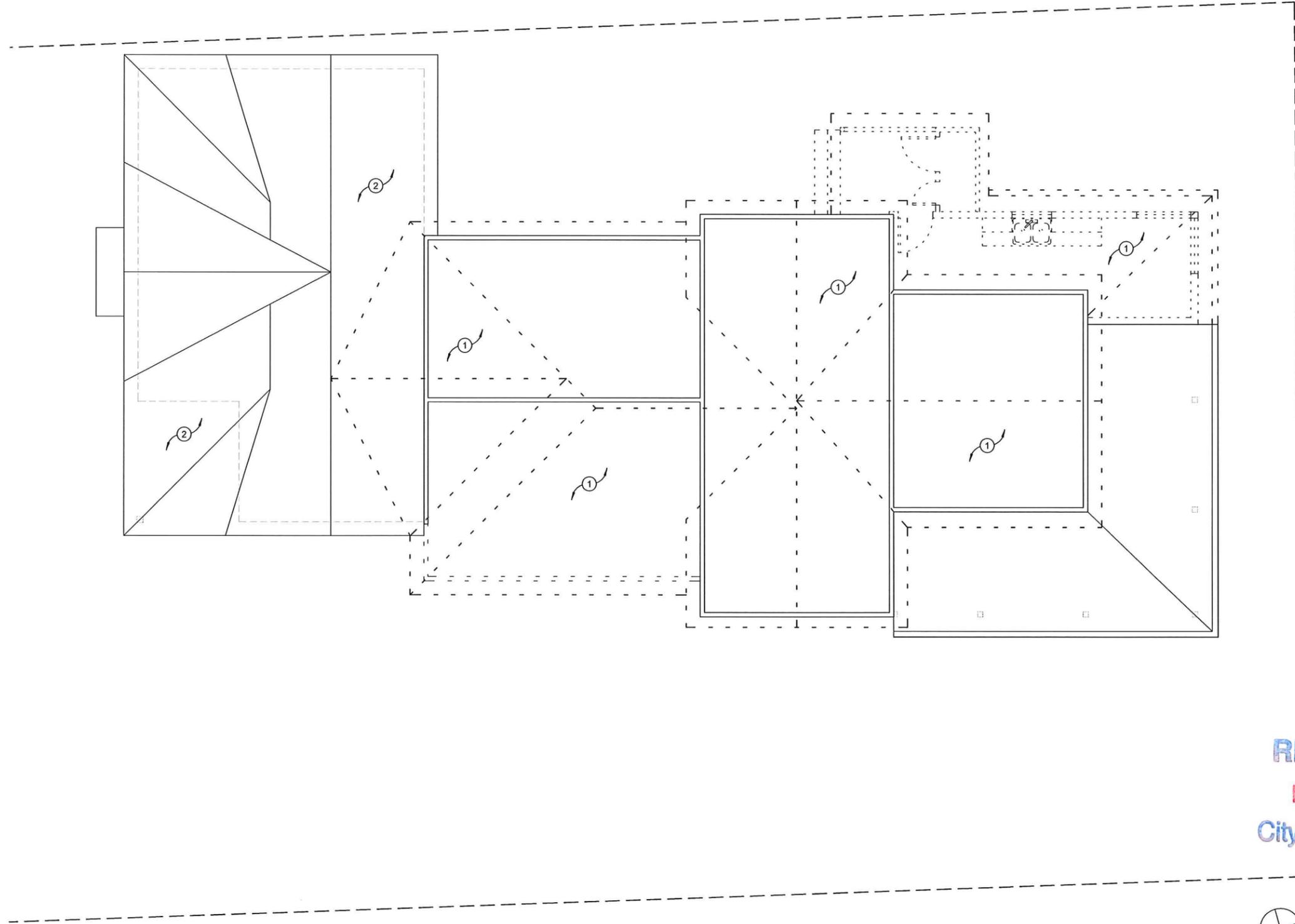
PROJECT: 15-031
ISSUE DATE: 5-3-16
SHEET:

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DEMOLITION PLAN NOTES

- ① REMOVE (E) ROOF STRUCTURE, INCLUDING ROOFING, SHEATHING, RAFTERS, CEILING JOISTS, CEILING FINISH, RAIN GUTTERS, DOWNSPOUTS AND ALL ROOF APPURTENANCES.
- ② EXISTING ROOF TO REMAIN.



ROOF DEMOLITION PLAN

11 x 17: 1/8" = 1'-0"
24 x 36: 1/4" = 1'-0"

1



NORTH

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SUITE 101
ASHLAND, OR
97520
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SITE DESIGN REVIEW
5-3-16

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REMODEL & 2ND STORY ADDITION

OWNER: KATHLEEN VAN HEUIT
ADDRESS: 252, 254, & 256 B Street

Ashland, Oregon

ROOF
DEMOLITION
PLAN

PROJECT: 15-031
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VAN HEUIT PROPERTY
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OWNER: KATHLEEN VAN HEUIT
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REVISIONS

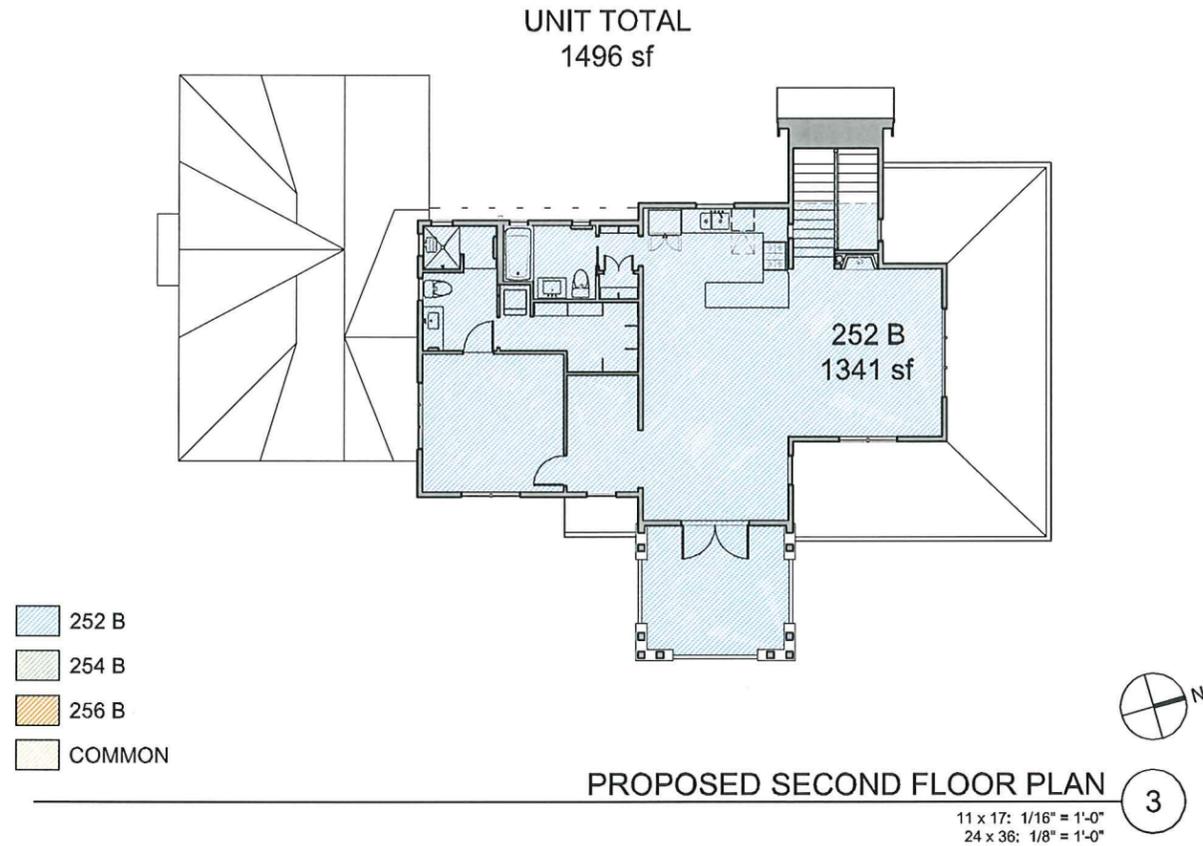
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City of Ashland

