

# CITY OF ASHLAND

## HISTORIC COMMISSION MEETING

### AGENDA

December 3, 2014 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 November 5, 2014.
- 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:** Mike Morris
- V. **PLANNING ACTION REVIEW:**

**PLANNING ACTION:** PA-2014-01880

**SUBJECT PROPERTY:** 280 Liberty Street

**APPLICANT:** Jason Eaton (*Conscious Construction, Inc.*)

**OWNER:** Joan Kleen

**DESCRIPTION:** A request for Site Review and Conditional Use Permit approvals to construct a new approximately 400 square foot accessory residential unit for the property located at 280 Liberty Street. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 09DA; **TAX LOT:** 4500

**PLANNING ACTION:** 2014-01956

**SUBJECT PROPERTY:** First Place Subdivision, corner of Lithia Way & First Street

**OWNER/APPLICANT:** First Place Partners, LLC

**DESCRIPTION:** A request for Site Review approval to construct the second and third phases of the First Place Subdivision for the property located at the corner of Lithia Way and First Street. Phase One, a three-story 18,577 square foot mixed-use building (**Plaza West**) consisting of basement parking, commercial and residential space on the first floor and residential space on the second and third floors was recently completed at 175 Lithia Way. **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 09DA; **TAX LOT:** 10100, 11601, 11701 and 15000

- VI. **OLD BUSINESS:**
- VII. **NEW ITEMS**
  - A. Review Board Schedule
  - B. Project Assignments for planning actions
  - C. Welcome Andrew Ladygo
- VIII. **DISCUSSION ITEMS**
- IX. **COMMISSION ITEMS NOT ON AGENDA**
- X. **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone number is 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title1).

# ASHLAND HISTORIC COMMISSION

## Meeting Minutes

November 5, 2014

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

**REGULAR MEETING - CALL TO ORDER:** 6:01p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way

**Historic Commissioners Present:** Ms. Renwick, Mr. Skibby, Mr. Whitford, Mr. Shostrom, Mr. Emery, Mr. Swink

**Commission Members Absent:** Mr. Giordono (E), Ms. KenCairn (U)

**Council Liaison :** Mike Morris, Absent

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

**APPROVAL OF MINUTES:** Mr. Whitford motioned to approve the minutes from October 8, 2014. Ms. Renwick seconded. No one opposed.

**PUBLIC FORUM:** There was no one in the audience wishing to speak.

**COUNCIL LIAISON REPORT:** No report was given

**PLANNING ACTION REVIEW:** Mr. Skibby read aloud the procedures for public hearings.

**PLANNING ACTION:** PA-2014-01695

**SUBJECT PROPERTY:** 488 N Main Street

**APPLICANT:** Michael Lisk

**OWNER:** Vic and Claudia Lively

**DESCRIPTION:** A request for a Site Review approval for a change of use to convert the existing office / residential building located at 488 N Main into a medical marijuana dispensary. No changes to the structure are proposed. The location complies with the recently adopted standards regarding location and is considered as special permitted use in the zone. An exception to the Site Design and Use Standards for parking lot landscaping buffering is also requested. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 05DA; **TAX LOTS:** 3500

Mr. Skibby opened the public hearing for staff comments. Ms. Gunter gave the staff report. She stated that the only changes to the building would be a change from residential usage back to office and mercantile/retail. The building had previously been used for offices and retail. Unit 1 & 3 will be used as office space and unit 2 would be used as retail/mercantile, this would eliminate any need for fire separation between different uses. She stated that due to the size of the lot and the placement of the existing structures, an exception will not negatively impact adjacent properties and is consistent with the stated purpose of the standards. The existing handicap parking spot in the front will stay as is and the parking in the back will be moved immediately to the south, allowing the old parking spaces to be used as a place to backup and turnaround. Ms. Gunter mentioned that there will be no new landscaping but that some will be removed to allow for additional parking spaces. The covered parking space in the back will be converted into a covered bicycle parking area and a screened area for trash. Ms. Renwick motioned to approve PA-2014-01695 and Mr. Skibby seconded, no one opposed.

**PLANNING ACTION:** PA-2014-01837

**SUBJECT PROPERTY:** 95 Winburn Way ("The Ice Rink parking lot")

**OWNER/APPLICANT:** City of Ashland, Ashland Parks & Recreation

**DESCRIPTION:** A request for Site Review approval to place a canopy over the Ice Rink, a recreational facility within Lithia Park, located at 95 Winburn Way. The application includes requests for Exception to the Site Design and Use Standards (II-C-1-a and IV-C ) and for a Variance to allow the canopy structure to be placed within the required ten-foot side yard setback along Winburn Way. **COMPREHENSIVE PLAN**

**DESIGNATION:** Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 09; **TAX LOTS:** Part of Tax Lot #100 (Lithia Park lot) E 05DA; **TAX LOTS:** 3500

Mr. Skibby opened the public hearing for staff comments. Ms. Gunter gave the staff report. She noted that Winburn Way is part of our local Historic district and is outside the boundaries of the national zone. She stated that this is being treated as a site review but that in the past was treated as strictly a building permit. Ms. Gunter said that since then the codes have changed and they have had to do a site/land use review. Ms. Gunter emphasized that the primary reason for concern is the white material from the ice rink cover, reflecting sunlight on the neighbor, directly behind the rink on Granite. The hope is that spectators can enjoy this facility during the season, but that the cover is an eyesore to some neighbors. Mr. Skibby asked if this was the same cover that has been used in years past and Ms. Gunter replied that yes, it was the same one used last year.

Mr. Skibby opened up the public hearing to the applicants. Michael Black, Parks and Recreation Director, for Ashland Parks and Recreation addressed the Commission about the planning action and briefly outlined the history of the ice rink cover. Mr. Emery questioned what the months of operation of the ice rink are and Mr. Black told the commission that the cover would need to be on for 4 months. He stated that they replace the cover with something more adequate that better fit the rink itself. He went on to say that the ice rink has a history in Lithia Park and he felt, they better replaced what was damaged in the past. Mr. Skibby asked what the material of the cover was and Mr. Black commented that it is a white vinyl and manufactured to serve all kinds of purposes. Mr. Shostrom asked if they have contacted the manufacturer to see if there is anything they could do to the cover to prevent glare. Mr. Black stated that there is an option to drape it with some sort of material, called dura-last, but is not sure of the look, or if the tent would hold it, or if the manufacturer would cover it under the warranty.

Ruth Kennedy, homeowner at, 94 Granite Street, addressed the Commission and went on to say that she opposes the application of the ice rink cover. Ms. Kennedy explained that last year the cover did not come down until mid-April and conveyed that the effect this has on her property value is tremendous. She elaborated on the effect that the cover has when the afternoon sun hits it and went on to say that she has to close her drapes because of the glare. Ms. Kennedy called attention to the fact that the tent is massive compared to years past and it's 75% bigger than in years past. Ms. Kennedy noted that her realtor told her that if the structure was a permanent structure that she should sell her home now. Ms. Kennedy added that landscaping would help the current situation but that would come at a high cost.

J.W. Lion, homeowner at 128 Pioneer, lives directly across from the park and addressed the Commission. Mr. Lion stated the impact that the cover has on his view is considerably less than what it is for Ms. Kennedy but said that the size difference is significantly bigger. He conveyed that if the tent were the same size as the original, then he would have no problem with the cover. Mr. Whitford asked if Mr. Lion lived in his home when the old tent was up and Mr. Lion stated that no, he did not live at the address when the old tent was up.

Mr. Black remarked that yes, the tent is bigger because the smaller one was inadequate. Mr. Black conveyed that Ashland Parks and Recreation is trying to provide a recreational opportunity in Lithia Park and want to do whatever they can to mitigate the problems. He stressed that they would like to use the covered space for future events during times when the ice rink is not open and to make the purchase useful to the people that use the park. Mr. Black pointed out that the new tent meets the criteria and remained positive that this will be approved by the Planning Commission. Mr. Swink asked about the cost to set up/take down the tent and Mr. Black replied that it takes \$11,000 to set up, take down, and store for the season. Mr. Swink also asked about where the cover is stored and Mr. Black replied that part of it is stored at the golf course, maintenance shop, and the other part is stored in Portland, Or, where the manufacturer is located. Mr. Swink asked how long the vinyl material would last and Mr. Black responded that they have 2 covers because the company sent them the wrong one to begin with but said that they could keep it for backup. Mr. Black elaborated and said the first tent that the company sent them was thinner and may not be able to be used because of snow loads. Ms. Renwick asked about heavy duty shade cloth and Mr. Black stated that putting up the shade cloth would be very hard to make fit. Mr. Black is asking the Commission to consider mitigating the issue with the homeowner and provide the visual screening or a suggested resolution. Mr. Shostrom asked for clarification on the potential of it being a permanent structure and Mr. Black said that is was never meant to be a permanent structure but that the Parks Commission would like to keep it up longer in order to hold events there, because the cost to put it up and take it down is costly.

Mr. Skibby opened the discussion up for the Commission. Mr. Skibby pointed out that historically white rooftops are common in the city and noted the white dome roof on Chataqua Square. Ms. Renwick said that this is a tough decision and Mr. Whitford said the cover is not an attractive addition to the community. Mr. Swink disagreed and said that aesthetically, it's a beautiful structure and Ms. Renwick stressed that the glow from the cover at night seems pretty bad. Mr. Swink said that he is not sure that the landscaping would work, but recommended the idea of some sort of cloth (fabric) and stanchion idea (not permanent) to shield the structure from Ms. Kennedy's view. Mr. Shostrom commented that the structure could be a wind issue but Mr. Emery disagreed and said that he doesn't see it being a problem if it's not permanent. Ms. Renwick suggested that the ice rink season be cut short but Mr. Emery disagreed and sees it as more of a community value. Mr. Skibby agreed that the cover is needed but Parks and Recreation will need to take it down in a timely manner and keep the season short. The Commission emphasized not expanding the use of the rink cover to more than 4 months out of the year. Mr. Shostrom added that the glare is an issue and agrees that the shade cloth would be a good idea. Ms. Gunter impressed upon the Commission that they should focus on the design standards and the impact it would have on Lithia Park. Ms. Renwick motioned to approve PA-2014-01837, with the condition to limit skating season to five (5) months from November 1 to March 15, or the "usual" historic season. Mitigation should be achieved on City property and on the adjacent neighbor(s) property to screen the structure and the glare created. Mr. Swink seconded, no one opposed.

**OLD BUSINESS:** There was no old business to discuss.

**NEW ITEMS:**

**A. Review Board Schedule**

**B. Project Assignments for planning actions**

**C. Iron Mike-** Ms. Gunter reported on the news article. She stated that Steve Walker, from the Water Department is going to take over the project of restoring this. Mr. Walker has been in contact with Warner Brothers and SHIPO. Iron Mike is in storage and Mr. Walker is working to get this project underway.



**DISCUSSION ITEMS:**

Mr. Skibby talked about the fountain at Chataqua Square and said that he went to the City Council meeting to address it. He says it's important to save it as it's a big part of our culture.

**Review Board Schedule**

Nov 6th	Keith, Bill,
Nov 13th	Terry, Sam, Bill
Nov 20 <sup>th</sup>	Terry, Allison, Bill
Nov 26th	Allison, Dale, Tom
Dec 4th	Sam, Keith, Allison

**COMMISSION ITEMS NOT ON THE AGENDA:**

Ms. Renwick said that she met with someone on the downtown beautification committee. If there is an opportunity to collaborate with them would we be interested in using some funds for the walkway/alleyway near Earthly Goods. She is asking that we consider looking into this collaboration. The Commission agreed that collaborating with this committee is a good idea and would like to further explore this opportunity.

**Project Assignments for Planning Actions – Review Update**

PA-2014-01388	107 Fork St.	Emery
PA-2014-01126	345 Lithia Way-Gas station conversion to retail/restaurant- No building permit yet	Giordano
PA-2014-00725	121 Manzanita-Under construction	Whitford
PA-2014-00725	469 Allison-Under construction	Swink
PA-2014-00710/711	143/135 Nutley	Swink and Whitford
PA-2014-01283	172 Skidmore	Shostrom
BD-2013-00256	175 Lithia Way – Under construction	Giordano
PA-2014-00251	30 S. First St. – No new permits issued	Whitford
PA-2014-00491	566 Fairview St. – Under construction/almost done	Shostrom
BD-2013-00813	374 Hargadine – Under construction/almost done	Swink
PA-2013-01388	14 Calle Guanajuato(Sandlers) Restaurant-Under construction/almost done	Renwick
PA-2013-01421	270 N. First St.(Nisha Jackson)- Building permits issued	Renwick

**ANNOUNCEMENTS & INFORMATIONAL ITEMS:**

Next meeting is scheduled for Dec 3, 2014, at 6:00 pm.

*There being no other items to discuss, the meeting adjourned at 7:57 pm.*

Respectfully submitted by Regan Trapp



## NOTICE OF APPLICATION

**PLANNING ACTION:** 2014-01880

**SUBJECT PROPERTY:** 280 Liberty Street

**OWNER:** Joan Kleen

**APPLICANT:** Jason Eaton (Conscious Construction, Inc.)

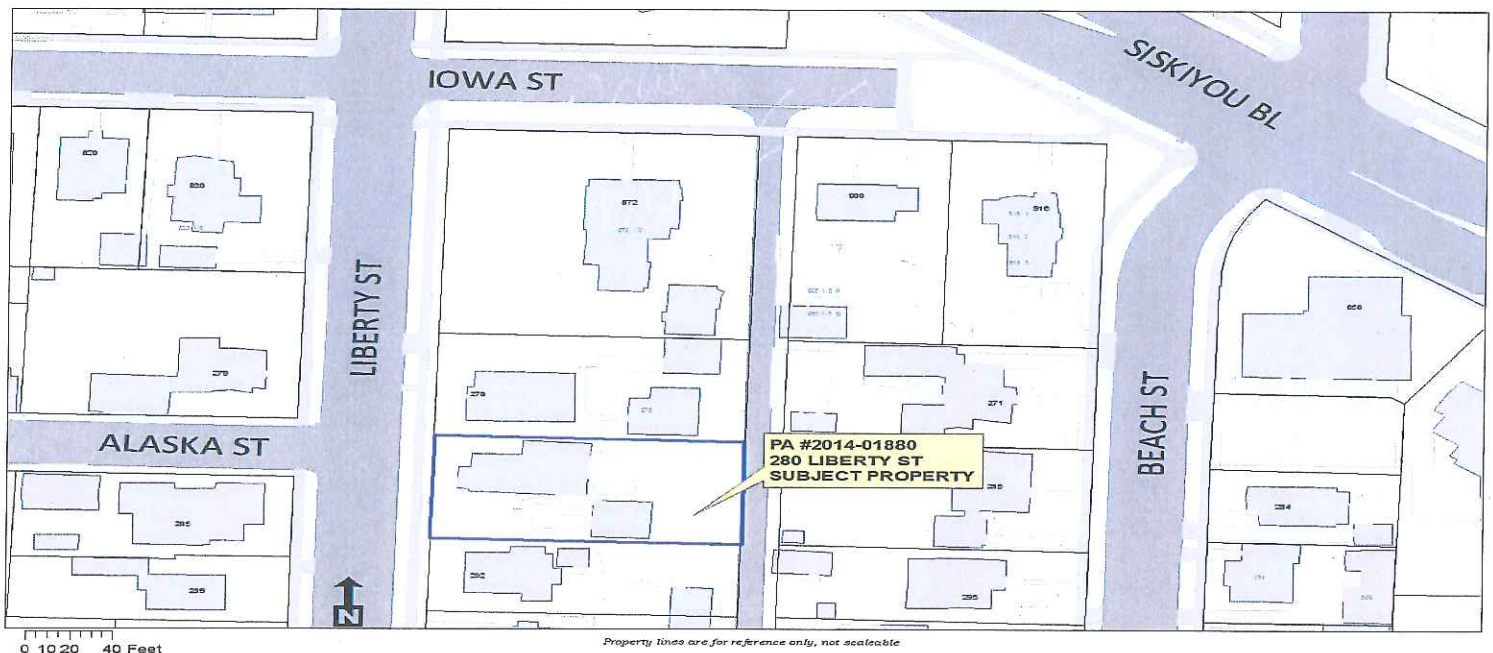
**DESCRIPTION:** A request for Site Review and Conditional Use Permit approvals to construct a new approximately 400 square foot accessory residential unit along the alley for the property located at 280 Liberty Street. The application also includes a request for a Tree Removal Permit to remove an eight-inch diameter-at-breast-height (d.b.h.) maple tree, and for Exception to the Site Design and Use Standards to allow a three-foot landscape buffer between the proposed parking space and the unit where an eight-foot buffer would typically be required. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 09DA; **TAX LOT:** 4500.

**NOTE:** The Ashland Historic Commission will also review this Planning Action on **Wednesday, December 3, 2014 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, December 4, 2014 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room) located at 51 Winburn Way.

**NOTICE OF COMPLETE APPLICATION:** November 20, 2014

**DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS:** December 4, 2014



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.

## **ACCESSORY RESIDENTIAL UNITS**

### **18.20.030.H Approval Criteria**

- H. Accessory residential units, subject to the Type I procedure and criteria, and the following additional criteria:
1. The proposal must conform with the overall maximum lot coverage and setback requirements of the underlying zone.
  2. The maximum number of dwelling units shall not exceed 2 per lot.
  3. The maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50% of the GHF of the primary residence on the lot, and shall not exceed 1000 sq. ft. GHFA.
  4. Additional parking shall be in conformance with the off-street Parking provisions for single-family dwellings of this Title.

## **SITE DESIGN AND USE STANDARDS**

### **18.72.070 Criteria for Approval**

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

- A. All applicable City ordinances have been met or will be met by the proposed development.
- B. All requirements of the Site Review Chapter have been met or will be met.
- C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.
- D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options.

## **EXCEPTION TO THE SITE DESIGN AND USE STANDARDS**

### **18.72.090**

An exception to the requirements of this chapter may be granted with respect to the requirements of the Site Design Standards adopted under section 18.72.080 if, on the basis of the application, investigation and evidence submitted, all of the following circumstances are found to exist:

- A. There is a demonstrable difficulty in meeting the specific requirements of the Site Design and Use 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 Design and Use Standards; and the exception requested is the minimum which would alleviate the difficulty; or
  - B. 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 Design and Use Standards.
- (Ord 3054, amended 12/16/2011)

## **CONDITIONAL USE PERMITS**

### **18.104.050 Approval Criteria**

A conditional use permit shall be granted if the approval authority finds that the proposed use conforms, or can be made to conform through the imposition of conditions, with the following approval criteria.

- A. 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.
- B. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.
- C. 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. 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:
  1. Similarity in scale, bulk, and coverage.
  2. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
  3. Architectural compatibility with the impact area.
  4. Air quality, including the generation of dust, odors, or other environmental pollutants.
  5. Generation of noise, light, and glare.
  6. The development of adjacent properties as envisioned in the Comprehensive Plan.
  7. Other factors found to be relevant by the Hearing Authority for review of the proposed use.

## TREE REMOVAL

### 18.61.080 Criteria for Issuance of Tree Removal - Staff Permit

An applicant for a Tree Removal Permit shall demonstrate that the following criteria are satisfied. The Staff Advisor may require an arborist's report to substantiate the criteria for a permit.

- A. Hazard Tree: The Staff Advisor shall issue a tree removal permit for a hazard tree if the applicant demonstrates that a tree is a hazard and warrants removal.
  - 1. A hazard tree is a tree that is physically damaged to the degree that it is clear that it is likely to fall and injure persons or property. A hazard tree may also include a tree that is located within public rights of way and is causing damage to existing public or private facilities or services and such facilities or services cannot be relocated or the damage alleviated. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard or a foreseeable danger of property damage to an existing structure and such hazard or danger cannot reasonably be alleviated by treatment or pruning.
  - 2. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to AMC 18.61.084. Such mitigation requirements shall be a condition of approval of the permit.
- B. Tree that is Not a Hazard: The City shall issue a tree removal permit for a tree that is not a hazard if the applicant demonstrates all of the following:
  - 1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Ashland Land Use Ordinance requirements and standards, including but not limited to applicable Site Design and Use Standards and Physical and Environmental Constraints. The Staff Advisor may require the building footprint of the development to be staked to allow for accurate verification of the permit application; and
  - 2. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks; and
  - 3. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone. Nothing in this section shall require that the residential density be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures or alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with other provisions of the Ashland Land Use Ordinance.
  - 4. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to AMC 18.61.084. Such mitigation requirements shall be a condition of approval of the permit.  
(ORD 2951, 2008; ORD 2883, 2002)



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number: 7 Page: 108

Siskiyou-Hargadine Historic District, Ashland, OR

### 283.01

LAHR SITE RANCH HOUSE

1966

278 LIBERTY ST

391E09DA4400

STYLE: MODERN PERIOD: RANCH

NON-HISTORIC/NON-CONTRIBUTING

This single-story gable-on-hipped roof dwelling was apparently built in 1966 following the removal of an earlier structure on this lot that was owned by Mrs. Anna Lahr during the 1940s. A sprawling horizontal form, a matching hipped-roof garage is located to the rear of the drive and an earlier rental property remains on the same tax lot, facing the alleyway off Iowa that lines the rear property line.