MPFA, FLOOR
AREAS & UNIT
AREAS

PROJECT: 15-031
ISSUE DATE: 5-3-16
SHEET:

A3.0



MPFA CALCULATION

EXISTING FLOOR AREA	LOT AREA	ADJ. FACTOR	ADJUSTED LOT AREA	GRADUATED FAR	MPFA	25% INCREASE ALLOWABLE	ADDITIONS ALLOWABLE
1,902 sf	10,064 sf	0.71	7,146 sf	0.42	3,001 sf	3,752 sf	+2,006 sf

BUILDING AREAS BY FLOOR

FLOOR	EXISTING BLDG. AREA	REMOVED BLDG. AREA	(E) BLDG. AREA TO REMAIN	ADDITIONS	PROPOSED BLDG. AREA	AMOUNT AREA ABOVE MPFA	% INCREASE ABOVE MPFA
1st FLOOR	1,902 sf	-157 sf	1,745 sf	324 sf	2,069 sf		
2nd FLOOR	0 sf	0 sf	0 sf	1,341 sf	1,341 sf		
TOTAL	1,902 sf	-157 sf	1,745 sf	1,664 sf	3,409 sf	+408 sf	13.6%

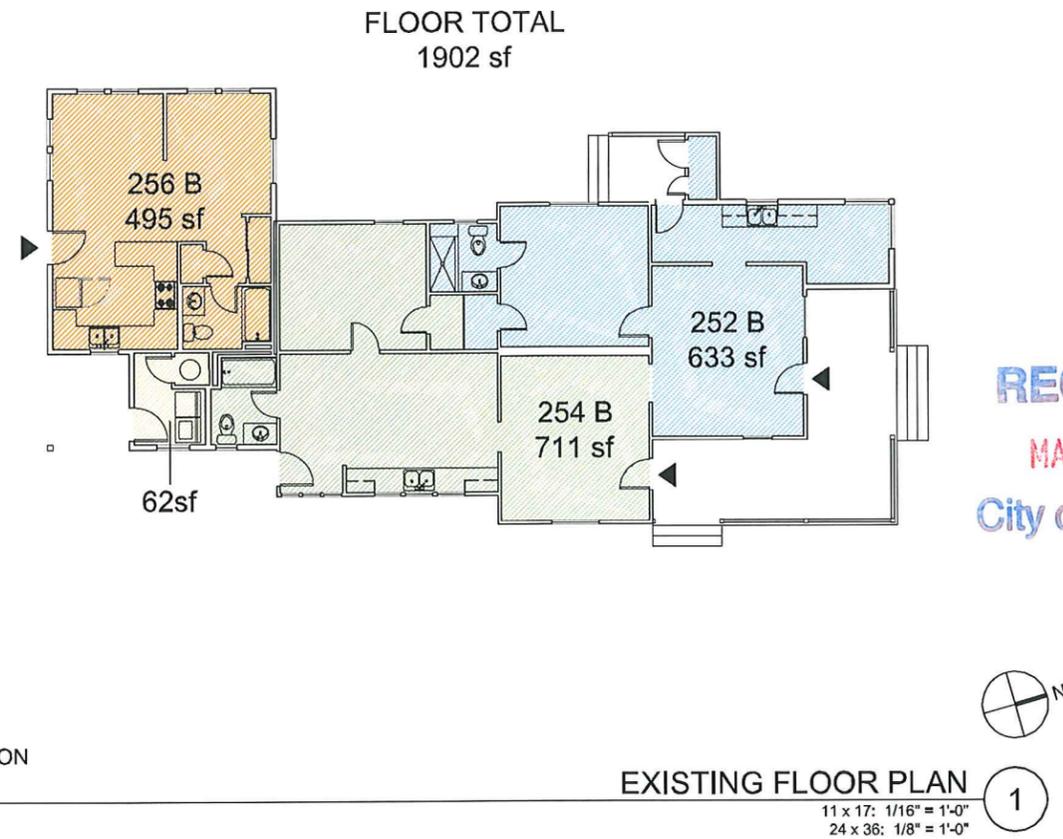
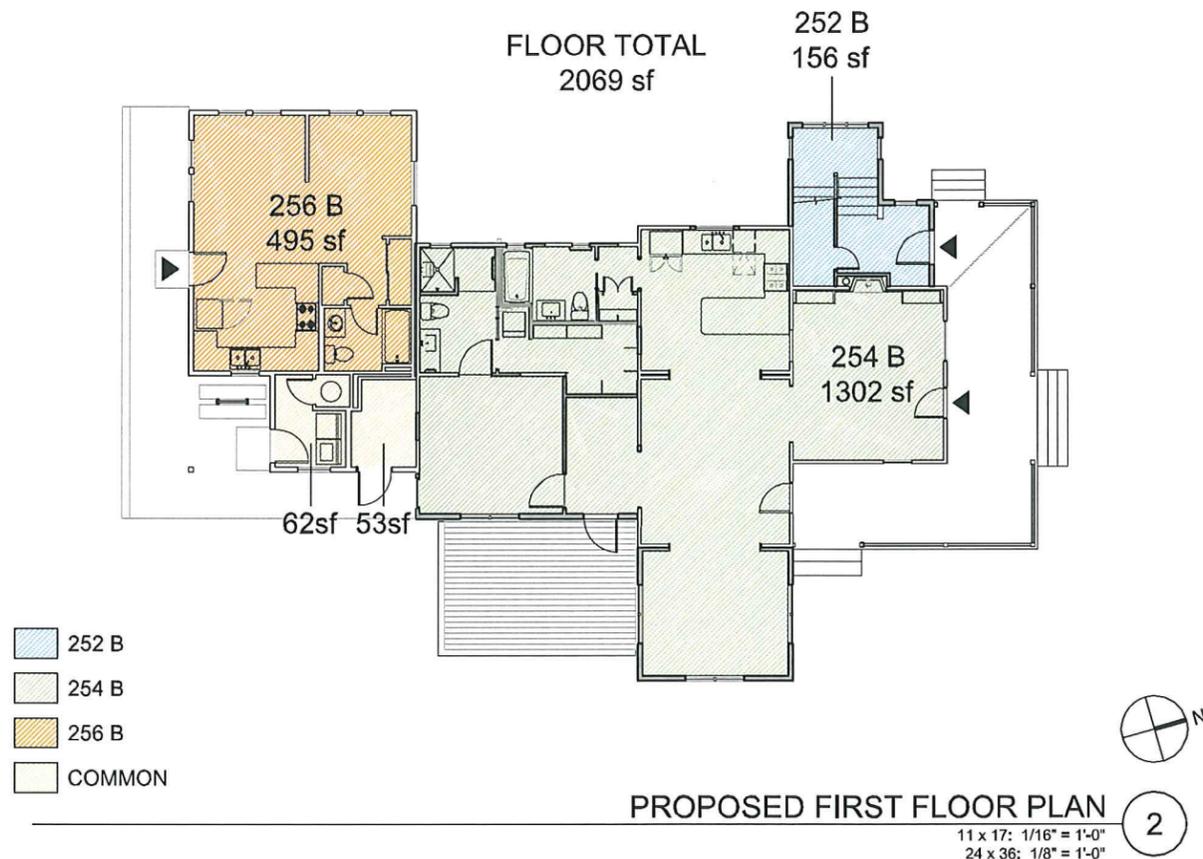
UNIT AREAS BY ADDRESS

UNIT ADDRESS	EXISTING UNIT AREA	UNIT AREA REMOVED	1st FLR. UNIT ADDITIONS	2nd FLR. UNIT ADDITIONS	PROPOSED UNIT AREA	CHANGE	% INCREASE FROM EXISTG.
252 B Street	633 sf	-633 sf	156 sf	1,341 sf	1,496 sf	+863 sf	
254 B Street	711 sf	-53 sf	538 sf	0 sf	1,302 sf	+591 sf	
256 B Street	495 sf	0 sf	0 sf	0 sf	495 sf	+0 sf	
Common	62 sf	0 sf	53 sf	0 sf	116 sf	+53 sf	
TOTAL	1,902 sf	-686 sf	693 sf	1,341 sf	3,409 sf	+1,454 sf	42.7%

UNIT MAKEUP - BEDROOMS, KITCHENS & BATHROOMS

UNIT ADDRESS	EXISTING BEDROOMS	PROPOSED BEDROOMS	EXISTING BATHROOMS	PROPOSED BATHROOMS	EXISTING KITCHENS	PROPOSED KITCHENS
252 B Street	1.0	1.0	1.0	2.0	1.0	1.0
254 B Street	1.0	1.0	1.0	2.0	1.0	1.0
256 B Street	1.0 (Studio)	1.0 (Studio)	1.0	1.0	1.0	1.0
TOTAL	3.0	3.0	3.0	5.0	3.0	3.0

MPFA CALCULATION, FLOOR AREAS, UNIT AREAS & UNIT MAKEUP 4
NO SCALE



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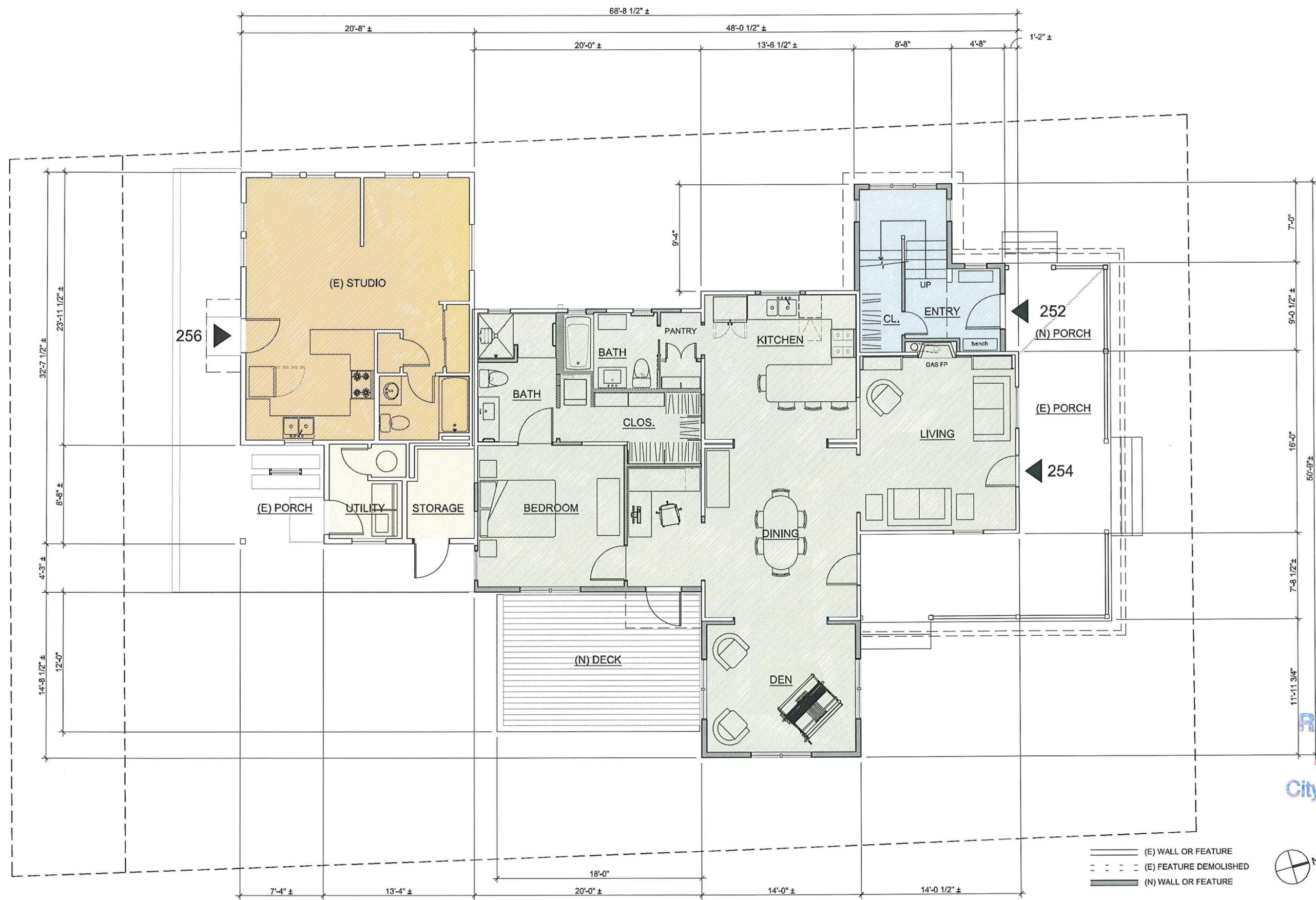
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City of Ashland

PROPOSED
FIRST FLOOR
PLAN

PROJECT: 15-031
ISSUE DATE: 5-3-16
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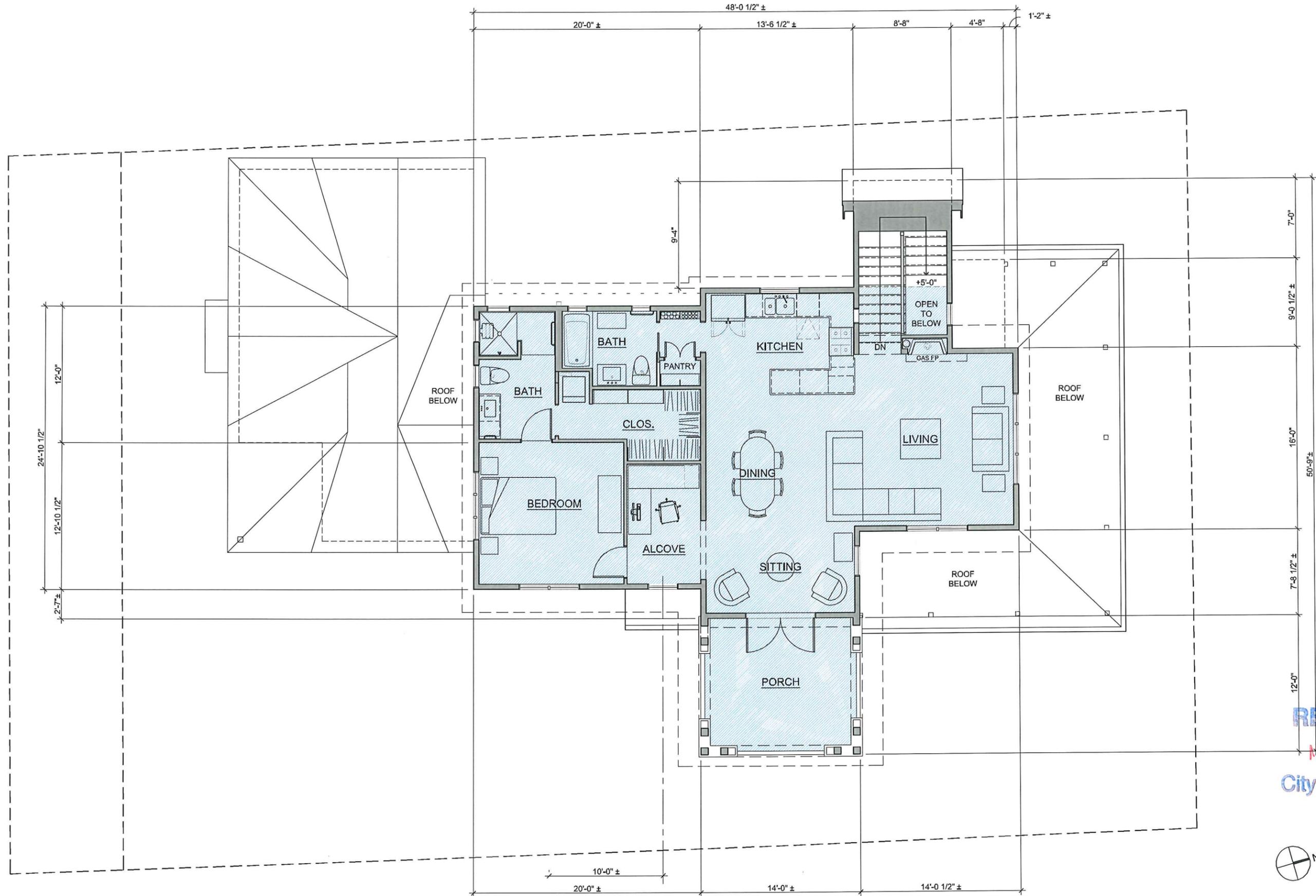
- (E) WALL OR FEATURE
- - - (E) FEATURE DEMOLISHED
- (N) WALL OR FEATURE