### 283.02

LAHR RENTAL HOUSE

1945C

276 LIBERTY ST

391E09DA4400

STYLE: MODERN PERIOD: 40'S ERA COTTAGE, POST WWII ERA COTTAGE

HISTORIC CONTRIBUTING

While not entirely clear, this small gable volume was likely built during the 1940s as a small rental property to the rear of an earlier home at 278 Liberty Street that was owned by Mrs. Anna Lahr (JCD 227:444). In 1964, Howard Ingram is listed as renting "276" Liberty, assumed to refer to this modest dwelling.

The Lahr Rental House is basically a front-facing gable volume along the alleyway off Iowa that also contains rental units associated with other earlier dwellings in this area. The gable living space is augmented by a shed extension that forms a carport to the north. Siding is asbestos shingle with double hung windows and a small projecting gable canopy over the entry. Simple trim remains and the Lahr Rental House effectively relates its original design and appearance during the period of historic significance.

### 284.00

MURRAY-DALKENBERG HOUSE,

1920C

280 LIBERTY ST

391E09DA4500

STYLE: OTHER: VERNACULAR, FRONT-FACING GABLE

HISTORIC CONTRIBUTING

Although not conclusively dated, this house was likely built circa 1920 for rental use by M. M. Murray, a miner, who owned a large lot that extended all the way to the corner of Liberty and Iowa (See JCD 84:80). Assessor field books show the house on the site in 1920 although it is probably of earlier construction based upon design. Carl E Dalkenberg purchased the house in 1943 and remained here at least through 1964 (JCD 246:263).

The Murray House is a one and one-story saltbox form, unusual in that the gable faces the street although the extension appears original, with matching siding. A shallow-pitched gable porch is likely a later addition. The Murray House has been somewhat modified, with window replacements in the main volume and a large addition to the rear that is under construction at this writing. While compromised, the main volume retains integrity in siding and detail and is sufficiently differentiated from the newer addition to the rear to adequately relate the original design.

**ARU Conditional Use Permit-Written Findings**

**October 28, 2014**

**Applicant:**

Conscious Construction, Inc.

Jason Eaton

PO Box 3205

Ashland, OR

541 973 8889

RECEIVED

OCT 29 2014

City of Ashland

**Owner:**

Joan Kleen

280 Liberty Street

Ashland, OR

541 292 2500

**Overview:**

We are requesting that you review our proposal for an approximately 400 sf ARU to be located in the back portion of map 39 1E 09 at 280 Liberty Street. The intent for the ARU is to provide housing for the property owners aging parents. The property is 0.23 acres, has alley access, and is zoned R 1-.75 as are the majority of surrounding properties. We are proposing a single story structure in the south-east corner of the property that will be tucked behind an existing garage. The proposed ARU will not be visible from Liberty Street. Access to the ARU will be via the alley that runs north-south from Henry Street to Iowa Street. This alley also has an additional frontage/outlet to Beach Street. Multiple properties on both sides of the alley currently have backyard cottages, duplexes, and apartments so our proposed structure would be consistent with the feel of the neighborhood.

Given the size and location of the existing structures on the site and the orientation and slope of the property, we are able to meet our solar setback, lot coverage requirements, and parking requirements while providing ample outdoor space for both the existing residence and the proposed ARU. The ARU has been designed to complement the existing residence which is a simple cottage style home with a pitched roof and a front entry porch.

**Chapter 18.104.050- Conditional Use Permit**

- A. The proposed ARU is in conformance with all standards within the zoning district R 1-.75, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
- B. The subject property has adequate capacity of City facilities for water, sewer, paved access to and through the site, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.

C. The proposed 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. The following factors were considered when evaluating the effect of the proposed use on the impact area:

1. The proposed ARU will be similar in scale, bulk, and coverage to the existing residence and garage on the subject property as well as to existing structures on surrounding properties.
2. Given that the subject property has historically had space for parking off the alley that will now be used specifically for the ARU, we would argue that there will be a net zero generation of vehicle traffic. The subject property is less than 1 block from public transportation and there will be ample storage available for bicycles on premise.
3. The ARU will be designed to complement the existing residence which is a simple cottage style home with a pitched roof and a front entry porch. This architectural style is consistent with the majority of the homes in the impact area.
4. Generation of typical construction dust and odors will occur during construction. Whenever possible, airborne environmental pollutants will be minimized through the use of low VOC paints and water-based glues. Impacts to air quality, including the generation of dust, odors, or other environmental pollutants will be non-existent upon completion of construction.
5. Generation of typical construction noise will occur during construction, however; light and glare will not since construction will take place during daylight hours only. Generation of noise, light, and glare once the ARU is inhabited will be consistent with other ARU's, cottages, apartments, and condos in the impact area.
6. There is no additional development planned for adjacent properties.

#### Chapter 18.20.030- Accessory Residential Unit

1. The proposed ARU conforms to the overall maximum lot coverage and setback requirements of zone R 1-.75 except for the 8' parking setback address below. A maximum of 42% of the lot will be covered in impervious surface, a minimum of 67% the lot will be covered in landscape, and 12% of the lot will be dedicated open space for the ARU.
2. The maximum number of dwellings on the subject property shall be 2.
3. The maximum gross habitable floor area (GHFA) of the ARU will be 352 sq. ft. which is 16% of the GHFA of the primary residence of the lot.
4. 1 off street parking space is proposed for the 352 sq. ft. ARU. Although the proposed parking space does not meet the 8' setback from the ARU we feel the location best meets the approval standards for crime prevention, screening abutting properties, landscaping, and light and glare. It will also allow us to retain the existing maple at the north-west corner of the ARU which would otherwise need to be removed. The space proposed is parallel to the alley and the ARU which will minimize the distance to the dwelling and maintain visibility from adjacent areas and windows. There will be a 5' landscaped strip

between the parking space and the property line to the south as well as a 3' planting buffer between the parking space and the ARU. This location makes the best use of the lot, allows us to meet the required open space for the ARU, utilizes outdoor lighting prudently, and provides good circulation through the site. Parallel parking can also a safer alternative to head in parking where the vehicle must back up blindly onto the alley.

#### Chapter 18.72- Site Review Approval

- A. All applicable City ordinances have been met or will be met by the proposed ARU.
- B. All requirements of the Site Review Chapter have been met or will be met.
- C. The proposed ARU complies with the Site Design Standards adopted by the City Council for implementation of this chapter.

Careful design considerations have been made to assure that the proposed ARU will be compatible with the surrounding neighborhood. The ARU will feature simple cottage style architecture with a pitched roof and a front entry porch. Exterior materials will include neutral tones and wood accents.

The ARU landscaping will include a private sitting area for outdoor space as well as connectivity to the main house and its landscaped areas intended for shared use. There will be a 5' landscaped strip between the parking space and the property line to the south which will achieve 100% coverage within 2 years. The 3' planting buffer between the parking space and the ARU will be planted so that 50% coverage will be achieved within 2 years and 100% within 4 years. The 5' landscape strip and the 3' planting buffer consist of 80% of the total parking area. No 'parking lot' tree is proposed because a large established maple tree sitting on the neighboring property to the south provides ample shade/canopy effect for the proposed parking space. Due to the restrictions of the site, there is no other feasible place to plant a tree where it would function as a shade tree. All proposed plant material will be water-wise, fire resistant, and have irrigation to assure success.

Refuse containers will be kept behind the existing solid wood fence and light and glare will be minimized with prudent placement of outdoor lighting.

- D. The subject property has adequate capacity of City facilities for water, sewer, paved access to and through the site, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options.

RECEIVED

OCT 29 2014

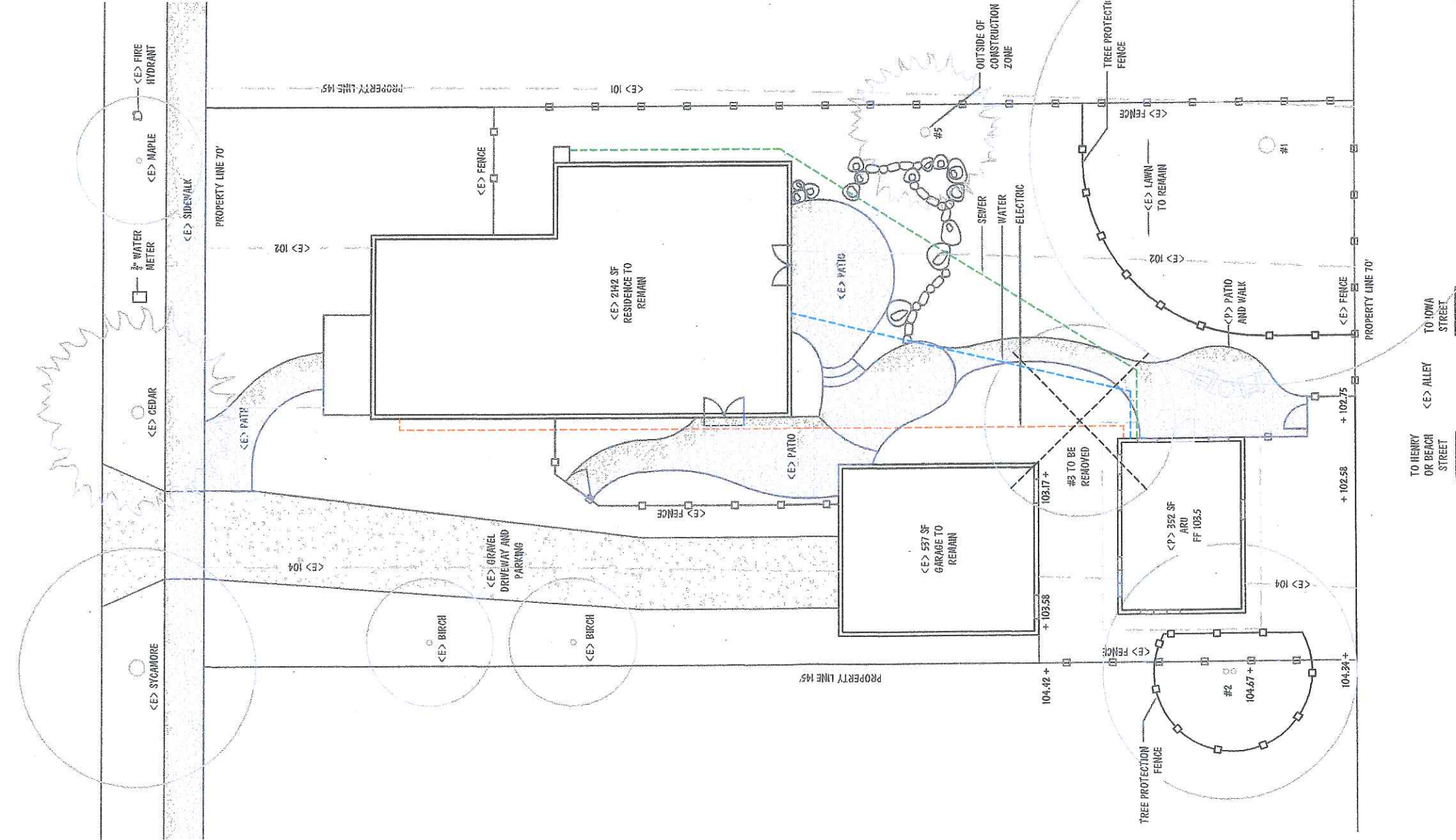
City of Portland



TO HENRY  
OR ASHLAND  
STREET

LIBERTY STREET

TO IOWA  
STREET



### TREE INVENTORY

TREE #	SPECIES	DBH IN INCHES	CROWN RADIUS IN FEET	CONDITION	SPECIES TOLERANCE TO CONSTRUCTION	TREE PRO. ZONE RADIUS IN FEET
1	ACER NEGUNDO	24	30	FAIR	GOOD	24
2	ACER RUBRUM	10	16	FAIR	GOOD	10
3	ACER RUBRUM	8	12	FAIR	GOOD	TO BE REMOVED
4	PINUS SP.	10	10	GOOD	GOOD	N/A

### NOTES

- WE ARE PROPOSING TO RETAIN TREE #2 ONLY BECAUSE IT IS NOT ON THE SUBJECT PROPERTY. IT IS IN FAIR CONDITION BUT HAS A WEAK FORK WHICH MAKES IT UNLIKELY THAT IT WILL BE A LONG-LIVED TREE. THE NEIGHBOR IS CONSIDERING HAVING THE TREE REMOVED IN THE NEAR FUTURE TO ACCOMMODATE A CONSTRUCTION PROJECT ON THAT PROPERTY. THE EXISTING GRADE CHANGE ALONG WITH THE FACT THAT A MONO-SLAB FOUNDATION IS PROPOSED FOR THE ARU WILL ONLY REQUIRE 12" OF EXCAVATION OVER THE ENTIRE FOOTPRINT OF THE BUILDING, GREATLY REDUCING ANY POTENTIAL IMPACT TO THE TREES ROOTS.
- WE ARE PROPOSING TO REMOVE TREE #3. WE WOULD LIKE TO REPLACE IT WITH A LONG-LIVED TREE OF A MORE SUITABLE MATURE SIZE AND HABIT FOR THE LOCATION.
- ALL OTHER TREES ON PROPERTY AND ADJACENT PROPERTY ARE WELL OUTSIDE THE AREA OF POTENTIAL IMPACT.

### TREE PROTECTION NOTES

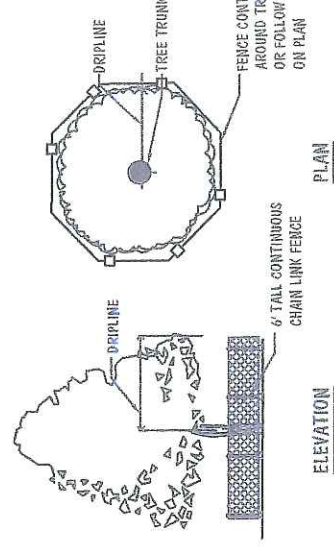
- LANDSCAPE ADJACENT TO THE PROJECT AREA SHALL BE PROTECTED FROM DAMAGE. NO STORAGE OF EQUIPMENT OR MATERIALS SHALL OCCUR WITHIN DRIP LINES OF TREES TO BE PRESERVED, AS IDENTIFIED ON THIS PLAN.
- TREES THAT ARE SHOWN TO REMAIN SHALL BE PROTECTED WITH FENCING AS SHOWN ON PLANS WHERE REQUIRED. FENCING SHALL BE 6' TALL TEMPORARY CHAIN LINK FENCE INSTALLED SO THAT ALL PANELS ARE INTEGRATED. THESE FENCES SHALL BE INSTALLED TO PROHIBIT PASSAGE OF PEDESTRIANS AND/OR VEHICLES THROUGH IT.

- WORK WITHIN DRIFLINE OF TREES TO REMAIN MAY REQUIRE DISTURBANCE OF TREE PROTECTION FENCES. CONTRACTOR SHALL REMOVE THE FENCE TEMPORARILY TO COMPLETE WORK, AND REPLACE AT THE END OF EACH WORK DAY. NO STORAGE OF EQUIPMENT OR MATERIALS SHALL OCCUR WITHIN DRIFLINE OF TREES. AFTER THE PROPOSED WORK WITHIN DRIFLINE IS COMPLETED, FENCING SHALL BE REINSTALLED.

\*NOTE: WHERE PROTECTION FENCING OVERLAPS PROPOSED CONSTRUCTION, THE FOLLOWING MEASURES SHALL BE FOLLOWED:

- HAND DIG TO REQUIRED DEPTH OF FINAL WORK.
- IF TREE ROOTS UNDER 2" IN DIAMETER MAY BE HAND CUT AT A 90° ANGLE.
- IF TREE ROOTS OVER 2" ARE ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL CONTACT A CERTIFIED ARBORIST TO ASSESS AND ROOT PRUNE AS NECESSARY.

### TREE PROTECTION DETAILS



### LEGEND

TREE PROTECTION FENCING



## TREE PROTECTION PLAN

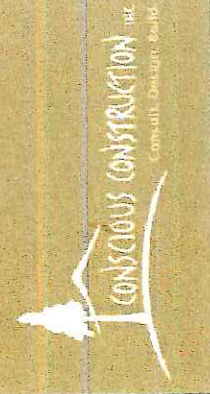
OCTOBER 28, 2014

KLEEN RESIDENCE  
280 LIBERTY STREET  
ASHLAND, OREGON

DRAWN BY:  
KAE

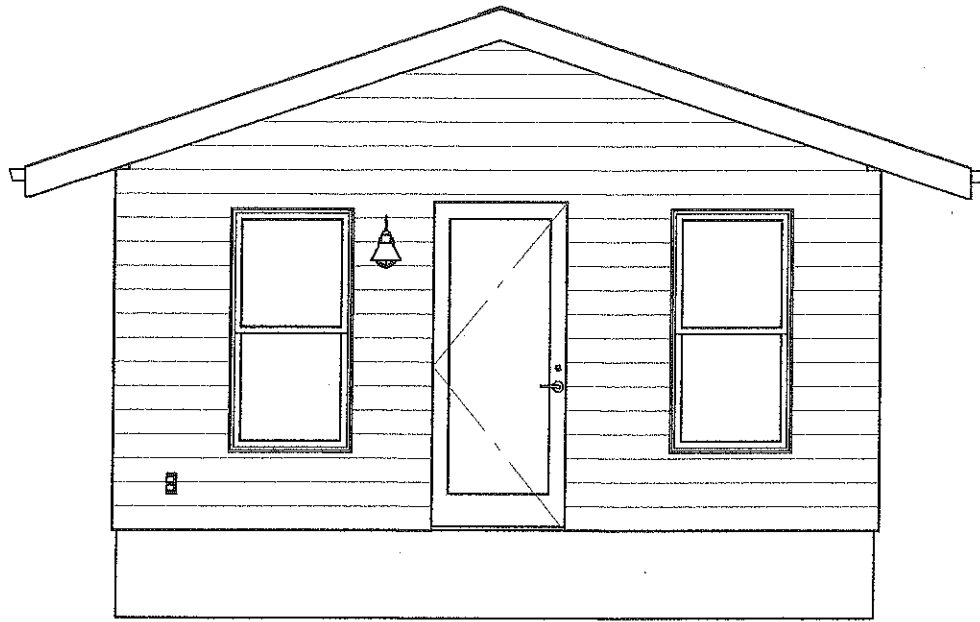
REVISION DATE:

SCALE:  
10X17 1"=16'-0"  
24X36 1"=8'-0"