FIRST FLOOR PLAN

1

11 x 17: 1/8" = 1'-0"
24 x 36: 1/4" = 1'-0"



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97520
TEL.: 541.488.8200

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SITE DESIGN REVIEW
5-3-16

**VAN HEUIT PROPERTY
REMODEL & 2ND STORY ADDITION**
OWNER: KATHLEEN VAN HEUIT
ADDRESS: 252, 254, & 256 B Street
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City of Ashland



PROPOSED
SECOND FLOOR
PLAN

PROJECT: 15-031
ISSUE DATE: 5-3-16
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SECOND FLOOR PLAN

11 x 17: 1/8" = 1'-0"
24 x 36: 1/4" = 1'-0"

1

A3.2

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Ashland, Oregon

VAN HEUIT PROPERTY
REMODEL & 2ND STORY ADDITION
OWNER: KATHLEEN VAN HEUIT
ADDRESS: 252, 254, & 256 B Street

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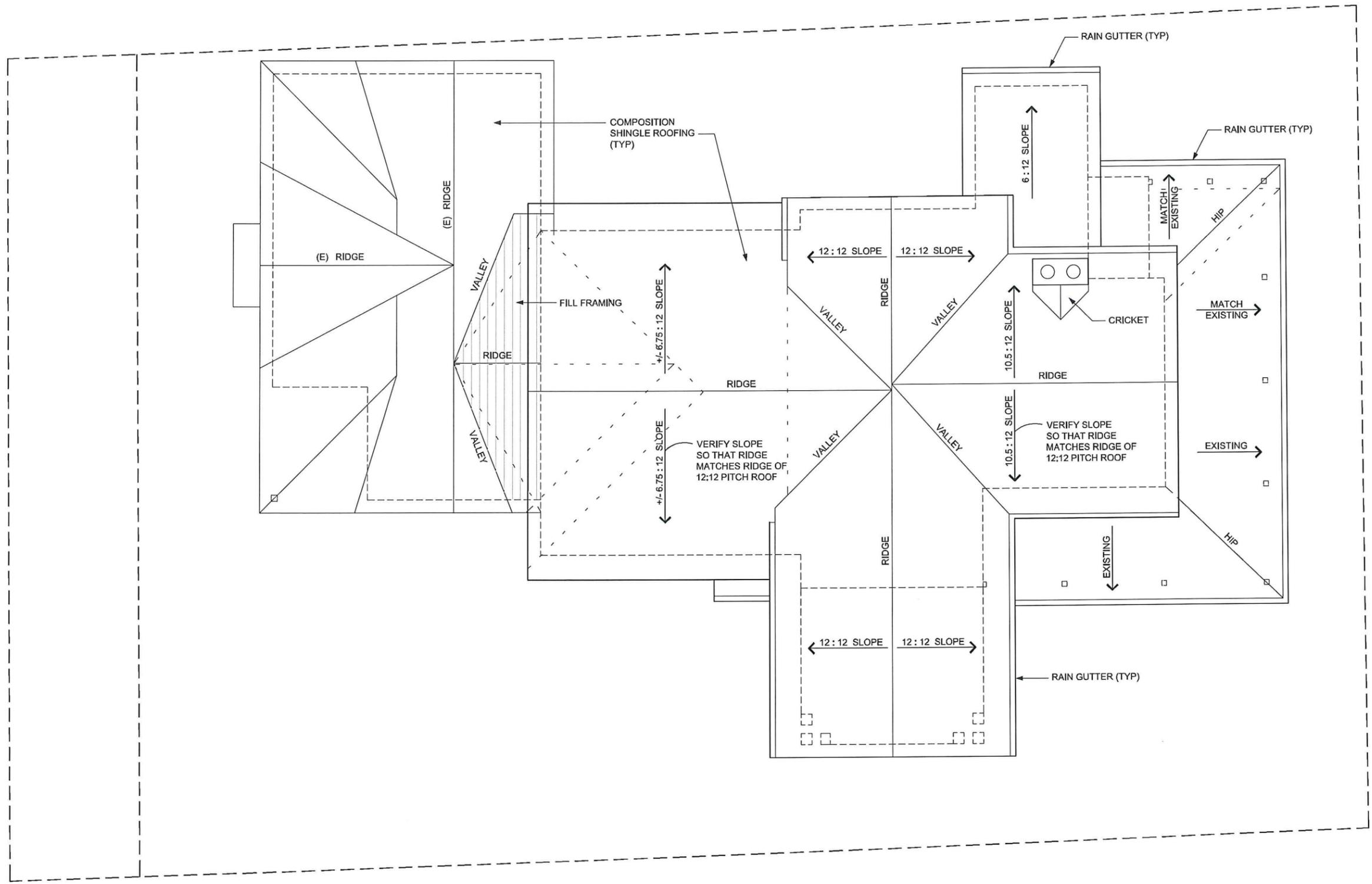
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City of Ashland

PROPOSED
ROOF PLAN

PROJECT: 15-031
ISSUE DATE: 5-3-16
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ROOF PLAN

1

11 x 17: 1/8" = 1'-0"
24 x 36: 1/4" = 1'-0"

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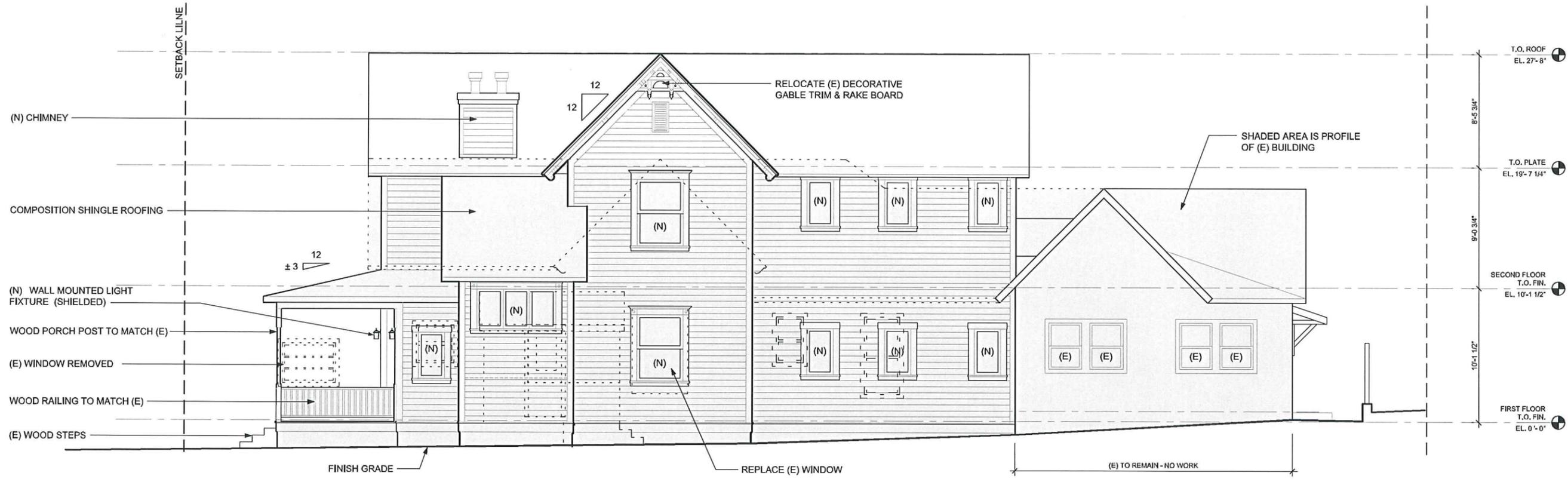
Ashland, Oregon