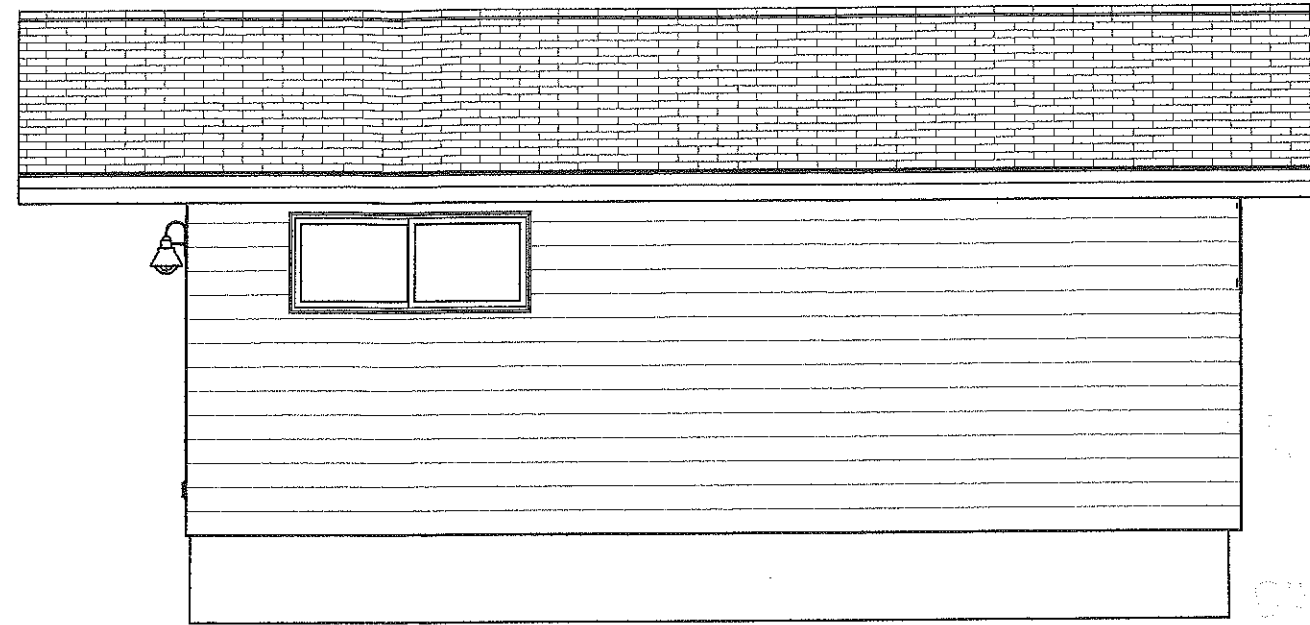


PLANS PROPERTY OF:  
CONSCIOUS CONSTRUCTION, INC.  
PO BOX 3205  
ASHLAND, OREGON  
541 973 8889

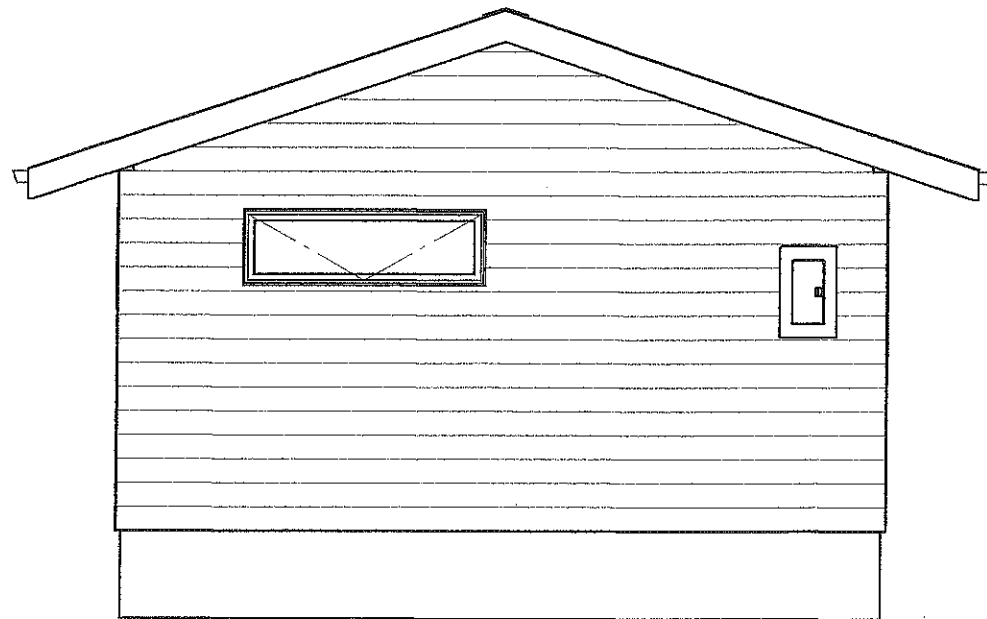
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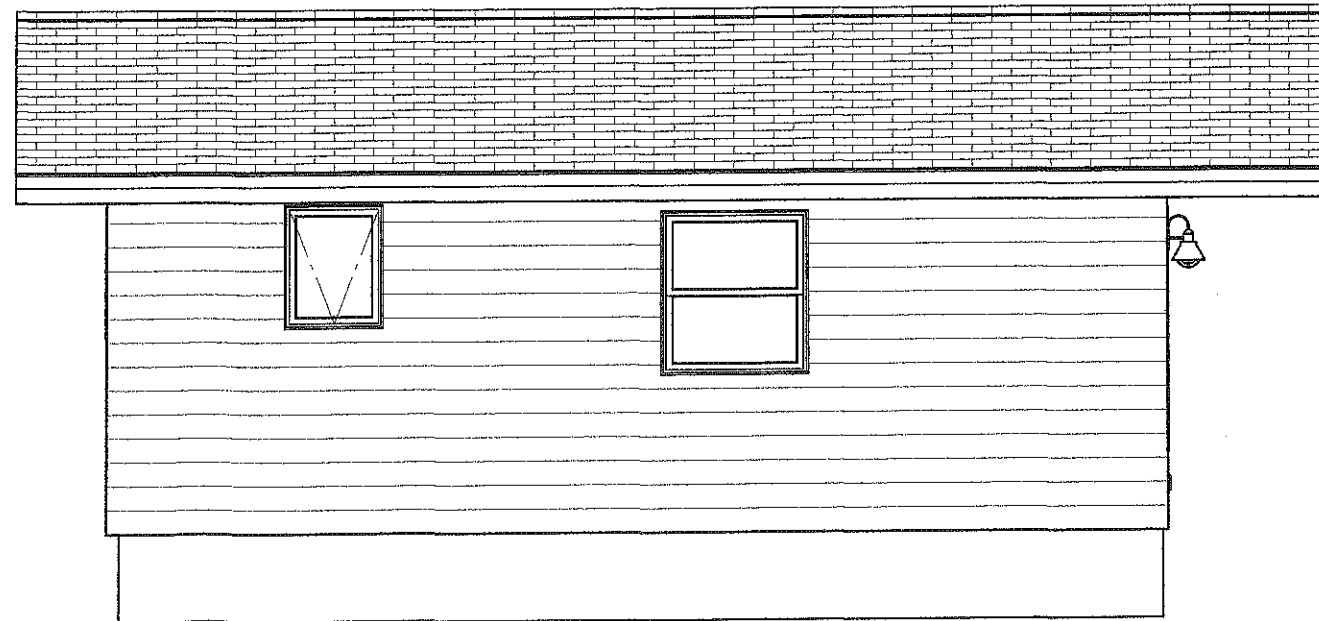
North



West



South

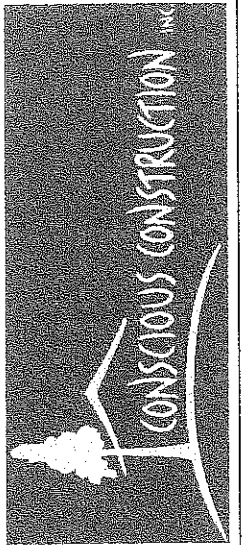


East

10/29/2014

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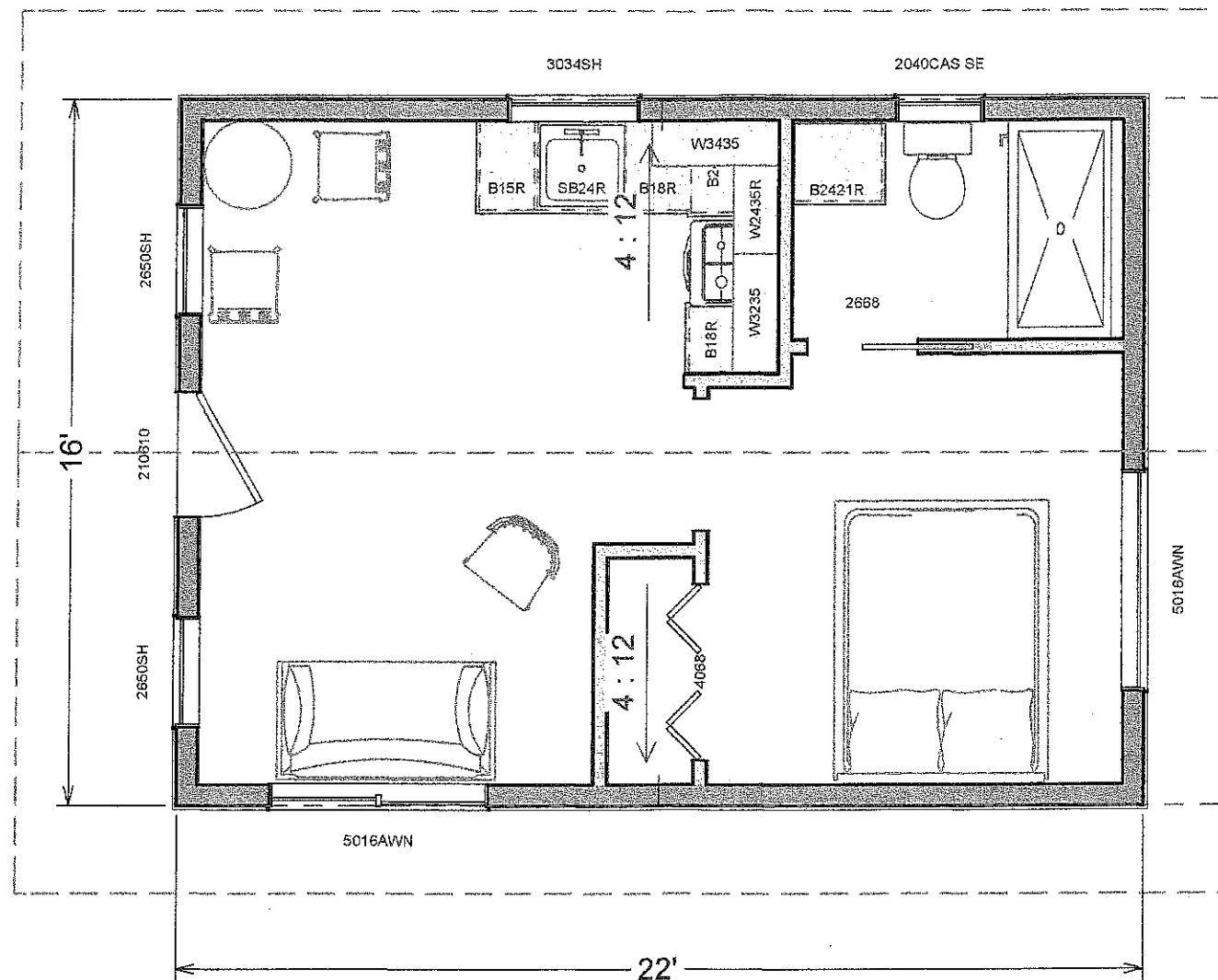
Plans designed by and property of:  
Conscious Construction Inc.  
PO Box 3205 Ashland, OR 97520  
(541) 973.8889  
jason@designbuildashland.com

Proposed ARU (Conceptual)  
Joan Kleen Residence  
280 Liberty St  
Ashland, Or. 97520

1/4"=1'

10/29/2014

Elevations



7/31/14  
OCT 29 2014  
7/31/14

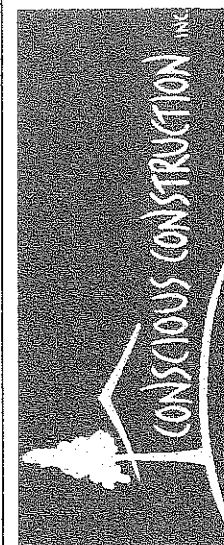
Proposed ARU (Conceptual)  
Joan Kleen Residence  
280 Liberty St  
Ashland, Or. 97520

1/4"=1'

10/29/2014

Floor Plan

Plans designed by and property of:  
Conscious Construction Inc.  
PO Box 3205 Ashland, OR 97520  
(541)973.8889  
jason@designbuildashland.com







**PLANNING ACTION:** 2014-01956

**SUBJECT PROPERTY:** First Place Subdivision, corner of Lithia Way & First Street  
**OWNER/APPLICANT:** First Place Partners, LLC

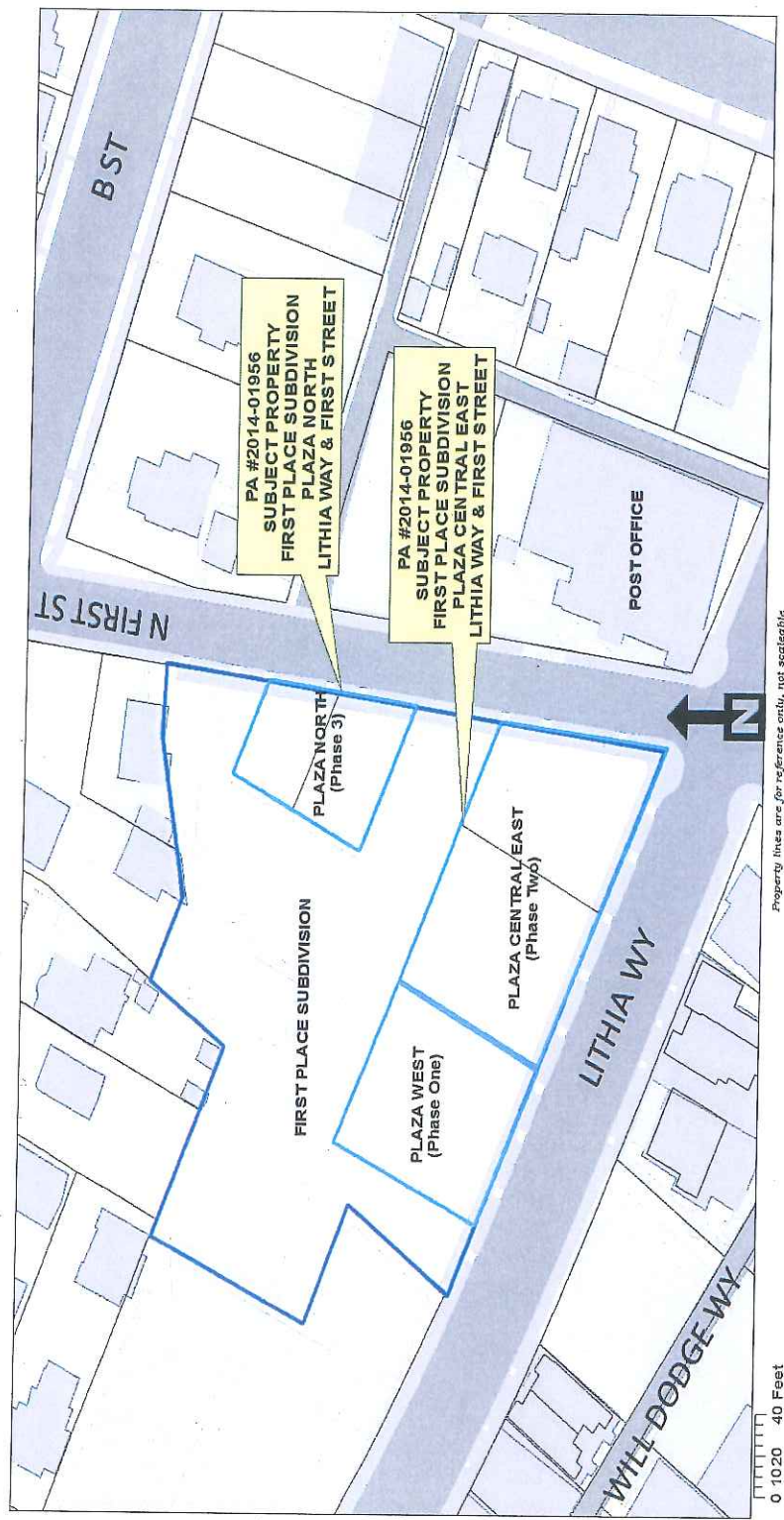
**DESCRIPTION:** A request for Site Review approval to construct the second and third phases of the First Place Subdivision for the property located at the corner of Lithia Way and First Street. Phase One, a three-story 18,577 square foot mixed-use building (**Plaza West**) consisting of basement parking, commercial and residential space on the first floor and residential space on the second and third floors was recently completed at 175 Lithia Way.

- Phase Two is a request for Site Review approval to construct a new mixed use building (**Plaza Central East**) on Lots #2 and #3 at the corner of Lithia Way and First Street. The proposal includes consolidation of the two lots and construction of a 32,191 square foot, three-story mixed-use building consisting of basement parking, ground floor commercial, and 15 residential units distributed between the ground, second and third floors. The application includes requests to modify the common area landscaping and parking configuration to better accommodate the proposal, and Exceptions to the Site Design and Use Standards' Downtown Design Standards to allow for balconies on the front of the building and to allow windows that are more horizontal than vertical.
- Phase Three is a request for Site Review approval to construct a new mixed use building (**Plaza North**) on Lots #4 and #5 at the northeast corner of the site, on First Street. The proposal includes consolidation of the two lots and construction of a 9,607 square foot, three-story mixed-use building including ground floor commercial space and four residential units. The application includes requests to modify the common area landscaping and parking configuration to better accommodate the proposal, and two requests for Exceptions to the Site Design and Use Standards' Downtown Design Standards to allow for a staggered street setback and to allow two sets of windows to be more horizontal than vertical.

**NOTE:** The Ashland Historic Commission will also review this Planning Action on Wednesday, December 3, 2014 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, December 4, 2014 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room) located at 51 Winburn Way.

**ASHLAND PLANNING COMMISSION MEETING:** **December 9, 2014 at 7:00 PM, Ashland Civic Center**



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**

### **18.72.070** Criteria for Approval

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

- A. All applicable City ordinances have been met or will be met by the proposed development.
- B. All requirements of the Site Review Chapter have been met or will be met.
- C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.
- D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options.

## **EXCEPTION TO THE SITE DESIGN AND USE STANDARDS**

### **18.72.090**

An exception to the requirements of this chapter may be granted with respect to the requirements of the Site Design Standards adopted under section 18.72.080 if, on the basis of the application, investigation and evidence submitted, all of the following circumstances are found to exist:

- A. There is a demonstrable difficulty in meeting the specific requirements of the Site Design and Use 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 Design and Use Standards; and the exception requested is the minimum which would alleviate the difficulty; or
  - B. 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 Design and Use Standards.
- (Ord 3054, amended 12/16/2011)

**PLANNING ACTION:**  
**SUBJECT PROPERTIES:**  
**APPLICANTS:**  
**DESCRIPTION:**

PA-2014-011956

**(READY TO NOTICE)**

First Place Subdivision, corner of Lithia Way & First Street  
First Place Partners, LLC

A request for Site Review approval to construct the second and third phases of the First Place Subdivision for the property located at the corner of Lithia Way and First Street.

- Phase Two is a request for Site Review approval to construct a new mixed use building (**Plaza Central East**) on Lots #2 and #3 at the corner of Lithia Way and First Street. The proposal includes consolidation of the two lots and construction of a 32,191 square foot, three-story mixed-use building consisting of basement parking, ground floor commercial, and 15 residential units distributed between the ground, second and third floors. The application includes requests to modify the common area landscaping and parking configuration to better accommodate the proposal, and Exceptions to the Site Design and Use Standards' Downtown Design Standards to allow for balconies on the front of the building and to allow windows that are more horizontal than vertical.
- Phase Three is a request for Site Review approval to construct a new mixed use building (**Plaza North**) on Lots #4 and #5 at the northeast corner of the site, on First Street. The proposal includes consolidation of the two lots and construction of a 9,607 square foot, three-story mixed-use building including ground floor commercial space and four residential units. The application includes requests to modify the common area landscaping and parking configuration to better accommodate the proposal, and two requests for Exceptions to the Site Design and Use Standards' Downtown Design Standards to allow for a staggered street setback and to allow two sets of windows to be more horizontal than vertical.
- (Phase One, a three-story 18,577 square foot mixed-use building (**Plaza West**) consisting of basement parking, commercial and residential space on the first floor and residential space on the second and third floors was recently completed at 175 Lithia Way.)

**COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 09BA; **TAX LOTS:** 10100, 10102, 10103, 10104 and 10105

**Planner:** Derek      **Tree?** Yes      **Historic?** Yes

*(Criteria: Site Review, Exception to the Site Design & Use Standards)*

**FIRST PLACE  
PLAZA CENTRAL EAST  
SITE REVIEW PERMIT**

**PROJECT DESCRIPTION & FINDINGS OF FACT**



**SUBMITTED TO  
CITY OF ASHLAND**

**URBAN DEVELOPMENT SERVICES, LLC.  
485 W. NEVADA STREET  
ASHLAND, OR 97520**

**NOVEMBER 7<sup>TH</sup>, 2014**

**RECEIVED**

**NOV 07 2014**

**City Of Ashland**



**I. PROJECT INFORMATION:**

**PROJECT NAME:** "First Place Subdivision – Plaza Central East"

**ADDRESS & LEGAL DESCRIPTION:** 100 block of Lithia Way; Map #391E 09BA,  
Tax Lots 10102 & 10103.

**APPLICANTS & OWNERS:**

First Place Partners, LLC  
815 Alder Creek Drive  
Medford, OR 97504

**LANDSCAPE ARCHITECT**

Galbraith & Associates  
318 S. Grape Street  
Medford, OR 97501

**LAND USE PLANNING:**

Urban Development Services, LLC  
485 W. Nevada Street  
Ashland, OR 97520

**SURVEYOR:**

Polaris Land Survey  
P.O. Box 459  
Ashland, Oregon 97520

**ARCHITECTS:**

Kistler, Small & White  
545 "A" Street  
Ashland, OR 97520

**ENGINEER:**

Thornton Engineering  
1238 Disk Drive, Suite 1  
Medford, OR 97501

**COMPREHENSIVE PLAN DESIGNATION:**

Commercial

**ZONING DESIGNATION:**

C-1 (Retail Commercial District)

**LOT AREA:**

Lot #1:	7,943 sq. ft.	Lots #2 & 3:	14,431 sq. ft.
Lots #4 & 5:	5,273 sq. ft.	Common Area:	35,411 sq. ft.
Total Area:	63,058 sq. ft. (1.44 acres)		

**APPLICABLE ORDINANCES:**

Parking, Chapter 18.92  
Pedestrian Places Overlay, Chapter 18.56.040  
Solar Access, Chapter 18.70  
Site Design & Use Standards, Chapter 18.72  
Site Design & Use Standards, Section C  
    Basic Site Review, Section II  
    Detail Site Review, Section II  
    Large Scale Standards, Section II  
    Parking Lot Landscaping & Screening Standards, Section II  
    Historic District Design Standards, Section IV  
    Downtown Design Standards, Section VI

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City of Ashland



**RESIDENTIAL DENSITY:**

Permitted:	43	
Proposed:	29	
Lot #1:	10	(Plaza West)
<b>Lots #2 &amp; 3:</b>	<b>15</b>	<b>(Plaza Central East)</b>
Lots #4 & 5:	4	(Plaza North)
Affordable:	2	One affordable unit in Plaza West and one in Plaza Central

**ADJACENT ZONING/ CURRENT USES:**

WEST:	C-1; City Parking Lot
EAST:	C-1; First Street & U.S. Post Office
SOUTH:	C-1-D; Lithia Way & Commercial, Professional and Mixed-Use
NORTH:	R-2; Residential

**HISTORY OF LITHIA WAY:** Lithia Way was created by the Oregon Department of Transportation (ODOT) in the 1950's as part of an overall highway plan in the State of Oregon. Throughout the downtowns of various cities in Oregon, ODOT constructed what were referred to as "couplets". These were a pair of one-way streets in the downtown sections. Ashland has Lithia Way and Main Street, Medford has Riverside and Central, Grants Pass has Sixth and Seventh Streets, and so on. These couplets were intended to alleviate traffic congestion and provide for additional downtown development. Unfortunately, shortly after ODOT initiated the "couplet" program, the Federal Government instituted the Interstate Highway Program (IHP) with Interstate 5 beginning construction in the early 1960's with many of the State's couplets languishing. Lithia Way was originally intended to become a second "Main Street" in downtown Ashland, but it gradually became a secondary street to Main Street due to the IHP, slow economic times and the shift in market trends for more automobile oriented sites (i.e., Ashland Street).

In 1998, Lithia Way was also included in the Downtown Development Standards overlay zone, a subsection of the Site Design and Use Standards, with the intent to develop Lithia Way with "Main Street" types of buildings already found in downtown Ashland along Main Street, the Plaza, Oak Street, etc. The primary purpose of the Standards is to guide development to respect the downtown areas unique heritage and to enhance the livability of the area as it develops and changes. The end result of the Downtown Design Standards, in addition to the Basic and Detail Site Review Standards, is a more human scale environment which includes placing parking in the rear, placing buildings along the streets, and designing buildings that are attractive, inviting and that fit the rest of the downtown's context. A current example of the standards is can be found directly across the street in the Kendrick Building, Jasmine Building and the soon to be Vine Building. Overall, the project site, as well as the City's adjacent parking lot, offers a unique opportunity to create a secondary main street along Lithia Way and create a vibrant and economically healthy second commercial corridor within the heart of Ashland.

**HISTORY OF SITE:** Prior to 2006, the property was used as a Lumber Yard (Copeland Lumber) and an office condominium complex called Tempest Court (see photos below).

Between the years of 2006 – 2009, the entitlement activity on this property was fairly active which included a well publicized denial, changes of ownership, new applications and various approvals from the Planning Commission, followed by permits for building demolition, site excavation, plumbing, electric and right-of-way improvements. Unfortunately, during the final stages of the site's final preparations, the property was foreclosed upon and sat vacant and in a derelict state of chaos with all previous approvals expired leaving a few items remaining to be completed such as street trees, a few street lights and in some areas the final installation of transformers.



*Old Copeland Lumber Buildings*



*Old Tempest Court (Post Office in background)*

In October of 2012, the Ashland Planning Commission approved Planning Action #2012-01122, which included the reconfiguration of property lines and a Site Review Permit to construct a three-story 18,577 sq. ft. mixed-use building. The building has been named "Plaza West" and its construction is nearing completion (See Photos Below).



*Plaza West (under construction)*

Plaza West includes 3,800 square feet of commercial office / retail space and two residential units on the ground floor, plus four residential units on both second and third floors. Plaza West also included an affordable residential unit and the majority of the subdivision's



common area amenities including the plaza space directly to its west (between the City parking lot and the building) and a large breezeway that connects a planned pedestrian path linking lower First Street through various properties and eventually to the upper Hargadine Street Parking lot.

*Plaza West (under construction)*





## II. PROJECT DESCRIPTION:

**Proposal:** The applicants are requesting approval for the second phase of the First Place mixed use subdivision which includes a Site Review Permit for the development's two remaining lots along Lithia Way and First Street, Lots #2 and #3 (*A third phase is also pending for Lots #4 and #5 along First Street, filed separately*). The proposal includes a consolidation of the property line between Lots #2 and #3 in order to construct a 32,191 square foot three-story mixed-use "Main Street" building similar in concept, function and quality as the building recently constructed directly to the west (Plaza West). The proposal also involves a request to modify minor common landscaping and parking areas to accommodate the proposal.

The proposed building will be designed to exteriorly appear as two distinct buildings, but is technically one building. The center façade has been named "Plaza Central" and the end façade on the corner of Lithia Way and First Street is named "Plaza East" both referenced herein as Plaza Central East. The building will include various internal connections including a single under-structure basement accommodating enclosed vehicular parking and storage. The main floor of the building will consist of five commercial spaces, four of which will front directly onto Lithia Way. In addition, a total of 15 residences are proposed, three of which will be on the main floor and six each on the second and third floors.

Finally, the application includes two exception requests from the Downtown Design Standards to: 1) allow for balconies and, 2) for Plaza Central to have windows that are more horizontal than the required vertical pattern typically found in the Downtown Historic District. Overall, the two exceptions are intended to provide visual interest and diversity to the Lithia Way streetscape which is a primary intention of the Downtown Design Standards.

**Site:** The subject property is part of the First Place Subdivision located on the northwest corner of Lithia Way and First Street, directly across from the U.S. Post Office, and zoned Commercial (C-1). The two lots in question consist of .18 acres and .15 acres (14,431 sq. ft. total) which will be consolidated as part of this planning action. The property fronts onto Lithia Way and First Street and there is a private access easement along the rear of the lots that extends from First Street over to Pioneer Street, through the City's parking lot. The property slopes approximately 9% (10') from south to north and has no significant natural elements such as trees or rock outcroppings. Full sidewalk improvements have been installed, but there will be replacement sections in order to accommodate the building's footings.

**Building Design:** As noted, the project Architect has designed the subject building to appear as two distinct buildings in order to accommodate a more efficient floor plan and basement plan for parking and circulation, but to also project a "Main Street" façade as intended with the City's Downtown Design Standards. The applicants have had preliminary discussions with both the Planning staff and Historic Commission in order to

NOV 07 2014

ensure the direction put forth mirrors the Downtown Design Standard's intent and the outcome is contextually compatible and architecturally attractive.

Overall, the design approach is to embrace Lithia Way and reflect the traditional building styles already found in Downtown Ashland and regulated by the adopted Downtown Design Standards. The design respects the scale and proportions of a number of historic buildings in downtown Ashland while incorporating modern materials and details. The design acknowledges historic traditions while offering a contemporary interpretation that is compatible within the historic district.

Both elevations build on a strategy of expressing a basic post and lintel construction while providing a variety of recessed and projecting areas to create surface relief and visual interest. Upper floor window areas are generally proportioned vertically, either structurally or via a window grid system, and are kept to less than 50% of the total surface area. The first floor windows have a larger surface area to reinforce their commercial nature and the second and third floor windows are smaller with the intent to define a separate use from the first floor.

- *Plaza Central* is intended to be distinctly different than Plaza West and Plaza East in order to create streetscape variety and reflect the patterns found in the Downtown. In this case, Plaza Central is more elongated reflecting a "Moderne" style of architecture. Plaza Central is balanced by three 28' bays with its eastern bay stepped-back eight feet to accentuate the building's primary entrance. Each bay reflects the internal wall system with the west and central bay accommodating two commercial / office spaces and the eastern bay leading to the building's common lobby area which connects the entire building's floor space – all floors for both Plaza Central and East. The common lobby area not only provides for an internal circulation for both the commercial and residential areas, but it also provides for an efficient and cost effective solution to accommodate handicap and emergency access to the basement and top two floors.

- *Plaza East* is generally more Ashland "vernacular" in appearance based on a variety of components, specifically the use of the red brick, vertical window symmetry and wrapping storefront windows, but it is also unique for its covered corner design presence. Plaza East also has three bays, but two are equal in width while the third is a narrower "recessed entry portal" or "tower" reflecting its importance as the corner's anchor. Similar to Plaza Central, Plaza East's bays reflects the internal wall system where each bay accommodates two commercial / office spaces and the smaller bay functions as the corner entrance.

- *East Elevation (First Street)*: The eastern elevation for Plaza East is similar in design based on its symmetrical bay pattern, use of materials, and window pattern. However, the eastern elevation differs slightly from south to north due to the change of use from commercial to residential and the change in street grade.

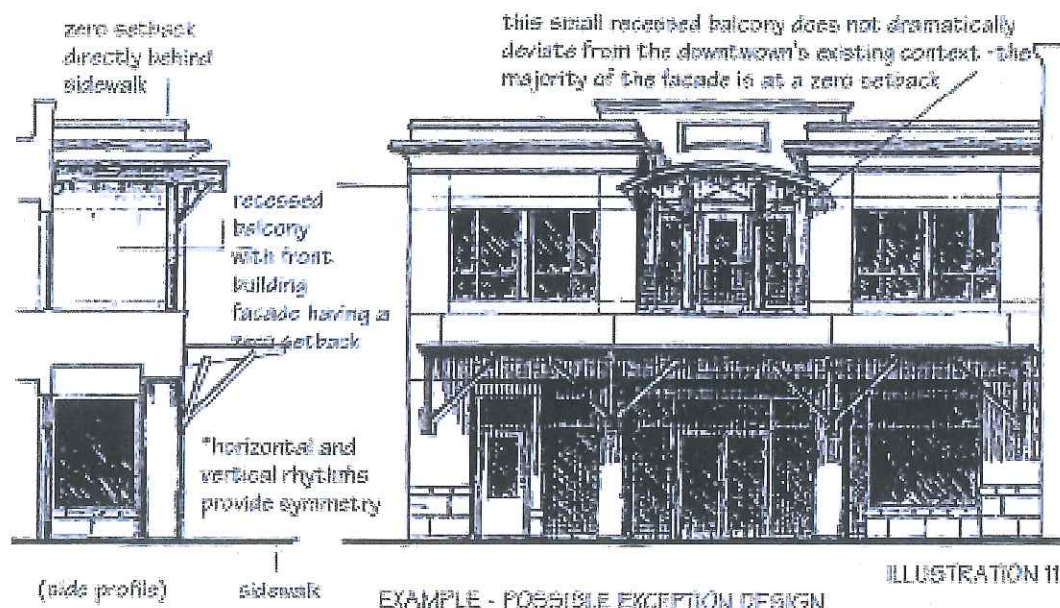
- *Rear Elevations (facing rear parking lot)*: The rear elevations for both facades match the material patterns found along the front.



**Design Standards Exceptions:** The proposal does include two exceptions from the Downtown Design Standards. In accordance with Section VI-K, exceptions were contemplated within the Standards itself due to the nature of building design and the importance of encouraging architectural creativity. In this particular instance, the exceptions generally apply to Plaza Central which is as follows:

- **Balconies:** Setback Standard VI-B-3 states: *"Recessed or projecting balconies, verandas or other useable space above the ground level on existing and new buildings shall not be incorporated in a street facing elevation."* There are two balconies proposed for Plaza Central that front on Lithia Way, and two 'flexible' balconies at the corner 'tower' of Plaza East. The two balconies on the second and third floors at the right side of Plaza Central (South Elevation) are the result of the design team's attempt to 'offset' the façade of the building by recessing the entry approximately 8 feet. This offset created the opportunity for outdoor living spaces and in turn provides for 'eyes on the street'. These balconies are set between the zero setback facades of the building faces to either side and 'does not deviate from the downtown's existing context' as is called for in the VI-K-2 Exception to Standards. The two balconies at the second and third floors at the 'tower' of Plaza East at the corner (facing both Lithia Way and First Street) are 'flexible'. The windows are closed and can accordion open to the inside to create an enclosed, covered balcony. When the windows are closed, the balconies virtually disappear with only the guardrails exposed. When open, they create a similar outdoor living space that provides for 'eyes on the street.'

The proposal is consistent with the Downtown Design Standards VI-K "Exception Illustration" inserted below. The illustration depicts an attractive façade with a second floor recessed deck that does not dramatically deviate from the downtown's existing context and that the majority of the building's façade remains at the back of the sidewalk's edge.



City of Ashland, Downtown Design Standards.



- *Vertical vs. Horizontal Windows:* Openings Standard VI-D-3 states: “Upper floor window orientation shall primarily be vertical (height greater than width).” The second and third floor windows of Plaza Central are more horizontal than they are vertical which requires an exception request. In this case, the purpose of the proposed design is again to create a façade that addresses contextual compatibility, but also distinguishes itself from adjacent buildings. However, in this regard, the window frames are more horizontal to reflect the building’s “Moderne Architectural Style”, but the internal window muntins (the small molding that separate the panes of glass) are vertical to mitigate the design.

Overall, the project Architects, Designers and property owners desire to design and construct buildings that are everlasting and appreciated for their attractiveness, quality, and compatibility within the Downtown Ashland building environment. The variations and quantity of materials proposed provide for a striking and complex palate of materials. In this regard, the two exception requests do not dramatically depart from the code’s intended direction, but instead slightly deviate in order to create differentiating building façades along the street and to improve upon the urban living environment. In the end, the applicants believe the overall purpose of the Downtown Design Standards is being met.

**Vehicular Access:** Similar to Plaza West, vehicular ingress and egress will continue to occur via First Street or through the City’s parking lot fronting Lithia Way and Pioneer Streets. A 22’ wide Public Access Easement was provided at the time of the subdivision from First Street through the City’s parking lot (over which the applicant holds an access easement). This off-street circulation pattern provides for alternative vehicular movements without adding to unnecessary trips, curb cuts or turning movements within Lithia Way. Vehicular parking spaces are located within the center of the site – primarily screened from the adjacent rights-of-way. The parking spaces will be shared parking spaces with each lot having an allocated amount.

**Common Area:** In addition to the subdivision’s shared parking arrangement allocated at the time of the property’s subdivision, the project includes shared common area in various locations dispersed throughout the site. These include the “two” plaza spaces to the west of Plaza West, the internal pedestrian breezeway through Plaza West and the bio-swale / meandering pathway at the north end of the property adjacent to First Street. *Note: The bio-swale is intended to provide for storm water detention improvements such as filtering roof and parking lot run-off that often includes oil and metal particles. In addition to the bio-swale being a visual and environmental amenity to the project, the bio-swale’s meandering pedestrian path links with the breezeway through Plaza West which eventually aligns with a pathway system leading up to the Hargadine Street public parking lot. The applicants contend the corridor will be an important pedestrian link as Lithia Way continues to infill – similar to the open corridors between the Jasmine Building and future Vine building across the street, the open corridor adjacent to the Old Fortmiller’s Building (next to Starbucks), the open corridor next to the Varsity Theatre or the open corridor next to Chateaulin (Chautauqua Walk) which leads to the Shakespeare facilities.*



The covered entry at the corner of Plaza East, corner of Lithia Way and First Street, is intended to be a recessed entry or "portal" as described by the project's Architect. The space is not included as part of the project's open space requirements, but is solely an attempt to anchor the building on the corner. This space can be used by the public, but the project's open space / plaza requirement has been met by the various common plaza areas spread throughout the rest of the subdivision, specifically the plaza space(s) west of the Plaza West, plaza open space area north of Plaza North and the pedestrian way through the middle of Plaza West. Overall, the project exceeds its required obligation and the recessed entry is specifically an architectural feature attempting to anchor the building to its prominent corner and identify a "sense of entry" to the building.

Finally, it should be clearly understood that as a subdivision with the common area platted, planned, owned and maintained under the ownership of the remaining lot owners, the common area's open space, landscaping and parking lot landscaping is equally owned and equally allocated to each buildable lot so that each lot already meets its minimum landscaping and plaza space requirements required in the C-1 zone and Site Design and Use Standards.

**Modified Landscape/Parking Plan:** The proposal includes a request to modify a small area of the site's parking and landscaping plans. The modification is necessitated due to the proposed single garage entrance where two had previously been designed. The removal creates the opportunity to replace this area with additional landscaping and parking (See Sheet L1, Planting Plan). The end result with the proposed modification is an increase in the common area's overall landscaping area and improved site plan layout.

**Parking:** The previous application (PA-2012-01122) proposed a total of 56 "open" parking spaces, with 54 on-site and two parking spaces along First Street as on-street parking credits. The current proposal also proposes 56 open parking spaces, but in a slightly altered arrangement to better accommodate additional garage parking and to provide more open space. Also, the first parking space adjacent to the First Street entrance was removed to reduce its slightly difficult turning radius, but which is now proposed to be added landscaping. These three parking spaces have now been relocated where the previous plan identified an ingress/egress ramp which is now no longer necessary based on the merging of the two parcels and the single basement parking design.

As such, 56 spaces are proposed to be "open" and an additional 33 are to be located within the footprints of the three buildings. Plaza West has 12 enclosed basement parking spaces, Plaza Central East 19 enclosed basement parking spaces and Plaza North (separate application) two enclosed parking spaces for a total of 87 on-site parking spaces. With the two on-street parking credits along First Street, a total of 89 parking spaces are available.

With the 89 parking spaces available, it is the applicant's intentions to not only provide for the required number of parking spaces based on the provisions of Chapter 18.92, but to also provide for some flexibility for certain uses in the unforeseen future that may



require a greater parking space demand (i.e., business retail to restaurant). In this vein, the Basic Parking Allocation Table below identifies the requirements for basic commercial uses such as Retail, General Office, Restaurant (by area) and Residential (by number of bedrooms) and a “surplus” parking column to accommodate possible swings in parking demand.

**Basic Parking Table\***

Building Name	Commercial Parking Demand (1:350)	Residential Parking Demand (AMC 18.92.030 A.)	Total Parking Demand	Surplus Parking Allocation
Plaza West	3,800 sq. ft. (12)	10 units (15)	27	2
<b>Plaza Central East</b>	<b>7,296 sq. ft. (20.4)</b>	<b>15 units (23.5)</b>	<b>44</b>	<b>1</b>
Plaza North	2,349 sq. ft. (6.7)	4 units (6.5)	14	2
Total (89 spaces)			84	5

\* See Planning Summary on Sheet A1-1 for detailed building area, parking space and use details.

**Bike Parking:** Bike parking was provided at the time of the subdivision’s improvements and is dispersed throughout the project site. A total of eight bike parking spaces are required based on one space per every five required commercial parking spaces (all residential units have enclosed storage spaces). A six space bike parking area is located northwest Plaza West and three existing bike spaces are located on the east side of Plaza North.

**Ground Floor Area Usage:** In accordance with AMC 18.32.025 D., “at least 65% of the total gross floor area, or at least 50% of the total lot area if there are multiple buildings shall be designated for permitted or special permitted uses, excluding residential”. In this case, specifically for Plaza Central East, Sheet A1 best illustrates how this provision is being met in that 66.9% of the ground floor is designated commercial / office space (green color) and 33.1% is designated to residential use (blue color). The common area, which includes the entry area, internal stairwells and elevator, is “equally” divided between the two uses as this area serves both commercial and residential uses for standard ingress/egress, fire life safety access and internal circulation for the stairwell, elevator and other areas of the ground floor. The incorporation of the common area also provides for an efficient floor plan eliminating the need for duplicative corridors, stairwells and elevators required if the building was two separate buildings.

**Affordable Unit(s):** In accordance with AMC 18.32.025 D.5., at least 10% of the units (when “exceeding” 10 units) are required to be affordable under the City’s Affordable Housing Program (rounded down to the nearest whole unit). In this case, the proposal is for 15 residential units, one of which will be designated as an affordable unit in compliance with the City’s affordable housing standards.

**Utilities:** All key facilities are available to service the proposed buildings. The design team has met with all of the utility departments to verify if there were remaining issues. The result of the meetings were that adequate City facilities existed, all permits for recent work were applied for and that such work was inspected and approved. Any future installations or modifications to such utilities will be completed under permit.