**VAN HEUIT PROPERTY
REMODEL & 2ND STORY ADDITION**
OWNER: KATHLEEN VAN HEUIT
ADDRESS: 252, 254, & 256 B Street

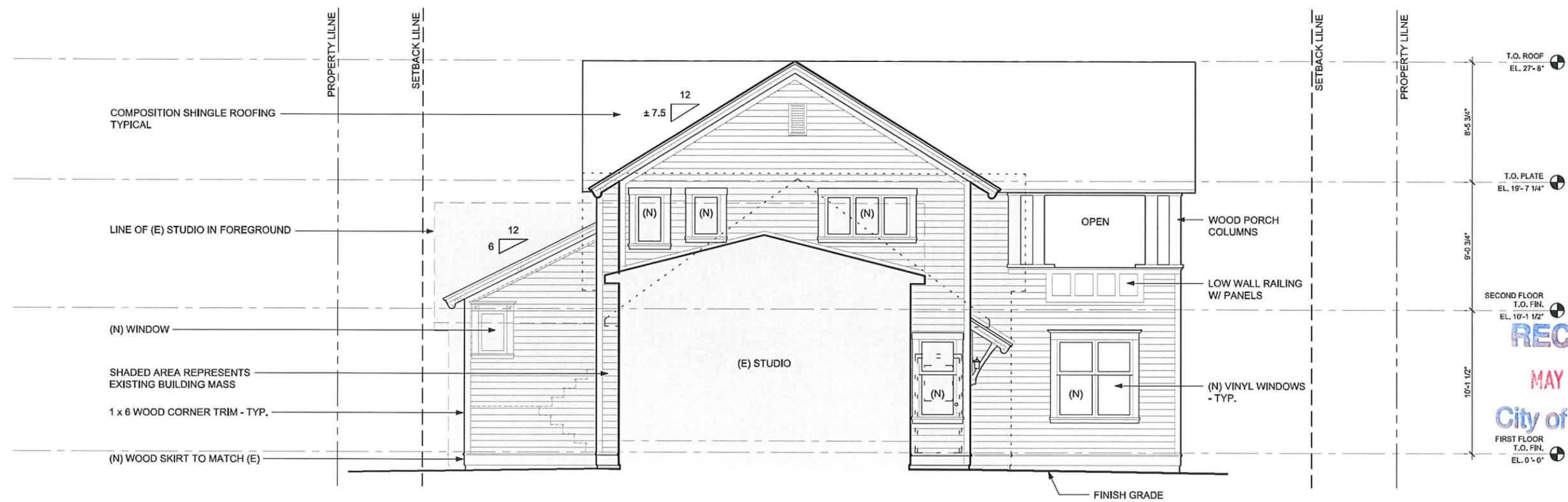
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City of Ashland
EXTERIOR ELEVATIONS

PROJECT: 15-031
ISSUE DATE: 5-3-16
SHEET:

A6.2



WEST ELEVATION ②
11 x 17: 1/8" = 1'-0"
24 x 36: 1/4" = 1'-0"



SOUTH ELEVATION ①
11 x 17: 1/8" = 1'-0"
24 x 36: 1/4" = 1'-0"



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City of Ashland

Van Heuit
Site Design Review
May 3, 2016

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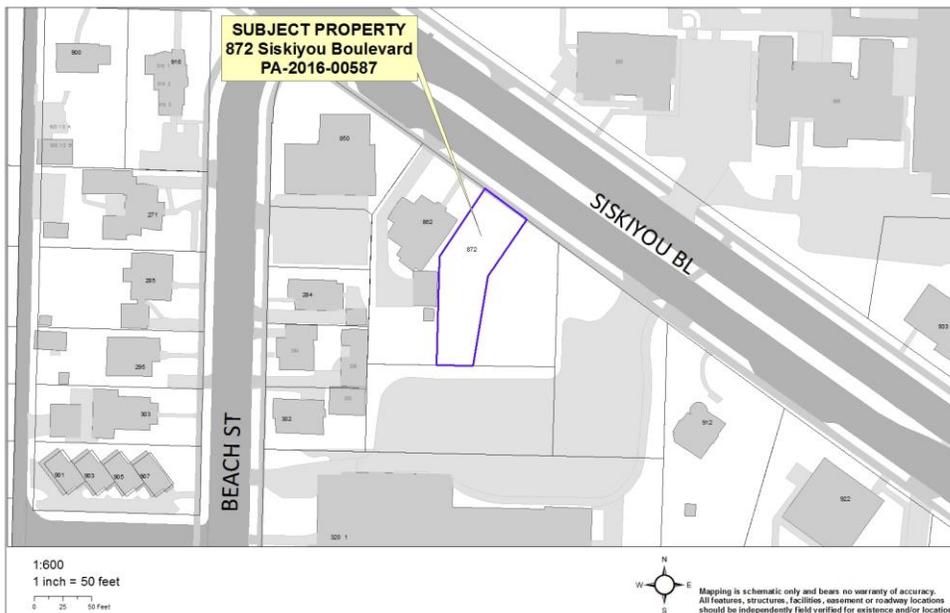
NOTICE OF APPLICATION

PLANNING ACTION: 2016-00587
SUBJECT PROPERTY: 872 Siskiyou Boulevard
OWNER: John Shrode
APPLICANT: Suncrest Homes, LLC
DESCRIPTION: A request for a Variance to allow for the construction of a new driveway at 872 Siskiyou Boulevard. The Variance is required to construct a new driveway that is proposed to be less than 100 feet from an existing driveway on Siskiyou Boulevard. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multiple Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09DA; **TAX LOT #:** 6900.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday June 8, 2016 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 9, 2016 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: June 1, 2016
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 15, 2016



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.

VARIANCE

18.5.5.050

1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.
2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.
3. The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.
4. The need for the variance is not self-imposed by the applicant or property owner. For example, the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant.

What is actually being applied for is a variance for a driveway separation for a pre-existing lot that had a single family home on it until sometime in the early 80's. As part of that application the applicant was asked to provide drawings of the house to be proposed on this lot.

The owner of the lot would like to build a very small 437 Sq. Ft. home that is energy efficient and sustainable. As you can see by the site plan this home is set very far back on the lot in order to save the large existing tree on the property, even at 437 Sq. Ft. there is not enough room with the setbacks and parking requirements to fit the home in front of the existing tree. So just a general note this home sits over 50' back from the property line and is behind a very large pine tree, these factors plus the size of the home means there will be very little visual impact of this home. But none the less the applicant feels they have meet the intent and spirit of Historical Districts requirements 18.4.2.050, please see the submitted plans as evidence of this compliance.

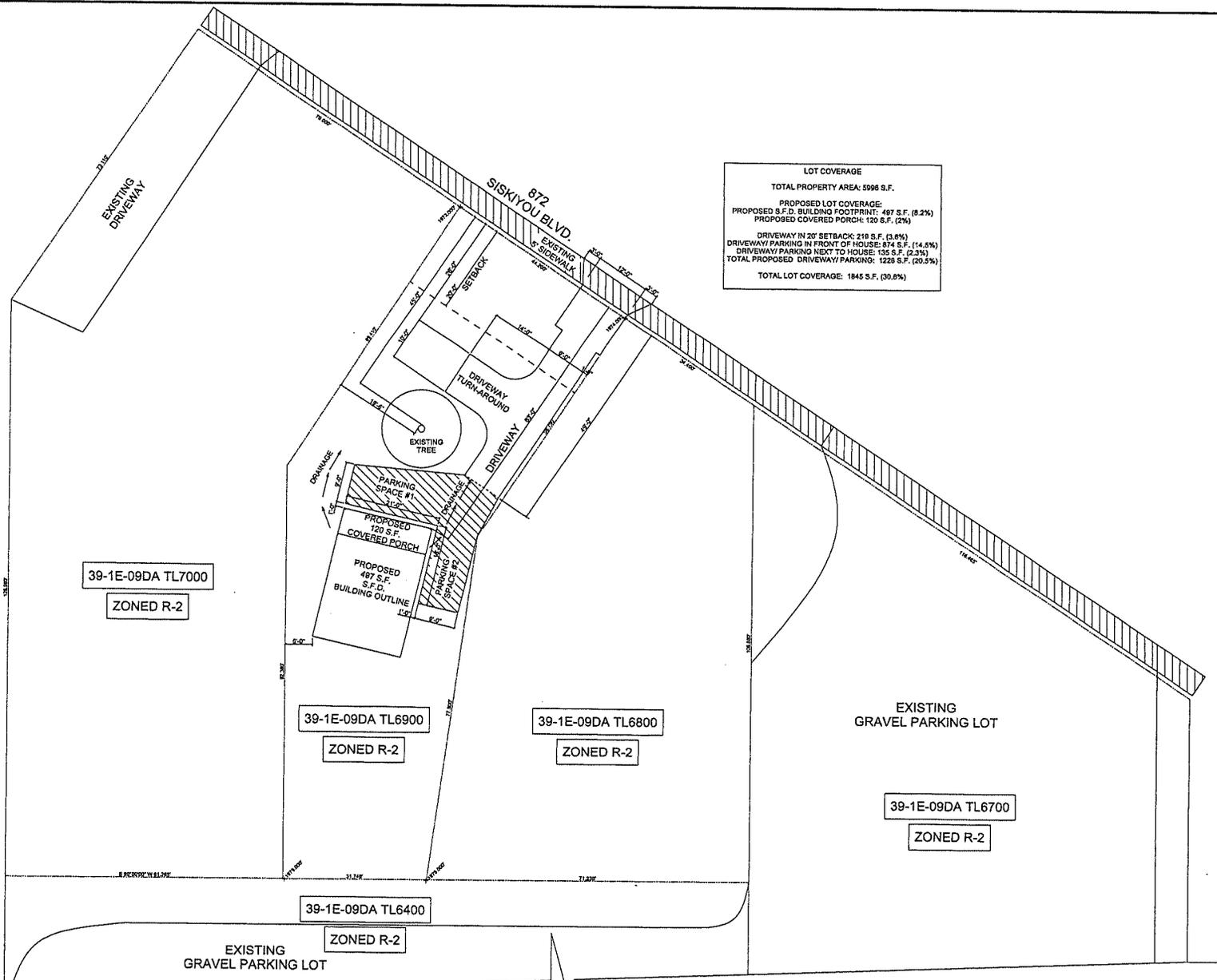
The colors are not yet determined and will be submitted and approved prior to the pulling of a building permit. The roof is requested to be a metal roof, although not preferred in the historic district there are a few example of such that currently exist in the district. Please keep in mind the previous discussion regarding the visual impact of this homes size and location. Considering the great lengths the owner has gone to create a sustainable and reduced carbon footprint of a home, to force this person to use a petroleum product on this home doesn't seem fair or reasonable.

Just a note of clarification, all the driveway and turnaround are will be gravel.

Thank you for your time and consideration,

Charlie Hamilton

Suncrest Homes



LOT COVERAGE
 TOTAL PROPERTY AREA: 5998 S.F.
 PROPOSED LOT COVERAGE:
 PROPOSED S.F.D. BUILDING FOOTPRINT: 487 S.F. (8.2%)
 PROPOSED COVERED PORCH: 120 S.F. (2%)
 DRIVEWAY IN 20' SETBACK: 218 S.F. (3.6%)
 DRIVEWAY/PARKING IN FRONT OF HOUSE: 874 S.F. (14.6%)
 DRIVEWAY/PARKING NEXT TO HOUSE: 105 S.F. (2.2%)
 TOTAL PROPOSED DRIVEWAY/PARKING: 1228 S.F. (20.5%)
 TOTAL LOT COVERAGE: 1845 S.F. (30.8%)

SITE PLAN
 SCALE: 1" = 10'-0"

PROJECT ADDRESS: 872 SISKIYOU BLDV.
 ASHLAND, OR. 97520



May 9, 2016

Attn: Mark Schexnayder, Assistant Planner
20 E Main Street
Ashland, Oregon 97520

RE: Incompleteness Determination for PA-2016-00587
0 Siskiyou Blvd

Dear Mr. Schexnayder.

Suncrest Homes has reviewed Mr. Schexnayder's two comments and prepared the individual responses below along with their associated comments. Suncrest homes has also investigated staff's concerns specific to other City departments (Electric and Public Works Departments) and has all the pertinent information needed regarding the subject lot and development costs.

PLANNING REVIEW COMMENT:

1. Written justification for the proposed Variance outlining the benefits and potential negative impacts of the proposed house site and design on the development of the adjacent uses. The findings should address how the proposal will further the purpose and intent of the land use ordinance specifically with regards to the historical development pattern of the area (AMC 18.5.5.050.A.3). Schematic and architectural elevation drawings of the proposed development are also required as part of this application (AMC 18.5.5.040.B.5).

APPLICANT RESPONSE

The subject lot has very little frontage on Siskiyou Blvd. Total frontage is approximately 42' which is a unique physical circumstance due to how narrow it is compared to current lot standards in the R-2 zone. The requested variance to reestablish the driveway is not self-imposed. The applicant did not create the lot and did not remove the formerly established driveway. Additionally, the lot is extremely narrow and due to this unique physical circumstance the applicant has gone to great lengths to design a residence that fits within the lot's unusual parameters and current zoning code.

The zoning of the subject lot is R-2. The applicant is proposing a small single family home. This is allowed in the R-2 zoning. Therefore, this application meets the purpose and intent of the land use ordinance. Furthermore, all adjacent parcels are also zoned R-2. As such, the proposed house site and design will have no irregular impacts on the adjacent uses because a single family home is allowed in the R-2 zone. Therefore, the proposed small home is not only allowed to be built on the subject lot but it is also compatible with all surrounding lots and structures. Regarding the historical development pattern of the area, the former home that was on the site totaled 700 square feet. The proposed single family home is 497 square feet with a 120 square foot

front porch. The total area of the proposed structure is therefore 612 square feet. This mirrors the pre-existing structure and the former development pattern of the area. Although, the variance is only for the driveway the applicant has submitted a floor plan and elevations of the proposed small home. The applicant is also planning to submit the plans and elevations to the historic commission to assure compatibility with the historic district.

The applicant has exhausted all other avenues to obtain access to the lot. The applicant has reviewed all recorded documents in an effort to find existing easements and contacted all the adjacent lot owners to explore the possibility of sharing driveways or receiving an easement. The applicant's requests have all been denied (see attached letters from the original application) and therefore reestablishing the former driveway on Siskiyou Blvd is the only avenue available to legally access the subject lot.