### III. FINDINGS OF FACT:

The following information has been provided by the applicants to help the Planning Staff, Planning Commission and neighbors better understand the proposed project. In addition, the required *findings of fact* have been provided to ensure the proposed project meets the requirements and procedures outlined in the Ashland Municipal Code (AMC) pertaining to the Site Review Chapter 18.72 and Site Review Design Standards.

*For clarity reasons, the following documentation has been formatted in "outline" form with the City's approval criteria noted in **BOLD** font and the applicant's response in regular font. Also, there are a number of responses that are repeated in order to ensure that the findings of fact are complete.*

#### **Section 18.72.070 Site Review Approval Criteria:**

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

To the applicant's knowledge all City regulations are or will be complied with. The applicants are not requesting any Variances.

##### **B. All requirements of the Site Review Chapter have been met or will be met.**

As noted below, all requirements listed in the Site Review Chapter (18.72) have or will be complied with. Specifically, the landscaping will be irrigated and maintained, and light and glare concerns will be addressed with down lighting and screening where necessary.

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

Parking lots are subject to the Parking Lot Landscaping and Screening standards noted in the Site Design Standards booklet, adopted August 4<sup>th</sup>, 1992. The standards regulate parking lot screening, refuse screening, landscaping percentages, etc. The applicants contend all of the standards are being.

##### **D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options.**

All key facilities are available to service the proposed lots. The applicants have met with all of the utility departments to verify if there were any capacity issues. The results of the meeting were that adequate City facilities are available to the subject site.

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## Chapter 18.72 Site Design & Use Standards

### II-C-1 Basic Site Review Standards

#### **II-C-1a) Orientation and Scale**

1. Buildings shall have their primary orientation toward the street rather than the parking area. Building entrances shall be oriented toward the street and shall be accessed from a public sidewalk. Where buildings are located on a corner lot, the entrance shall be oriented toward the higher order street or to the lot corner at the intersection of the streets. Public sidewalks shall be provided adjacent to a public street along the street frontage. Buildings shall be located as close to the intersection corner as practicable.

2. Building entrances shall be located within 20 feet of the public right of way to which they are required to be oriented. Exceptions may be granted for topographic constraints, lot configuration, designs where a greater setback results in an improved access or for sites with multiple buildings, such as shopping centers, where this standard is met by other buildings. Automobile circulation or parking shall not be allowed between the building and the right-of-way. The entrance shall be designed to be clearly visible, functional, and shall be open to the public during all business hours.

3. These requirements may be waived if the building is not accessed by pedestrians, such as warehouses and industrial buildings without attached offices, and automotive service stations.

The submitted building elevations show the primary orientation facing Lithia Way. There are multiple entrances that face Lithia Way with secondary entrances within the internal common corridor. The recently installed 13' sidewalk along Lithia way will be partially removed and replaced with additional concrete in order to comply with revised sidewalk standards (15'). The main entrances off of Lithia Way are attractive, functional and will remain open during business hours.

#### **II-C-1b) 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.

All of the site's street trees were installed at the time of Plaza West's construction.

#### **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 utilize a variety of low water use and deciduous and evergreen trees and shrubs and flowering plant species.

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**3. Buildings adjacent to streets shall be buffered by landscaped areas at least 10 feet in width, except in the Ashland Historic District and Detail Site Review Zone. Outdoor storage areas shall be screened from view from adjacent public rights-of-way, 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 vast majority of the site's landscaping was installed with the construction of Plaza West. The proposed landscaping plan and modifications thereof were completed by a local professional Landscape Architect with the intent to provide for an attractive landscaped site that also complies with the landscaping standards. All landscaping will be installed by a licensed local landscaping company familiar with the above coverage requirements.

#### **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.**

Parking is located to the rear and under the proposed building. All surface parking areas have a number of landscaping areas that include shade trees and are buffered and screened by adjacent residential properties.

#### **II-C-1e) Designated Creek Protection**

**1. Designated creek protection areas shall be considered positive design elements and incorporated in the overall design of a given project.**

**2. Native riparian plant materials shall be planted in and adjacent to the creek to enhance the creek habitat.**

Not applicable. There is no creek associated with the subject property.

#### **II-C-1f) Noise and Glare**

**Special attention to glare (AMC 18.72.110) and noise (AMC 9.08.170(c) & AMC 9.08.175) shall be considered in the project design to insure compliance with these standards.**

The proposed uses permitted in this zone (restaurant, office, retail, residential, etc.) will not generate noise beyond what is legally permitted. The applicants are proposing under canopy lights, strategically located wall lights and pedestrian scale light bollards designed to comply with Section 18.72.110.

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### **II-C-1g) Expansions of Existing Sites and Buildings**

For sites which do not conform to these requirements, an equal percentage of the site must be made to comply with these standards as the percentage of building expansion, e.g., if a building area is expanded by 25%, then 25% of the site must be brought up to the standards required by this document.

The site conforms to the adopted Site Design Standards and common areas remain in compliance with all conditions of approval.

## **II-C-2 Detail Site Review Standards**

### **II-C-2a) Orientation and Scale**

**1. Developments shall have a minimum Floor Area Ratio (FAR) of .50. Plazas and pedestrian areas shall count as floor area for the purposes of meeting the minimum FAR. Projects including existing buildings or vacant parcels of a half an acre or greater in size shall achieve the required minimum FAR, or provide a shadow plan that demonstrates how development may be intensified over time to meet the required minimum FAR.**

The overall site is 1.44 acres in area with a minimum FAR of .5 or .77 acres of the subject property (31,363 square feet). Plaza West's FAR is 315% of its parcel or 39.7% of the entire subdivision, including the common area. Plaza Central East and Plaza North will have an FAR of 303% and 182% respectively for their parcels or 69% and 15% of the entire subdivision. In the end, the entire site's FAR will be 124% and in compliance with the FAR standards.

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

Plaza Central East front façade has distinctive changes in the building façade as regulated by the Downtown Design Standards, Section VI-C. The architecture incorporates a number of distinctive elements such as pronounced entrances, changes of materials, windows, various architectural relief components, vertical pilasters and horizontal band features.

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

The proposed building has its walls, windows and doors within 20' of the Lithia Way right-of-way and is directly abutting the sidewalk and 15' back from the sidewalk's curb.

The submitted elevations show how both façade elevations have display windows and doors complying with the above standard.

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

As illustrated with the elevation plans, the proposed building façade provide for various recessed and projecting architectural details, changes in materials as well as surface material changes to give emphasis to the entrances and architectural interest to the building.

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

The proposed building is part of a master planned subdivision attempting to line Lithia Way with attractive buildings along the sidewalk that encourage pedestrian activity and streetscape interest. The overall vision of the plan was to create a “main street” facade similar to buildings found along the Plaza and East Main Street.

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

The proposed design incorporates covered entrances and fixed horizontal canopies providing rain and sun protection to pedestrians.

**II-C-2b) Streetscape**

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

A portion of the sidewalk along the front is private property, but appearing as public sidewalk space. This area is intended to be wider in order to create a more inviting and comfortable environment for pedestrian use, outdoor dining or congregation. The sidewalk’s color will match the color palette required for the Downtown area designating “people” area per the streetscape standard.

**2. A building shall be setback not more than 5 feet from a public sidewalk unless the area is used for pedestrian activities such as plazas or outside eating areas, or for a required public utility easement. This standard shall apply to both street frontages on corner lots. If more than one structure is proposed for a site, at least 65% of the aggregate building frontage shall be within 5 feet of the sidewalk.**

The proposed building is directly behind the sidewalk as required by the Downtown Design Standards. The previous application approvals required a 20’ setback which was recently revised with the Pedestrian Places ordinance. As such, 100% of the two front façades abut the widened sidewalk.



#### **II-C-2c) Buffering and Screening**

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

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

The proposal complies with the above standard as the common parking lot has perimeter landscaping buffers designed as a part of the subdivision's master plan. In addition, there is an existing 6-8' cinderblock wall between the neighboring residential property to the east. Further, the subject building is approximately 140' from the nearest residential property line (R-2 zone).

#### **II-C-2d) Building Materials**

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

The submitted elevations show a building façade with changes in relief greater than 15% of the exterior wall area. Refer plans for architectural details.

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

The proposed colors for the building will be primarily earth tone colors. The majority of the building's skin will be brick, plaster and concrete. Refer to plans for architectural details.

### **II-C-3 Additional Standards for Large Scale Projects**

#### **II-C-3a) Orientation and Scale**

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

The proposed building design incorporates elements to the façade that are articulating and within a human scale.

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

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

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

c. Buildings shall not exceed a gross floor area of 45,000 square feet, including all interior floor space, roof top parking, and outdoor retail and storage areas, with the following exception:

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

d. Buildings shall not exceed a combined contiguous building length of 300 feet.

Not applicable as the proposed building is within the Downtown Design Standards zone (see below standard for applicability).

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

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

The proposed three-story building (two facades) does include a basement garage area which is not counted in the overall size of the building based on the above standard. Nevertheless, the proposed square footage of the entire Plaza Central East building (a single building), from the main level to the third floor, has a gross floor area of 32,622 sq. ft. and is in compliance with the standard. *Note:* Including the basement area, the entire building square footage would be 43,824 sq. ft. and still comply with the above standard.

**3. Buildings not connected by a common wall shall be separated by a distance equal to the height of the tallest building. If buildings are more than 240 feet in length, the separation shall be 60 feet.**

The proposed building (two facades) in question do share a common wall with Plaza West and the proposal remains consistent with the initial master planning efforts as well as the Downtown Design Standards where buildings are built to the sidewalk's edge,

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infilling asphalt parking areas and creating a continuous store-front façade along the street. Also, as the building relates to Plaza North, the separation is roughly 60' and the building's height is only 40' and therefore complies with the standard. *Note:* Although the application complies with this standard, the standard itself conflicts with the intent of the Downtown Design Standards and the existing building format found in the Downtown and in many ways is more of a suburban design principle.

## **II-C-3b) Public Spaces**

### **1. One square foot of plaza or public space shall be required for every 10 square feet of gross floor area.**

As noted on Sheet A1, the subject building, as well as Plaza West and Plaza North have a combined gross floor area, exclusive of basement, totaling 60,761 square feet requiring 6,076 square feet (10%) of plaza or public space. The project currently includes 7,428 square feet of public plaza space or a surplus of 1,352 square feet.

### **2. A plaza or public spaces shall incorporate at least 4 of the 6 following elements:**

**a. Sitting Space** – at least one sitting space for each 500 square feet shall be included in the plaza. Seating shall be a minimum of 16 inches in height and 30 inches in width. Ledge benches shall have a minimum depth of 30 inches.

**b. A mixture of areas that provide both sunlight & shade.**

**c. Protection from wind by screens and buildings.**

**d. Trees** – provided in proportion to the space at a minimum of 1 tree per 500 square feet, at least 2 inches in diameter at breast height.

**e. Water features or public art.**

**f. Outdoor eating areas or food vendors.**

The existing plaza space(s) do incorporate at least 4 of the 6 elements listed above. Specifically, there will be a number of sitting areas throughout the subdivision including the large plaza area west of Plaza West, the pedestrian way extending through that building and the area directly north of Plaza North. The plaza space(s) also incorporates areas that provide both sunlight and shade opportunities, protection from wind, trees and outdoor eating areas. Public art has yet to be explored, but the applicants are open to dialogue with the Ashland Public Arts Commission once the project is completed and spaces are less two-dimensional. Nevertheless, the project complies with the above plaza standards.

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### **II-C-3c) Transit Amenities**

**Transit amenities, bus shelters, pullouts, and designated bike lanes shall be required in accordance with the City's Transportation Plan and guidelines established by the Rogue Valley Transportation District.**

There is a bus shelter and pull-out along Lithia Way just south of the post office, within approximately 200' from the subject property. There are no plans to relocate the shelter according to the City's Transportation Plan and Rogue Valley Transit District (RVTD) staff. In fact, the applicants have been in contact with City and RVTD staff and have offered unobligated financial support to improve the shelter's appearance and function.

### **II-C-3d) Recycling**

**Recycling areas shall be provided at all developments.**

Trash and recycling facilities are to be located within the building's basement as identified on Sheet A2.

## **II-D PARKING LOT LANDSCAPING & SCREENING STANDARDS**

**All parking lots, which for purposes of this section include areas of vehicle maneuvering, parking, and loading, shall be landscaped and screened as follows:**

### **II-D-1) Screening at Required Yards**

- 1) Parking abutting a required landscaped front or exterior yard shall incorporate a sight obscuring hedge screen into the required landscaped yard.**
- 2) The screen shall grow to be at least 36 inches higher than the finished grade of the parking area, except for required vision clearance areas.**
- 3) The screen height may be achieved by a combination of earth mounding and plant materials.**
- 4) Elevated parking lots shall screen both the parking lot and retaining wall.**

The project's parking areas are screened from the adjacent rights-of-way by the buildings and landscaping. Attempts have been made, based on the parking and landscaping modifications described above, to further increase the screening of the parking spaces near First Street than what was previously approved.

### **II-D-2) Screening Abutting Property Lines**

**Parking abutting a property line shall be screened by a 5' landscaped strip. Where a buffer between zones is required, the screening shall be incorporated into the required buffer strip and will not be an additional requirement.**

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The property abutting the rear property is screened by a minimum 5' landscape strip and for the majority of the property a much greater width.

#### **II-D-3) Landscape Standards:**

**1) Parking lot landscaping shall consist of a minimum of 7% of the total parking area plus a ratio of 1 tree for each seven parking spaces to create a canopy effect.**

Approximately 8% of the parking area consists of landscaping with approximately three trees per seven parking spaces to provide parking lot shading.

**2) The tree species shall be an appropriate large canopied shade tree and shall be selected from the street tree list to avoid root damage to pavement and utilities, and damage from droppings to parked cars and pedestrians.**

The majority of the parking lot's trees were installed at the time Plaza West was completed and the existing parking lot upgraded. The trees were chosen by a professional Landscape Architect with the intent to provide shade and a canopy effect over parked automobiles. All trees were chosen from the City's adopted street tree list which included a variety of tree species recommended for parking lots and urban environments.

**3) The tree shall be planted in a landscaped area such that the tree bole is a least 2 feet from any curb or paved area.**

All new trees to be planted near a hard surface area will be setback at least 2'. All new or revised landscaping will be installed by a licensed local landscaping company familiar with the above standard.

**4) The landscaped area shall be planted with shrubs and/or living ground cover to assure 50% coverage within 1 year and 90% within 5 years.**

The proposed parking lot landscaping plans were completed by a professional landscape architect with the intent to provide for an attractive landscaped site that also complies with the above standard. The majority of the approved landscaping was installed by a licensed local landscaping company familiar with the above coverage requirements. Any new or modified landscape areas will also be installed in accordance with the above standard.

**5) Landscaped areas shall be evenly distributed throughout the parking area and parking perimeter at the required ratio.**

The existing and proposed landscape plan shows the parking lot landscaping being evenly distributed throughout the parking lot. All landscaping has and will continue to be installed by a licensed local landscaping company familiar with the above standard.

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6) That portion of a required landscaped yard, buffer strip or screening strip abutting parking stalls may be counted toward required parking lot landscaping but only for those stalls abutting landscaping as long as the tree species, living plant material, coverage and placement distribution criteria are also met. Front or exterior yard landscaping may not be substituted for the interior landscaping required for interior parking stalls.

The project complies with the above standard.

#### **II-D-4 Residential Screening**

**Parking areas adjacent to residential dwellings shall be setback at least 8 feet from the building, and shall provide a continuous hedge screen.**

The proposed parking is roughly 16' from the proposed building or under the footprint of the building and is in compliance with the standard.

### **VI DOWNTOWN DESIGN STANDARDS:**

#### **VI-A) Height**

**1) Building height shall vary from adjacent builds, using either "stepped" parapets or slightly dissimilar overall height to maintain the traditional "staggered" streetscape appearance. An exception to this standard would be buildings that have a distinctive vertical division/facade treatment that "visually" separates it from adjacent building.**

Plaza Central's parapet steps up from Plaza West approximately 26 inches. Plaza East's parapet steps up from Plaza Central 12 inches. The apparent height change between Plaza Central and Plaza East is enhanced by the extra wide 'pilaster' at the right side of Plaza Central and by the 90 inch setback in the facade. This is not readily apparent when looking at the South Elevation, but can be clearly seen in the perspective views on Sheet A0. Additionally, this standard is further met by the step up to a 'tower' at Plaza East at the corner of Lithia Way and First Streets. This corner element steps up from the main body of Plaza East's facade 24 inches.

**2) Multi-story development is encouraged in the downtown.**

The proposed building is three stories with commercial and residential space on the first floor residential space on the second and third floors.

#### **VI-B) Setback**

**1) Except for arcades, alcoves and other recessed features, buildings shall maintain a zero setback from the sidewalk or property line. Areas having public utility easements or similar restricting conditions shall be exempt from this standard**

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This standard is being met as the building extends to the edge of the sidewalk, other than the recessed entrance areas.

**2) Ground level entries are encouraged to be recessed from the public right-of-way to create a "sense of entry" through design or use of materials.**

The proposed building sits directly back sidewalk and 15' from the curb. The building's ground level entrances have been enhanced not only by architectural building elements, but also surface details creating a "sense of entry" into the building.

**3) Recessed or projection balconies, verandas or other useable space above the ground level on existing and new buildings shall not be incorporated in a street facing elevation.**

The applicants are requesting an exception to this standard (*not a Variance*) for a variety of reasons which include architectural interest, vertical and horizontal "offset" distinction and occupant livability. Specifically, there are two balconies proposed for Plaza Central that front on Lithia Way and two 'flexible' balconies at the corner 'tower' of Plaza East. The two balconies on the second and third floors at the right side of Plaza Central (South Elevation) are the result of the design team's attempt to offset the façade of the building by recessing the entry approximately 8 feet. This offset created the opportunity for outdoor living spaces and in turn provides for 'eyes on the street'. These balconies are set between the zero setback facades of the building faces to either side and 'does not deviate from the downtown's existing context' as is called for in the VI-K-2 Exception to Standards. The two balconies at the second and third floors at the 'tower' of Plaza East at the corner (facing both Lithia Way and First Street) are 'flexible'. The windows are closed and can accordion open to the inside to create an enclosed, covered balcony. When the windows are closed, the balconies virtually disappear with only the guardrails exposed. When open, they create a similar outdoor living space that provides for 'eyes on the street.'

The exception criteria and justification for the balconies are as follows:

**VI-K)           Exception to Standards:**

*An exception to the Downtown Design Standard is not subject to the Variance requirements of Section 18.100 of the Ashland Municipal Code and maybe granted with respect to the Downtown Design Standards if all the following circumstances are found:*

**1) There is demonstrable difficulty in meeting the specific requirements of this Chapter due to a unique or unusual aspect of the site, an existing structure or proposed use of the site;**

There is a demonstrable difficulty in meeting this specific standard for two primary reasons that both relate to the Downtown Design Standards. In this case, the Project



Architects have attempted to address the vertical and horizontal rhythm standards by clearly distinguishing the building's two facades. In an attempt to do that and remain in compliance with the setback standards and create a positive sense of entry at the main entrance, the proposed balconies were added which provide the opportunity to create a physical and architectural break that also provides a small recreational amenity to the upper floor residents.

In the end, the intent of this particular standard was intended to prohibit balconies or decks similar to Martino's where the disruption in the façade is seen as overwhelming to Ashland's "main street" corridor palette. The proposed balconies are subtle and offer a solution to address other Downtown Design Standards.

***2) There is demonstrable evidence that the alternative design accomplishes the purpose of the Downtown Design Standards and Downtown Plan in a manner that is equal or superior to a project designed pursuant to this Standard or historical precedent;***

The applicants believe the proposed architecture accomplishes the purpose of the Downtown Design Standards and Downtown Plan as the balconies do not overwhelm the building's architecture, but instead compliment it as described above. In addition, the balconies provide an opportunity to create an "off-set" or "stepped" appearance as desired above in Section VI-A (Height) without actually altering the building's height.

***3) The exception requested is the minimum necessary to alleviate the difficulty of meeting the Downtown Design Standards.***

Considering the small size of the balconies, the exception requested is the minimum necessary to alleviate the difficulty of meeting the Downtown Design Standards and at the same time create an "off-set" or "stepped" appearance as desired by the Standards without exceeding the maximum permitted building height.

Again, the applicants believe the best illustration of this type of flexibility is identified within Illustration #11 of the Downtown Design Standards inserted above on Page #8 which best illustrates how a small recessed balcony does not "dramatically deviate" from the downtown's existing context.