Furthermore, the applicant believes that this application is a benefit for a number of reasons. Small homes and cottages were always the heart of Ashland's historic district. Although, many of the cottages have been expanded over the years the original homes were typically small and the applicant is proposing a home in line with the original historic district norms. Additionally, the proposed structure is similar and compatible with the original structure that was located on the property. Finally, the lot also has a large 50' Cedar Tree which is preserved with this application.

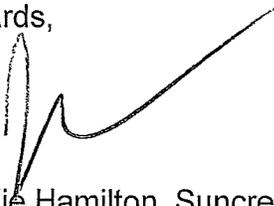
PLANNING REVIEW COMMENT:

2. A Tree protection plan including an inventory of all trees six-inches in diameter at breast height and greater on the property and within 15 feet of the property boundaries (AMC 18.4.5.030.B). The inventory must include detailed information including, but not limited to species, diameter at breast height, condition, and drip line/protection area of each tree. The plan must clearly identify trees to be preserved and those to be removed. In addition, the applicant shall submit an arborist's report detailing the health of the existing cedar tree and the hazards that the tree will encounter as part of the proposed Variance (AMC 18.4.5.030.B.3).

APPLICANT RESPONSE:

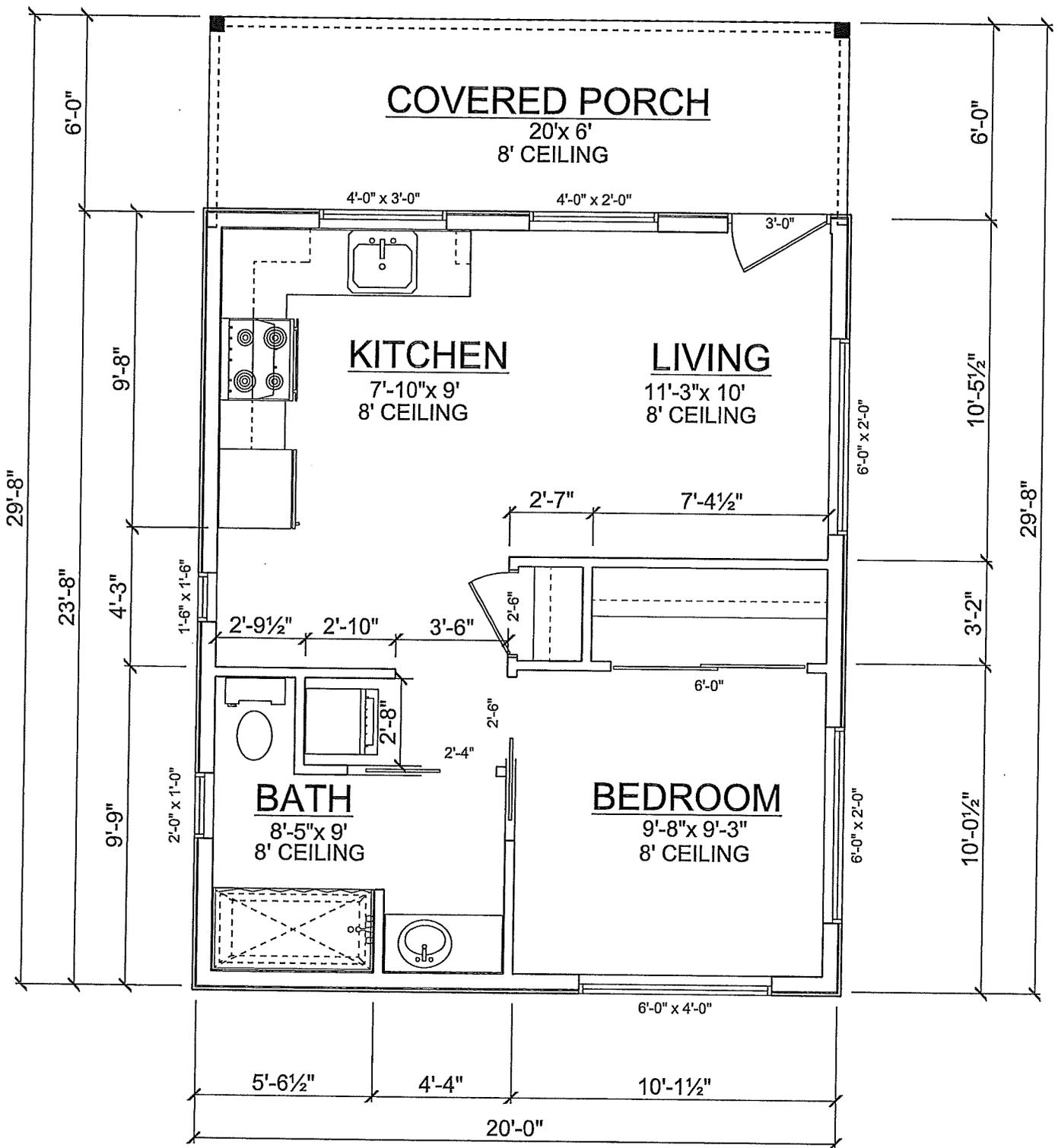
See attached arborist report for reference on the Tree Protection Plan/Arborist Report.

Regards,



Charlie Hamilton, Suncrest Homes
541-944-3976

Encl: (Elevations and Arborist Report)



Living: 497 square feet
 Covered Porch: 120 square feet

FAMILY
OWNED
AND
OPERATED



BEAVER
TREE SERVICE

MEMBER
TCIA
VOICE OF TREE CARE

PROFESSIONAL
TREE CARE
SINCE 1974

March 24, 2016

Client:
Suncrest Homes
328 Talent Avenue
Talent, OR 97540

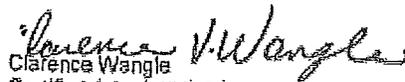
To whom it may concern:

Re: Tree Protection Plan for 872 Siskiyou Blvd, Ashland, OR 97520

Tree: Cedar (*Cedrus*) DBH 24" and 50' tall.

Evaluation: Concerning tree preservation plan of the Cedar, a fence will be put around the tree, 8 feet from the trunk. Any roots that are encountered during the excavation will be properly cut and covered with wet burlap until back filled. The Cedar tree is in very good health and there are no other trees over 8" DBH on this property.

Sincerely,


Clarence Wangle
Certified Arborist# PN 0518A
Beaver Tree Service, Inc.

Beaver Tree Service Inc.
CCB # 173614
Tax ID # 20-5639553
info@beavertree.net

Portland Metro Office:
7085 SW 175th Ave
Beaverton, OR 97007
joel@beavertree.net
{503} 224-1338

Corporate Office:
270 Wilson Rd.
Central Point, OR 97502
suzie@beavertree.net
(541) 779-7072

Zoning Permit Application submitted 3/28/16
Pre-application meeting held on 3/9/16
872 Siskiyou Blvd,
Ashland Oregon 97520

New Driveway Variance:

Variance for Driveway Separation (AMC18.4.3.080.C.3)

1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.

*The applicant proposes a variance to Ashland Land Use Ordinance 18.4.3 to reestablish a formerly existing driveway that served 872 Siskiyou Blvd. The house that was formerly constructed at this location burned down and subsequent to 1981 the City of Ashland removed the lot's driveway access to Siskiyou Blvd. The former location of the subject driveway is depicted in **Figure 1**. Although the establishment of the former driveway and lot predate the subject zoning code requiring a variance, reestablishing the driveway will locate it within 80' of the nearest driveway to the northwest which serves 862 Siskiyou Blvd. As such, a variance to the 100' distance standard between driveways on boulevard streets (see **Site Plan**) is needed to access the subject lot. The applicant has exhausted all other avenues to obtain access to the lot. The applicant has reviewed all recorded documents in an effort to find existing easements and contacted all the adjacent lot owners to explore the possibility of sharing driveways or receiving an easement. The applicant's requests have all been denied (see attached letters) and therefore reestablishing the former driveway on Siskiyou Blvd is the only avenue available to legally access the subject lot.*

2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.

*The subject lot has very little frontage on Siskiyou Blvd. Total frontage is approximately 42' which is a unique physical circumstance due to how narrow it is compared to current lot standards in the R-2 zone. The lot also has a large Cedar Tree which the applicant intends to keep as healthy as possible. As such, the applicant has proposed to reestablish the driveway nearest the eastern property line which minimizes any potential impact to the tree (**Tree Plan Attached**).*

3. The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.

The proposed residence will not have any negative impacts on the development of the adjacent properties. The request will allow for the construction of a new single family residence thus allowing residential development in a residential zone. Additionally, there will be no loss of parking on Siskiyou Blvd by the reestablishment of the driveway because there is no street parking at this location.

4. The need for the variance is not self-imposed by the applicant or property owner. For example, the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant.

The requested variance to reestablish the driveway is not self-imposed. The applicant did not create the lot and did not remove the formerly established driveway. Additionally, the lot is extremely narrow and due to this unique physical circumstance the applicant has gone to great lengths to design a residence that fits within the lot's unusual parameters. The call-out box on the Site Plan details the various lot coverages.

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MAR 29 2016

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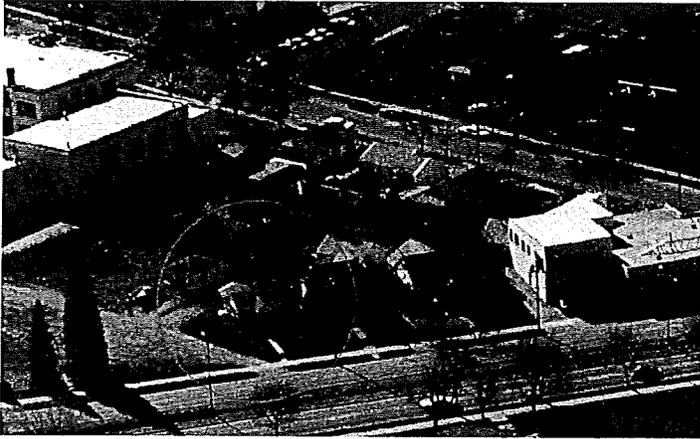


Figure 1. SW view facing 872 Siskiyou prior to the fire which leveled the 700 sf residence prior to 1981.

Driveway Area Design Variance:

Variance to Vehicle Area Design (AMC 18.4.3.080.A)

At the Pre Application Conference the applicant explained that the proposed total off-street parking and driveway area, including the driveway turnaround, total 20.5%. Therefore, a variance is not required because the proposed Site Plan is in compliance with AMC 18.4.3.080.A.3 which stipulates these areas may not exceed 25% of the area of the front yard.

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MAR 29 2016

City of Ashland

ASHLAND PUBLIC SCHOOLS

JACKSON COUNTY SCHOOL DISTRICT #5

JAY HUMMEL

Superintendent

BOARD OF DIRECTORS

EVA SKURATOWICZ

ERIC STRONG

JIM WESTRICK

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Inspiring Learning for Life

DIANA MCCLUSKEY
Business Manager

PATTY MICHIELS
Director of Human Resources & Instruction

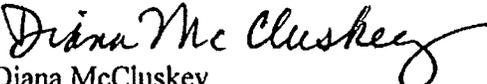
SAMUEL BOGDANOVE
Director of Student Services

March 21, 2016

Dear Mr. Shrode,

Ashland School District is unwilling to grant any sort of easement access from either Ashland School District parcels (39-1E-09DA TL6400) or (39-1E-09DA TL6800) to your parcel (39-1E-09DA TL6900).

Sincerely,


Diana McCluskey
Business Manager

RECEIVED

MAR 23 2016

City of Ashland

From: Nancy Solano nlhaggerty@gmail.com
Subject: Re: Easement Denial Letter Request
Date: March 17, 2016 at 9:39 AM
To: John Shrode omoranch@gmail.com



To Whom it May concern:

I, Nancy Solano, owner of 862 Siskiyou blvd. am unwilling to grant easement access for purposes of driveway access (parcel address (391E09DA -7000) to John Shrode's owned property address at 872 Siskiyou Blvd/parcel address (391E09DA -6900).

Best,
Nancy Solano
512-736-4148

RECEIVED
MAR 29 2016
City of Ashland

FAMILY
OWNED
AND
OPERATED



BEAVER TREE SERVICE



PROMPT
PROFESSIONAL
TREE CARE
SINCE 1972

March 24, 2016

Client:
Suncrest Homes and John Stienbergs
328 Talent Avenue
Talent, OR 97540

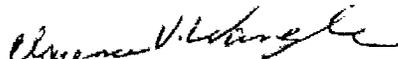
To whom it may concern:

Re: Tree Protection Plan for 872 Siskiyou Blvd, Ashland, OR 97520

Tree: Cedar (*Cedrus*) DBH 24" and 50' tall.

Evaluation: Concerning tree preservation plan of the Cedar, a fence will be put around the tree, 8 feet from the trunk. Any roots that are encountered during the excavation will be properly cut and covered with wet burlap until back filled.

Sincerely,


Clarence Wangle
Certified Arborist# PN 0518A
Beaver Tree Service, Inc.

Beaver Tree Service Inc.
CCB # 173614
Tax ID # 20-5639553
info@beavertree.net

Portland Metro Office:
7085 SW 175th Ave
Beaverton, OR 97007
joel@beavertree.net
(503) 224-1338

Corporate Office:
270 Wilson Rd.
Central Point, OR 97502
suzie@beavertree.net
(541) 779-7072

RECEIVED

MAR 29 2016

City of Ashland

June 2016



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

June 9th	Terry, Keith, Dale
June 16th	
June 23rd	
June 30th	
July 7th	

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

PROJECT ASSIGNMENTS FOR PLANNING ACTIONS

PA-2014-01956	Lithia & First	All
PA-2014-00710/711	143/135 Nutley	Swink & Whitford
PA-2014-01283	172 Skidmore	Shostrom
PA-2014-02206	485 A Street	Ladygo
PA-2015-00178	156 Van Ness Ave	Kencairn
PA -2015-00374	160 Lithia Way	Emery
PA-2015-00878	35 S. Pioneer	Ladygo
PA-2015-01496	35 S. Second-Winchester Inn	Shostrom
PA-2015-01695	399 Beach	Skibby
PA-2015-01769	860 C	Ladygo
PA-2015-01517	209 Oak	Shostrom
PA-2015-02203	868 A Street	Whitford
PA-2016-00073	151 Pioneer	Swink
PA-2016-00275	574 Allison	Emery
PA-2016-00387	95 N. Main	Shostrom
PA-2016-00763	5 N. Main	Swink
PA-2016-00209	25 N. Main	Kencairn



ASHLAND HISTORIC COMMISSION Membership List

Commissioner's Name	Term Expiration	Mailing Address	Home Phone	Work Phone	E-Mail Address
Dale Shostrom Chairman	4-30-2018				shobro@jeffnet.org
Keith Swink	4-30-2018				kswink@mind.net
Sam Whitford	4-30-2018				skwhippet@mind.net
Terry Skibby	4-30-2018				terryskibby321@msn.com
Tom Giordano	4-30-2017				tomarch@charter.net
Bill Emery	4-30-2017				bill@ashlandhome.net
Andrew Ladygo	4-30-2017				allad@ashlandhome.net
Carol Voisin Council Liaison					carol@council.ashland.or.us
Mark Schexnayder		City of Ashland Planning Dept.		552-2044	mark.schexnayder@ashland.or.us
Regan Trapp Admin. Staff		City of Ashland Planning Dept.		552-2233	regan.trapp@ashland.or.us