#### **VI-C)            Width**

**1) The width of a building shall extend from side lot line to side lot line. An exception to this standard would be an area specifically designed as plaza space, courtyard space, dining space or rear access for pedestrian walkways.**

The width of the building extends from side property line to side property line. The building was designed in concert with Plaza West which includes an open breezeway extending from the Lithia Street sidewalk to the rear of the building and eventually connecting with lower First Street. The building's direct abutment to the breezeway

maintains the “main street” theme envisioned with the Downtown Design Standards.

**2) Lots greater than 80' in width shall respect the traditional width of buildings in the downtown area by incorporation a rhythmic division of the facade in the building's design.**

The project's two existing lots are intended to be consolidated into a single lot with roughly 151' along Lithia Way in order to accommodate a more efficient parking design layout within the basement and remaining floors. In doing so, the Architects have impressively proposed a building design that clearly illustrates two separate facades, each with distinct rhythmic divisions, in an attempt to address this standard. A similar example of this design approach is the Enders Building (Columbia Hotel) on East Main Street where the building's width is 100' wide, but there are various divisional elements (recessed bay windows and additional doors) creating a sense of multiple storefronts and property lines.

#### **VI-D) Openings**

**1) Ground level elevations facing a street shall maintain a consistent proportions of transparency (i.e., windows) compatible with the pattern found in the downtown area.**

The Lithia Way elevation has storefront windows similar in size to other storefront windows found in the Downtown. The proposed building provides transparent storefront windows and doors on the ground level facing Lithia Way. The store front windows provide pedestrians the opportunity to view products on display or other activities inside the building. Also, this design strategy works vice versa allowing tenants of the building to share in the active street environment which Ashland's Downtown Design Standards attempts to create.

**2) Scale and proportion of altered or added building elements, such as the size and relationship of new windows, doors, entrances, columns and other building features shall be visually compatible with the original architectural character of the building.**

Not applicable as the building is new.

**3) Upper floor window orientation shall primarily be vertical (height greater than width).**

The second and third floor windows of Plaza Central are more horizontal than they are vertical which requires an exception request. The criteria and justification is as follows:

#### **VI-K) Exception to Standards:**

*An exception to the Downtown Design Standard is not subject to the Variance requirements of Section 18.100 of the Ashland Municipal Code and maybe granted*



*with respect to the Downtown Design Standards if all the following circumstances are found:*

*1) There is demonstrable difficulty in meeting the specific requirements of this Chapter due to a unique or unusual aspect of the site, an existing structure or proposed use of the site;*

There is a demonstrable difficulty in meeting this particular design standard due to the fact the applicants intend to construct a single building with two distinct facades in order to accommodate a more efficient parking design layout within the basement and remaining floors. Along with Plaza West, the two proposed facades address "main street" contextual compatibility and retain their individual identity by incorporating distinguishing elements, materials, colors and styles. The importance individual building design is emphasized by the strict limitation of building height, sidewalk setback and horizontal rhythm standards which is creating a too similar streetscape. In this regard, the window frames of Plaza Central are slightly more horizontal to reflect the building facade's more linear "Moderne Architectural Style" which contrasts from its two adjoining facades, but does not dramatically deviate from the basic core principals of the Downtown Design Standards.

*2) There is demonstrable evidence that the alternative design accomplishes the purpose of the Downtown Design Standards and Downtown Plan in a manner that is equal or superior to a project designed pursuant to this Standard or historical precedent;*

The applicants believe the proposed design accomplishes the purpose and intent of the Downtown Design Standards and Downtown Plan as the slightly more horizontal windows do not overwhelm the building's architecture, but instead compliment it as described above. Further, it was the intent of the Downtown Design Standards to create unique buildings that share various elements such as setbacks, roof forms, window patterns and vertical and horizontal pattern. But, due to basic zoning restrictions such as maximum building height, too similar of a streetscape pattern can result which was not the intent of the Downtown Design Standards. In the end, the Architects feel, bolstered by Historic Commission input, the design approach taken is superior and accomplishes the Design Standards intent.

*3) The exception requested is the minimum necessary to alleviate the difficulty of meeting the Downtown Design Standards.*

The exception requested is the minimum necessary and the applicants have attempted to mitigate the request by designing the subject windows within Plaza Central with internal window muntins (the small molding that separate the panes of glass) in order to give a more vertical pattern.

*4) Except for transom windows, windows shall not break the front plane of the building.*

The second and third floor windows are casement or accordion windows that only open "into" the building and thereby not break the front plane of the building.

**5) Ground level entry doors shall be primarily transparent.**

The building's ground level entrance doors will be primarily made of glass. The doors will be transparent allowing visibility into the building.

**6) Windows and other features of interest to pedestrians such as decorative columns or decorative corbeling shall be provided adjacent to the sidewalk. Blank walls adjacent to a public sidewalk is prohibited.**

The building's architecture provides for a variety of architectural interest such as the variation of materials, use of materials and play in brick detailing and symbols. The building will have transparent storefront windows and doors on the ground level facing Lithia Way and/or First Street.

**VI-E) Horizontal Rhythms**

**1) Prominent horizontal lines at similar levels along the street 's street front shall be maintained.**

The submitted elevations show a mixed-use building with prominent horizontal lines in the use of window patterns, floor heights and awning patterns. The ground level of Plaza East is a distinctly different material (ground face concrete masonry) from the red brick veneer above. There is also a horizontal metal band on the Plaza Central facade that is continuous behind the awnings and continues across the recessed entry space.

**2) A clear visual division shall be maintained between ground level floor and upper floors.**

The proposed building facades show a clear visual division between the ground floor and two upper floors. The division is created due to the horizontal elements such as the difference in ground floor height vs. upper floors, change in materials or colors, window transparency, awnings and coping lines.

**3) Buildings shall provide a foundation or base, typically from ground to the bottom of the lower window sills, with changes in volume or material, in order to give the building a "sense of strength".**

Plaza Central and Plaza East both have distinct bases. Plaza Central will have a color tile base below the windows and the pilasters will step out 1-1/2 inches from the face of the pilaster. This bold color change helps to give the sense of a strong base. Plaza East will have a taller 'base'; from the ground level up to the second floor level will be surface in ground faced concrete masonry. This creates a very distinctive, solid sense of base. This 'major' base will also have a more subtle 'minor' base; a horizontal groove that will align

with the bottom of the ground floor windows. In addition, the concrete masonry below this line will have a slightly darker color in the same hue as the upper concrete masonry.

#### **VI-F) Vertical Rhythms**

**1) New construction or storefront remodels shall reflect a vertical orientation, either through actual volumes or the use of surface details to divide large walls, so as to reflect the underlying historic property lines.**

Unlike the Railroad District, there is no consistent 'historic width' for properties in Ashland's Downtown. The width of downtown Ashland's Main Street property lines from the Plaza down to Third Street varies from a low of 23.96' to a high of 128.02'. Within individual blocks, the average width varies from 35.96' (North side 2nd to 3rd Streets) to 88.74' (North side 1st to 2nd Streets). The average lot width on the Plaza is 53.50' and the average for all of Main Street is 65.08'. Property dimensions for Lots 2 and 3 along Lithia Way are 84.0' and 84.96' respectively. Historically, lot widths created in the late 1800's were arranged in 25 foot increments; so we would expect to see 'rhythmic divisions' of approximately 25 feet.

The proposed Lithia Way facing façade on Plaza Central, is divided into (3) vertical 'rhythmic divisions', or bays, by pilasters that are 36 inches wide and 6 inches deep with two vertical flutes in each pilaster. These pilasters extend from the sidewalk up to and above the parapet of the building. The left two bays are 27'-2" wide (center to center of pilasters) and the right, recessed building entry 'bay' is 24'-8" wide.

The proposed Lithia Way facing façade on Plaza East, is again divided into (3) vertical 'rhythmic divisions' by pilasters that are 32 inches wide and 8 inches deep. These pilasters also extend from the sidewalk up to and above the parapet. The left two bays are 27'-8" wide (center to center of pilasters) and the right 'recessed entry portal', or tower, is 12'-8" wide.

These "distinctive vertical division/façade treatment" in the facades fronting both Lithia Way and First Street provides for the 'rhythmic division' required by this standard.

**2) Storefront remodeling or upper-story additions shall reflect the traditional structural system of the volume by matching the spacing and rhythm of historic openings and surface detailing.**

Not applicable as the proposed building is new.

#### **VI-G) Roof Forms**

**1) Sloped or residential style roof forms are discouraged in the downtown area unless visually screened for the right-of-way by either a parapet or a false front. The false front shall incorporate a well defined cornice line or "cap" along all primary elevations.**

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The elevation drawings show a parapet wall with a defined "cornice" consistent with other buildings found in the Downtown area.

#### **VI-H) Materials**

**1) Exterior building materials shall consist of traditional building materials found in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.**

The two facades of Plaza Central and Plaza East have a combined total of nine exterior finish materials. All are finishes typically found in Ashland's Downtown.

In the Plaza Central façade, the exterior finish materials include:

1. Smooth cement plaster in a light gray two tone coloring. The pilasters, cornice details, and the ground floor cement plaster will be two shades darker than the main body color between the pilasters. The graying of the cement plaster is intended to mute the brightness of
2. Ceramic tile base at ground floor windows and ceramic tile color accents at the top of the pilasters.
3. Metal awnings in a neutral color over a powder coated steel frame and powder coated metal sun shades at the heads of the upper residential windows.
4. Aluminum storefront windows and aluminum clad wood windows at the upper floor windows. These windows will have a different color from the windows at Plaza East.

In the Plaza East façade, the exterior finish materials include:

1. 'Ground' faced concrete masonry on the ground floor walls and as accents on the pilasters.
2. Red brick masonry on the upper floor walls.
3. Colored canvas awning coverings over a powder coated steel frame.
4. Painted 'wood' (Hardi panel and trim for durability) paneling below the ground floor windows.
5. Aluminum storefront windows and aluminum clad wood windows at the upper floor windows. These windows will have a different color from the windows at Plaza Central.

**2) In order to add visual interest, buildings are encouraged to incorporate complex "paneled" exteriors with columns, framed bays, transoms and windows to created multiple surface levels.**

The proposed design incorporates multiple surface materials for added visual interest as well as framed bays, recessed and projecting brick details, transom windows, storefront windows, etc.

#### **VI-I) Awnings, Marquees or Similar Pedestrian Shelters**

**1) Awnings, marquee or similar pedestrian shelters shall be proportionate to the building and shall not obscure the building's architectural details. If mezzanine or transom windows exist, awning placement shall be placed below the mezzanine or**

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**transom windows where feasible.**

The proposed design incorporates awnings that are proportionate to the building's facades and do not obscure the building's architectural details or windows.

**2) Except for marquees - similar pedestrian shelters such as awnings shall be placed between the pilasters.**

The proposed building incorporates awnings between pilasters and thereby respecting the vertical and horizontal planes of the building's architecture.

**3) Storefronts with prominent horizontal lines at similar levels along the street's streetfront shall be maintained by their respective sidewalk coverings.**

The proposed design incorporates awnings that are at similar levels and are not overwhelming to the building's prominent horizontal features.

#### **VI-J) Other**

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

The rear elevations are relatively simple compared to the Lithia Way façade. However, the façade's design maintains a respectful appearance as it is visible from adjacent neighbors and the parking lot. In addition, considering the location of the site, its welcoming pedestrian pattern and the likely high volume of pedestrian activity, the design incorporates rear third story rear balconies that provide a "sense of security" for pedestrians, customers, tenants and employees accessing to and through the site.

**2) Visual integrity of the original building shall be maintained when altering or adding building elements. This shall include such features as the vertical lines of columns, piers, the horizontal definition of spandrels and cornices and, and other primary structural and decorative elements.**

Not applicable as the property is currently vacant.

**3) Restoration, rehabilitation or remodeling projects shall incorporate, whenever possible, original design elements that were previously removed, remodeled or covered over.**

Not applicable as the property is currently vacant.

**4) Parking lots adjacent to the pedestrian path are prohibited (Refer to Design and Use Standards, Section II-D, for Parking Lot Landscaping and Screening Standards). An exception to this standard would be paths required for handicapped**

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accessibility.

The project does exactly what this standard is attempting to create; replace unattractive surface parking lots that previously existed with attractive buildings along the sidewalk that encourage pedestrian activity.

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

The proposed building virtually incorporates all of these elements.

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

The proposal does not include any uses that are automotive in nature or would require a Conditional Use Permit. The planned uses for the building include professional offices, retail and residential space.

## **AMC 18.61 TREE PRESERVATION & PROTECTION**

### **18.61.042 Approval & Permit Required**

No trees are proposed to be removed with this application.

### **18.61.200 – Tree Protection**

All of the site's trees are healthy recently planted trees. All are less than 2" caliper and will be segregated by construction fencing in accordance with the attached Tree Protection Plan in an attempt to minimize accidental damage by construction. Fencing will be installed prior to any construction or site alteration and at the time of the project's Certificate of Occupancy, verification by staff can occur insuring the subject trees have not been damaged.

**Plaza North:** As noted, Plaza North is being applied for separately from this application. However, for the benefit of the Planning Commission and neighbors, the application includes herein basic information about that building on the site plan, survey, tree protection plan, landscaping plan etc. In addition, the preliminary illustration below has been included showing the Plaza North's architecture.

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COMBINED BUILDING AREAS:		
BASEMENT	11,202 sf	
1st FLOOR	10,944 sf	
2nd FLOOR	10,839 sf	
3rd FLOOR	10,839 sf	
TOTAL AREA	43,824 sf	

PUBLIC SPACE REQUIREMENT:		
TOTAL BUILDING AREA*	60,761 sf	
AREA REQUIRED (10%)	6,076 sf	
AREA PROVIDED ON LOT 1	754 sf	
AREA PROVIDED ON LOTS 2-3	483 sf	
AREA ON LOTS 4-5	0 sf	
AREA ON COMMON LOT	6,211 sf	
TOTAL PUBLIC SPACE**	7,428 sf	

PROPOSED F.A.R. ALLOCATIONS:		
BUILDING	AREA*	F.A.R.**
LOT 1	25,040 sf	33.7 %
LOT 2	28,400 sf	41.9 %
LOT 3	18,540 sf	28.4 %
LOT 4	7,700 sf	12.2 %
LOT 5	5,500 sf	8.7 %
TOTAL	85,180 sf	131.9 %

\* NOT INCLUDING BASEMENT AREAS  
\*\* F.A.R. RELATIVE TO TOTAL LOT AREA, NO RESTRICTIONS IN HISTORIC DISTRICT.

#### PLAZA CENTRAL / EAST BUILDING SUMMARY

BUILDING AREA -	
BASEMENT	11,202 sf
1st FLOOR	10,944 sf
2nd FLOOR	10,839 sf
3rd FLOOR	10,839 sf
TOTAL	43,824 sf

BUILDING HEIGHT -	
LOCATION (SEE PLAN):	FIN. GRADE
POINT A	1904.89'
POINT B	1904.20'
POINT C	1897.03'
POINT D	1904.22'
	7610.34'

AVE. GRADE	1902.59'
MAX. BUILDING HEIGHT	1942.59'
PROPOSED HEIGHT	1942.53'

RESIDENTIAL MAKE-UP:	
STUDIO - AFFORDABLE UNIT	1
1 BEDROOM	10
2 BEDROOM	4
TOTAL RESIDENTIAL UNITS	15

CONSTRUCTION TYPE:  
TYPE VB  
FULLY SPRINKLERED

OCCUPANCY TYPES:	
BASEMENT	AREAS
S-1 STORAGE	2051 sf
S-2 PARKING	9151 sf
1st FLOOR	
A ASSEMBLY	0 sf
B GEN. OFFICE	548 sf
M MERCANTILE	5994 sf
R-2 RESIDENTIAL	2895 sf
2nd FLOOR	
R-2 RESIDENTIAL	9443 sf
3rd FLOOR	
R-2 RESIDENTIAL	9443 sf

LANDSCAPE REQUIREMENT:	
LOT AREA	63,058 sf
PARKING LOT AREA	18,832 sf
AREA PROPOSED	11,025 sf
15% OF LOT DIFFERENCE	+1,566 sf

IMPERVIOUS SURFACES:	
LOT AREA	63,058 sf
PERVIOUS AREAS:	
LANDSCAPE	11,025 sf
CRUSHED ROCK PAVING	410 sf
TOTAL PERVIOUS	11,435 sf
PERCENTAGE PERVIOUS	18.1%
IMPERVIOUS AREAS:	
PERCENTAGE IMPERVIOUS	69.5%
BUILDING COVERAGE	20,239 sf
CONCRETE PAVING	4,729 sf
ASPHALT PAVING	18,832 sf

PROPOSED LOT AREAS & PARKING ALLOCATIONS:		
LOT 1	7,943 sf	27 Sp
LOT 2-3	14,431 sf	45 Sp
LOT 4-5	5,273 sf	15 Sp
UNALLOCATED COMMON AREA	35,411 sf	0 Sp
TOTAL LOT AREA	63,058 sf	89 Sp

SUBDIVISION PARKING SPACES:		
(E) ON SITE SURFACE	49 Sp	
(N) ON SITE SURFACE	5 Sp	
(E) BASEMENT	12 Sp	
(N) BASEMENT	21 Sp	
(E) ON STREET (1st Street)	2 Sp	
SUBDIVISION TOTAL	89 Sp	

BICYCLE PARKING:			
LOT	REQ'D	ON-SITE	BASEMENT
LOT 1	13 sp	3 sp	10 sp
LOT 2-3	22 sp	4 sp	18 sp
LOT 4-5	6 sp	2 sp	4 sp
COMMON	0 sp	0 sp	0 sp
TOTAL	41 sp	9 sp	32 sp

REQUIRED COVERED BIKE PARKING BASED ON 50% OF COMMERCIAL/ON-SITE SPACES: 5

RESIDENTIAL DENSITY:		
LOT 1	0.182 AC	10
LOT 2	0.181 AC	11
LOT 3	0.150 AC	4
LOT 4	0.071 AC	2
LOT 5	0.050 AC	2
COMMON	0.813 AC	N/A
TOTAL	1.448 AC	29*

\* 30 D.U./AC IN C-1 DISTRICT ALLOWED D.U. = 43  
AFFORDABLE UNITS REQUIRED 2  
AFFORDABLE UNITS PROVIDED 2



- LEGEND:**
- LANDSCAPE AREA (PERVIOUS)
  - PUBLIC SPACE
  - LANDSCAPE AREA AND PUBLIC SPACE
  - (N) A.C. PAVING
  - (E) STREET TREE & GRATING
  - (N) 5 FT. SQ. TREE WELL
  - (N) LAMP POST - (N) PLACES
  - (E) LAMP POST - (S) PLACES
  - COMMERCIAL / RETAIL
  - RESIDENTIAL
  - COMMON AREAS

kistler+  
small  
+white

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

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SITE REVIEW  
SUBMITTAL  
11-07-14

PLAZA CENTRAL AND PLAZA EAST  
COMMERCIAL & RESIDENTIAL CONDOMINIUMS  
LITHIA FIRST SUBDIVISION - LOTS 2 & 3  
OWNER: FIRST PARTNERS, LLC  
PROJECT ADDRESS: 175 LITHIA WAY ASHLAND, OREGON

REVISIONS

ARCHITECTURAL  
SITE PLAN

PROJECT: 14-009  
ISSUE DATE: 11-07-14  
SHEET:

A1





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SUITE 101  
ASHLAND, OR  
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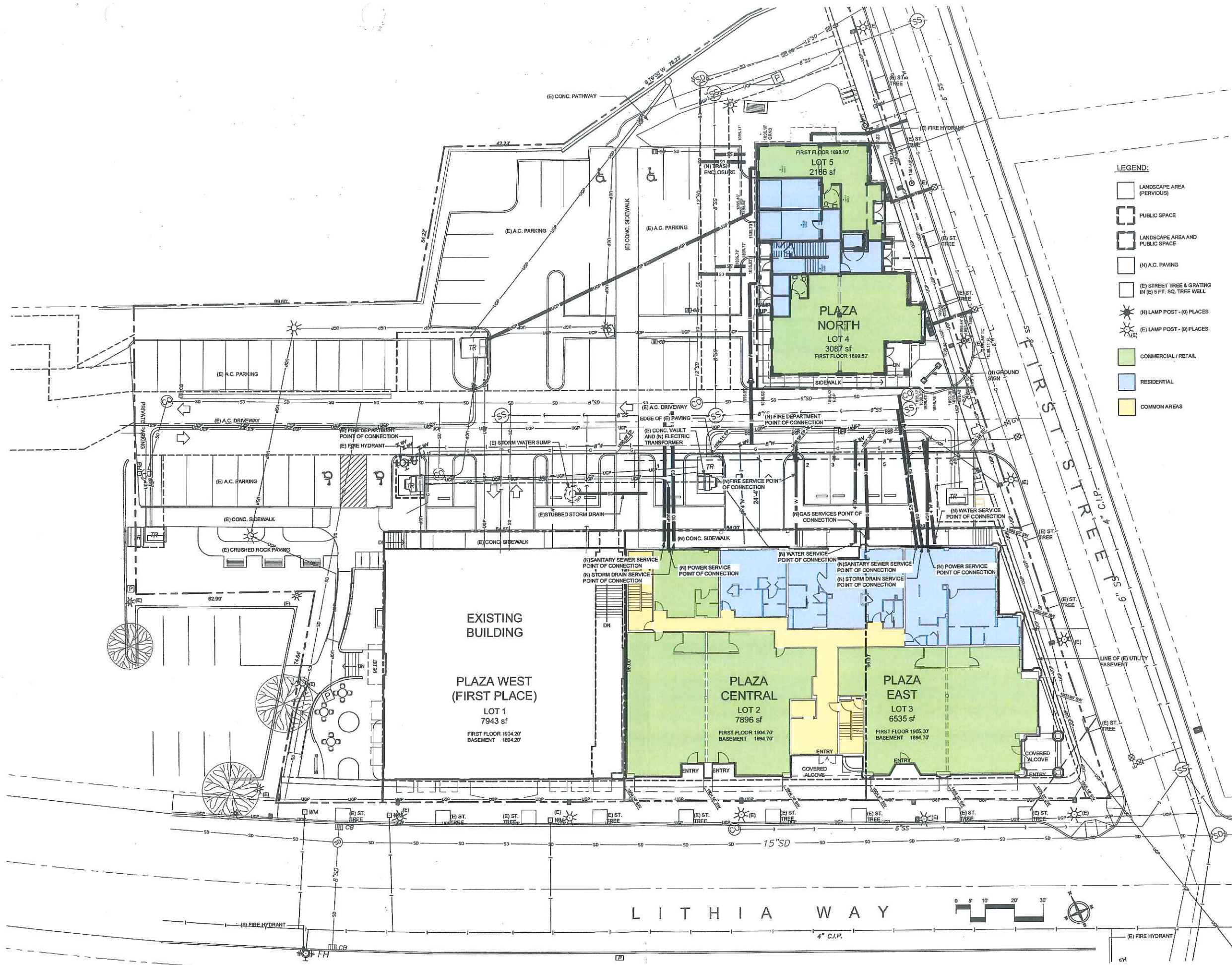
PLAZA CENTRAL AND PLAZA EAST  
COMMERCIAL & RESIDENTIAL CONDOMINIUMS  
LITHIA FIRST SUBDIVISION - LOTS 2 & 3  
OWNER: FIRST PARTNERS, LLC  
PROJECT ADDRESS: 175 LITHIA WAY ASHLAND, OREGON

REVISIONS

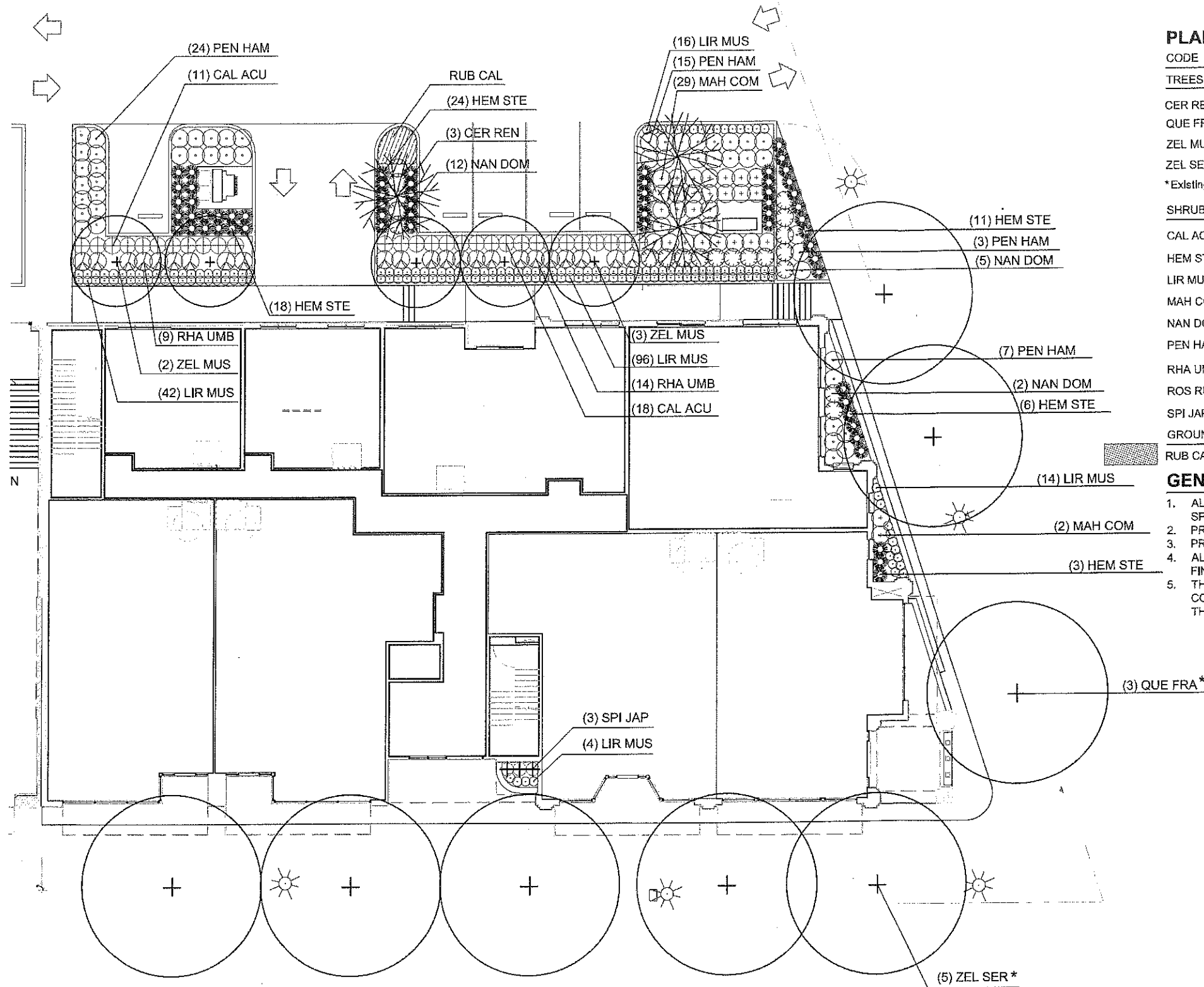
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UTILITY AND  
GRADING PLAN

PROJECT: 14-009  
ISSUE DATE: 11-07-14  
SHEET:

C1





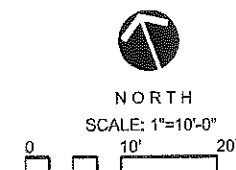


## PLANT SCHEDULE

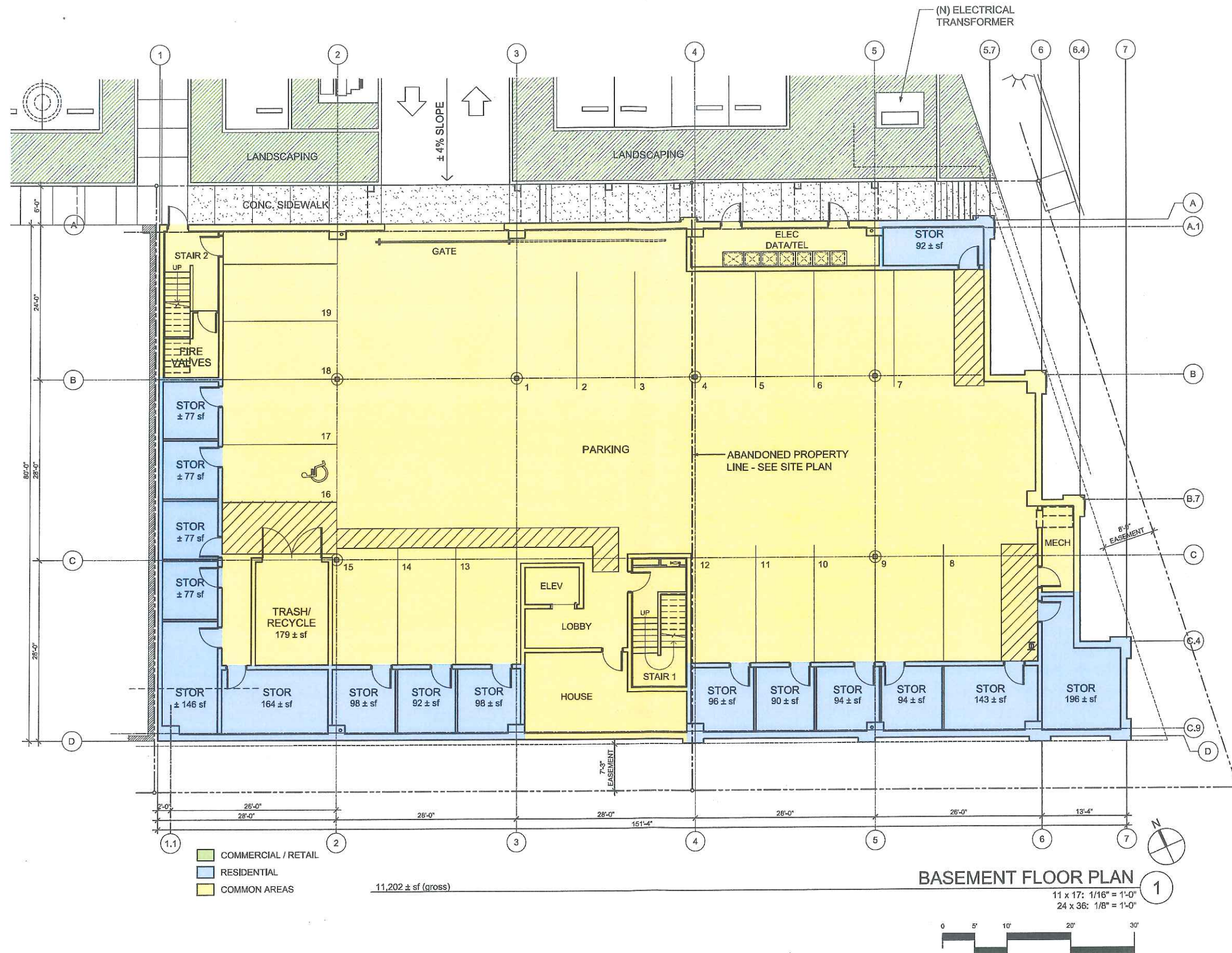
CODE	LATIN NAME	COMMON NAME	SIZE
<b>TREES</b>			
CER REN	<i>Cercis reniformis</i> 'Oklahoma'	Oklahoma Red Bud	36" Box
QUE FRA	<i>Quercus frainetto</i> 'Schmidt'	Forest Green Oak	2" cal.
ZEL MUS	<i>Zelkova serrata</i> 'Musashino'	Musashino Zelkova	2" cal.
ZEL SER	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2" cal.
* Existing Trees newly planted to remain.			
<b>SHRUBS</b>			
CAL ACU	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Foerster's Reed Grass	1 G
HEM STE	<i>Hemerocallis</i> 'Stella de Oro'	Stella do Oro Daylily	1 G
LIR MUS	<i>Liriope muscari</i> 'Silver Sunproof'	Silver Sunproof Lilyturf	1 G @ 18" o.c.
MAH COM	<i>Mahonia aquifolium</i> 'Compacta'	Compact Oregon Grape	5 G
NAN DOM	<i>Nandina domestica</i> 'Monfar'	Sienna Sunrise Nandina	5 G
PEN HAM	<i>Pennisetum a.</i> 'Hameln'	Dwarf Fountain Grass	1 G
RHA UMB	<i>Raphiolepis umbellata</i> 'Minor'	Dwarf Yedda Hawthorn	5 G
ROS RUG	<i>Rosa rugosa</i> 'Hansa'	Hansa Rugosa Rose	5 G
SPI JAP	<i>Spiraea japonica</i> 'Goldmound'	Goldmound Spiraea	5 G
<b>GROUND COVER</b>			
RUB CAL	<i>Rubus calycinoides</i>	Creeping Bramble	1 G @ 36" o.c.

## GENERAL PLANTING NOTES

- ALL SHRUB PLANTING AREAS SHALL RECEIVE 3" DEPTH OF BARK MULCH PER THE SPECIFICATIONS. TAPER TO 2" AT PERIMETER OF PLANTING BED.
- PROVIDE IMPORTED TOPSOIL TO A MIN. DEPTH OF 12" IN ALL PLANTING SHRUB AREAS.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB PLANTING AREAS PER SHEET L7.
- ALL PROPOSED PLANT MATERIAL SHALL BE WARRANTED FOR ONE (1) YEAR FROM THE TIME OF FINAL ACCEPTANCE.
- THE NUMERICAL TEXT QUANTITIES OF PLANTS SHOWN ON THE PLAN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE QUANTITY OF PLANT MATERIAL SHOWN GRAPHICALLY ON THE PLAN.



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PLAZA CENTRAL AND PLAZA EAST  
COMMERCIAL & RESIDENTIAL CONDOMINIUMS  
LITHIA FIRST SUBDIVISION - LOTS 2 & 3  
OWNER: FIRST PARTNERS, LLC  
PROJECT ADDRESS: 175 LITHIA WAY ASHLAND, OREGON

REVISIONS

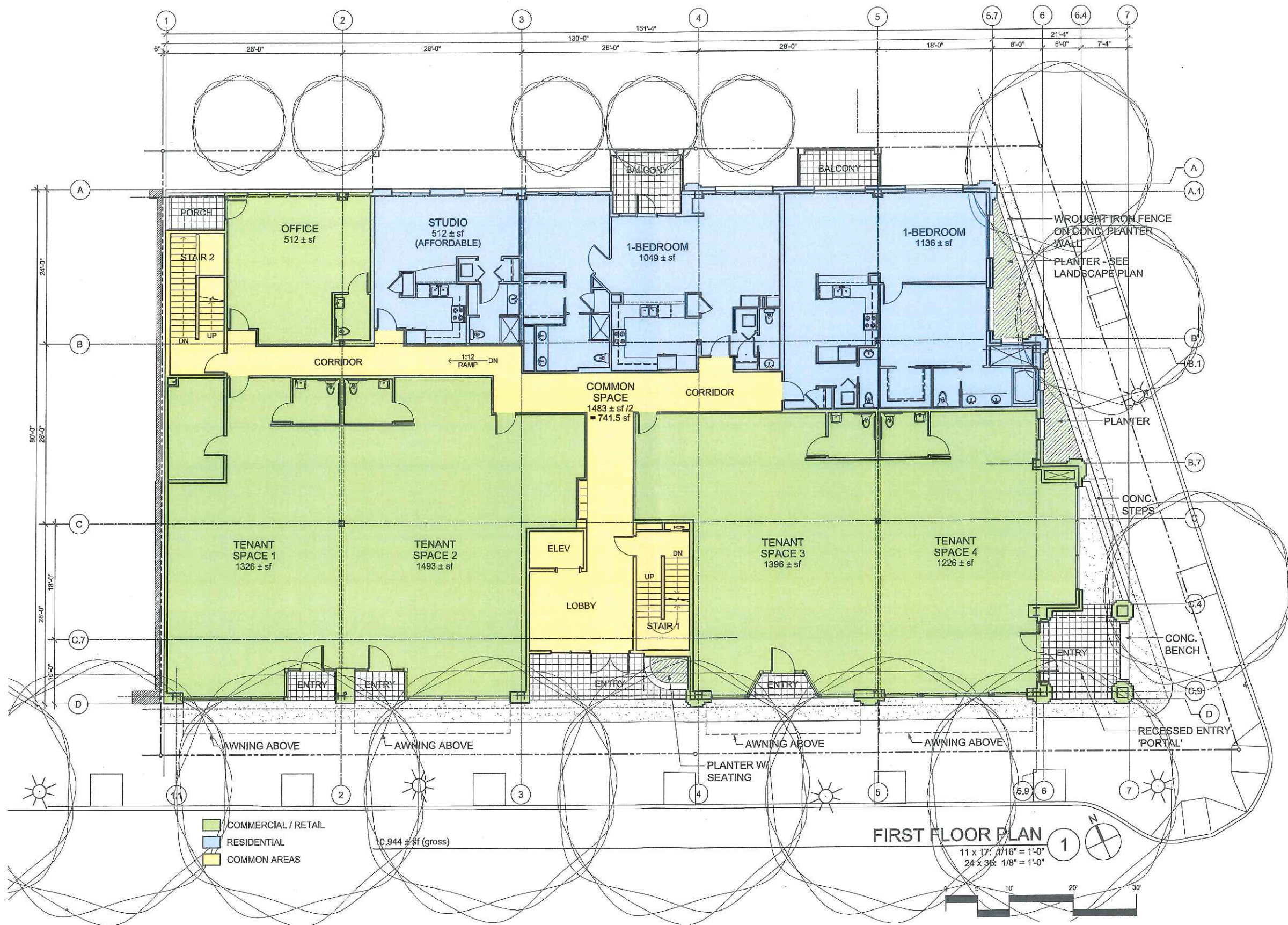
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BASEMENT  
FLOOR PLAN

PROJECT: 14-009  
ISSUE DATE: 11-07-14  
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A2





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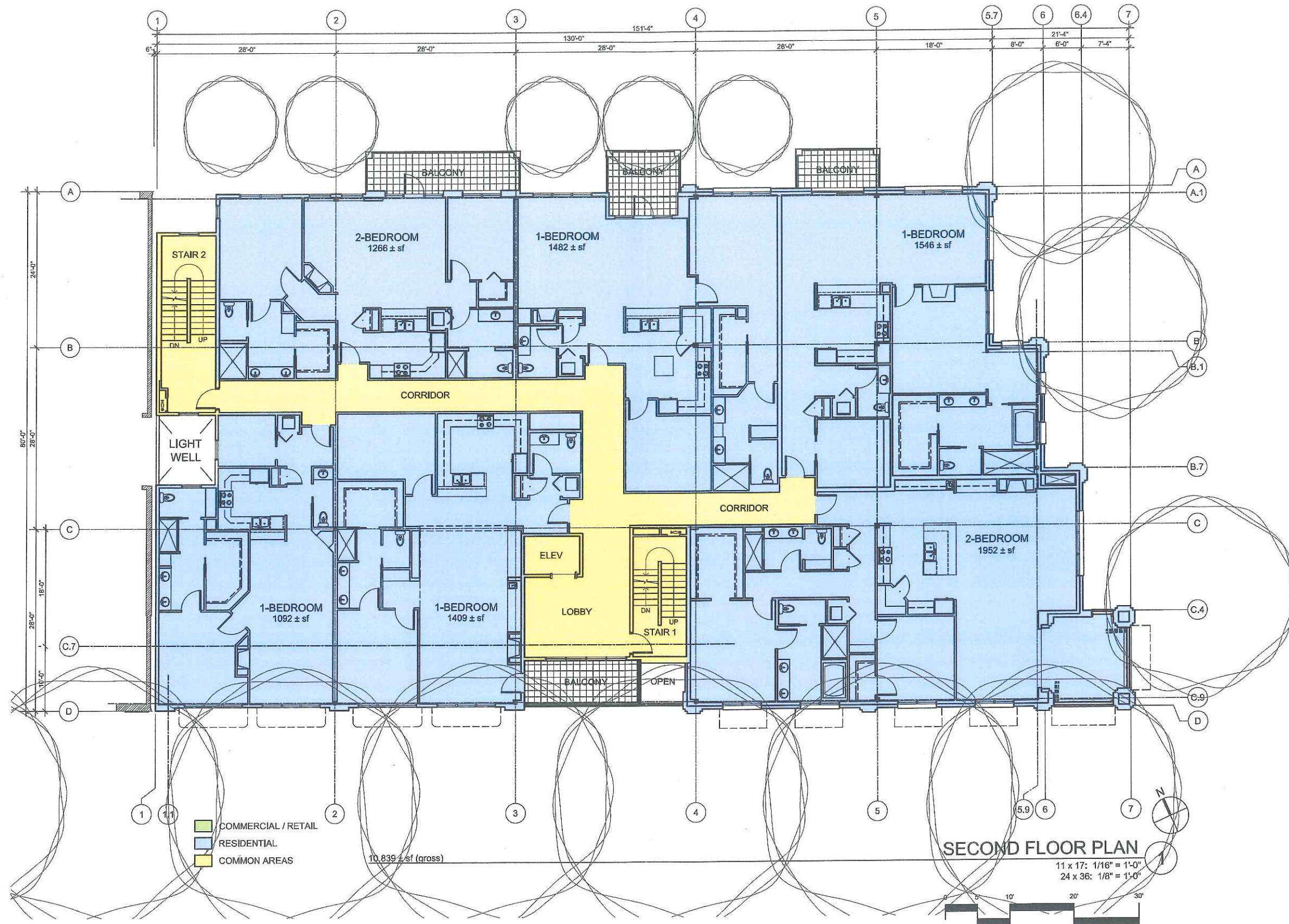
FIRST FLOOR  
PLAN

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PLAZA CENTRAL AND PLAZA EAST  
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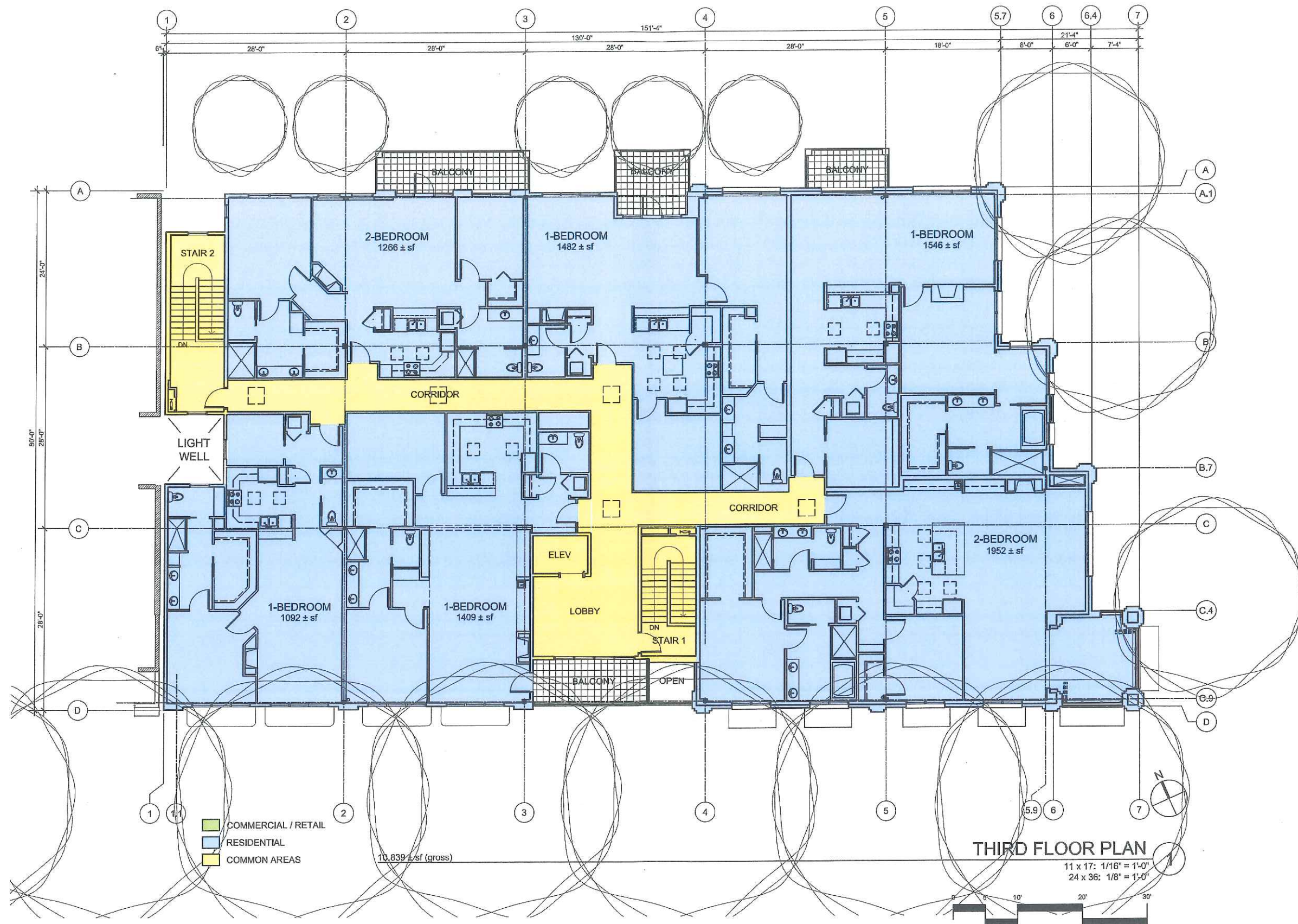
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SECOND FLOOR  
PLAN

PROJECT: 14-009  
ISSUE DATE: 11-07-14  
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A4





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PLAZA CENTRAL AND PLAZA EAST  
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LITHIA FIRST SUBDIVISION - LOTS 2 & 3  
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THIRD FLOOR  
PLAN

PROJECT: 14-009  
ISSUE DATE: 11-07-14

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PLAZA CENTRAL AND PLAZA EAST  
COMMERCIAL & RESIDENTIAL CONDOMINIUMS  
LITHIA FIRST SUBDIVISION - LOTS 2 & 3  
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SOUTH & EAST  
ELEVATIONS

PROJECT: 14-009

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PLAZA WEST

PLAZA CENTRAL

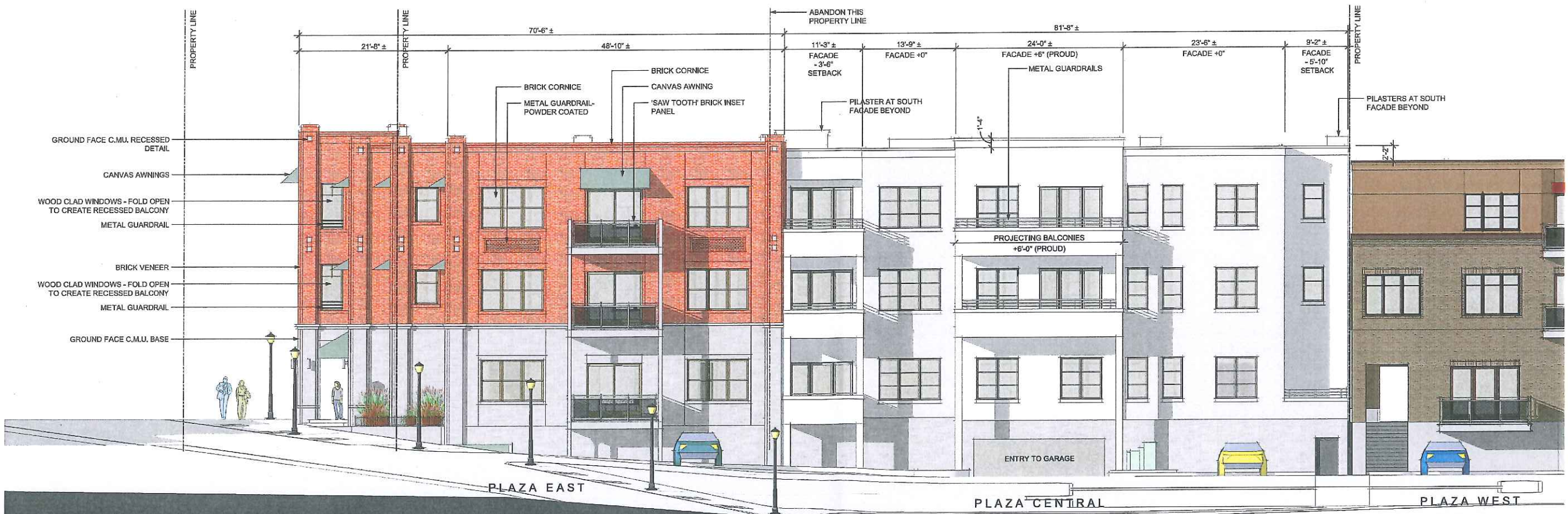
PLAZA EAST

FIRST STREET

POST OFFICE

NO SCALE

LITHIA WAY STREETSCAPE



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NORTH ELEVATION

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LITHIA FIRST SUBDIVISION - LOTS 2 & 3  
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NORTH  
ELEVATION AND  
LITHIA WAY  
STREETSCAPE

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LITHIA WAY APPROACH



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

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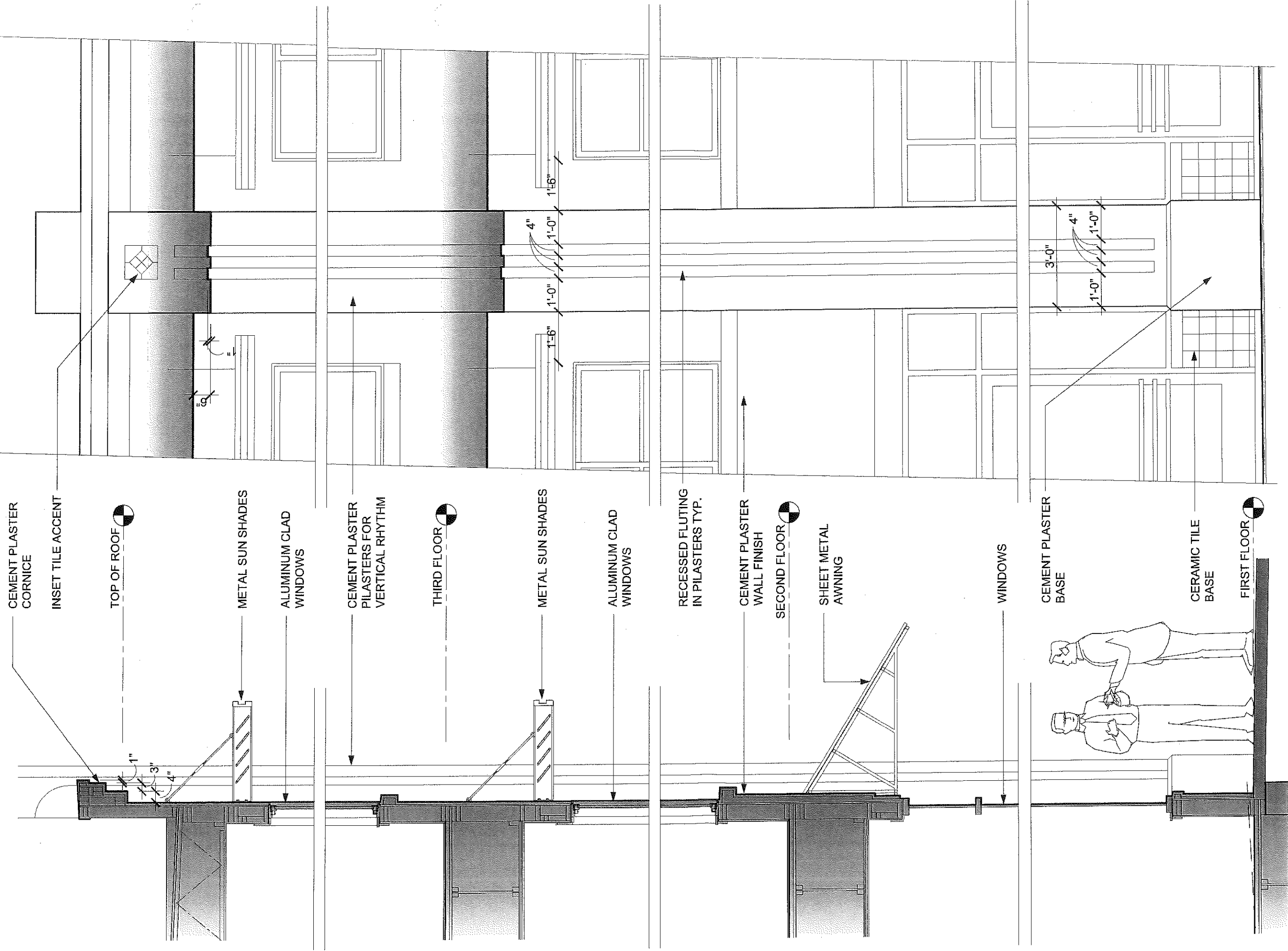
PERSPECTIVE  
VIEWS

PROJECT: 14-009  
ISSUE DATE: 11-07-14  
SHEET:

A0







WALL SECTION

WALL ELEVATION

# PLAZA CENTRAL

PROJECT: 14-009  
ISSUE DATE: 11-07-14  
SHEET:

A9

WALL SECTION

REVISIONS

PLAZA CENTRAL AND PLAZA EAST  
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PRELIMINARY MAP  
FIRST PLACE SUBDIVISION

OF  
FORMER COPELAND LUMBER & TEMPCO MALL SITE  
165 LITHIA WAY & 123 NORTH FIRST STREET

LYING SITUATE WITHIN  
NORTHWEST QUARTER OF SECTION 9,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON  
FOR

FIRST PLACE PARTNERS LLC

815 ALDER CREEK DRIVE  
MEDFORD, OREGON 97504

LEGEND

- PROPERTY BOUNDARY LINE
- - - NEW LOT LINE
- BOUNDARY LINE
- CENTERLINE
- - - EASEMENT LINE
- x - x - FENCELINE
- WATER LINE
- - - BURIED NATURAL GAS LINE
- - - BURIED PHONE LINE
- - - STORM DRAIN LINE
- - - SANITARY SEWER LINE
- - - BURIED POWER LINE
- - - OVERHEAD POWER LINE
- - - BURIED IRRIGATION LINE
- - - CONTOUR LINE
- GUY ANCHOR
- PP POWER POLE
- PT POWER TRANSFORMER
- PC POWER CABINET
- AL AREA LIGHT
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- CB CATCHBASIN
- SM STORM SEWER MANHOLE
- SS SANITARY SEWER MANHOLE
- CN CLEANOUT
- PH PHONE PEDESTAL
- GM GAS METER
- GV GAS VALVE
- IB IRRIGATION BOX

CONCRETE SURFACE

BUILDING



DECIDUOUS TREE (AS DESCRIBED)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

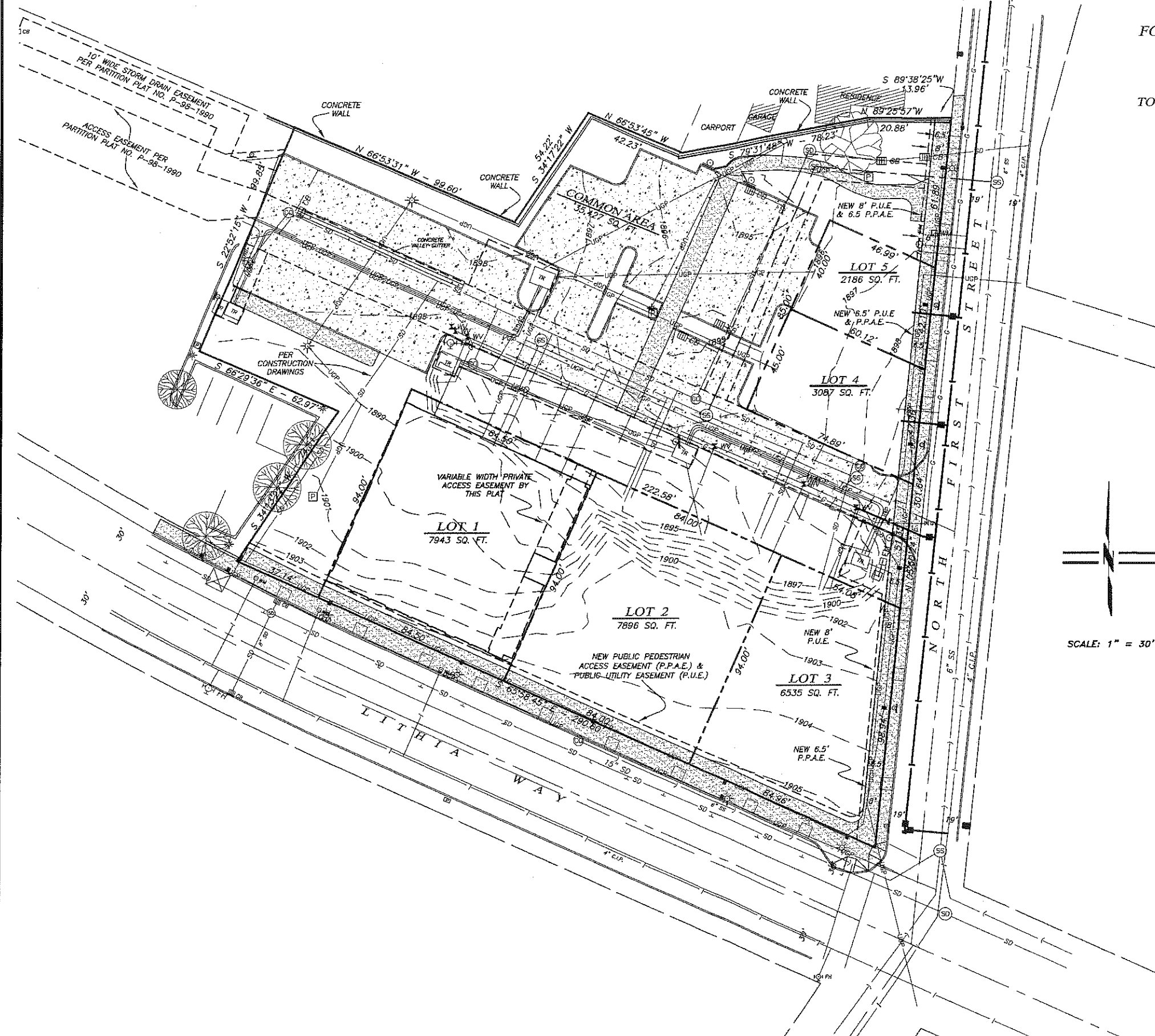
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2013

SURVEYED BY:

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

DATE: FEBRUARY 20, 2013  
PROJECT NO. 220-04



**FIRST PLACE  
PLAZA NORTH  
SITE REVIEW PERMIT**

**PROJECT DESCRIPTION & FINDINGS OF FACT**



**SUBMITTED TO  
CITY OF ASHLAND**

**URBAN DEVELOPMENT SERVICES, LLC.  
485 W. NEVADA STREET  
ASHLAND, OR 97520**

**NOVEMBER 7<sup>TH</sup>, 2014**

NOV 07 2014



**I. PROJECT INFORMATION:**

**PROJECT NAME:** "First Place Subdivision – Plaza North"

**ADDRESS & LEGAL DESCRIPTION:** First Street; Map #391E 09BA, Tax Lots 10104 & 10105.

**APPLICANTS & OWNERS:**

First Place Partners, LLC  
815 Alder Creek Drive  
Medford, OR 97504

**ARCHITECTS:**

Steve Ennis Architect  
2870 Nansen Drive  
Medford, OR 97501

**SURVEYOR:**

Polaris Land Surveyor  
P.O. Box 459  
Ashland, Oregon 97520

**LAND USE PLANNING:**

Urban Development Services  
485 W. Nevada Street  
Ashland, OR 97520

**DESIGNER:**

Cascade Design Studio  
815-B Alder Creek Dr.  
Medford, OR 97504

**ENGINEER:**

Thornton Engineering  
1238 Disk Drive, Suite 1  
Medford, OR 97501

**LANDSCAPE ARCHITECT**

Galbraith & Associates  
318 S. Grape Street  
Medford, OR 97501

**COMPREHENSIVE PLAN DESIGNATION:**

Commercial

**ZONING DESIGNATION:**

C-1 (Retail Commercial District)

**LOT AREA:**

Lot #1:	7,943 sq. ft.	Lots #2 & 3:	14,431 sq. ft.
Lots #4 & 5:	5,273 sq. ft.	Common Area:	35,411 sq. ft.
Total Area:	63,058 sq. ft. (1.44 acres)		

**APPLICABLE ORDINANCES:**

Parking, Chapter 18.92  
Pedestrian Places Overlay, Chapter 18.56.040  
Solar Access, Chapter 18.70  
Site Design & Use Standards, Chapter 18.72  
Site Design & Use Standards, Section C  
Basic Site Review, Section II  
Detail Site Review, Section II  
Large Scale Standards, Section II  
Parking Lot Landscaping & Screening Standards, Section II  
Historic District Design Standards, Section IV  
Downtown Design Standards, Section VI

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**RESIDENTIAL DENSITY:**

Permitted:	43	
Proposed:	29	
Lot #1:	10	(Plaza West)
Lots #2 & 3:	15	(Plaza Central East)
<b>Lots #4 &amp; 5:</b>	<b>4</b>	<b>(Plaza North)</b>
Affordable:	2	One affordable unit in Plaza West and one in Plaza Central

**ADJACENT ZONING/ CURRENT USES:**

WEST:	C-1; City Parking Lot
EAST:	C-1; First Street & U.S. Post Office
SOUTH:	C-1-D; Lithia Way & Commercial, Professional and Mixed-Use
NORTH:	R-2; Residential

**HISTORY OF SITE:** Prior to 2006, the property was used as a Lumber Yard (Copeland Lumber) and an office condominium complex called Tempest Court (see photos below). Between the years of 2006 – 2009, the entitlement activity on this property was fairly active which included a well publicized denial, changes of ownership, new applications and various approvals from the Planning Commission, followed by permits for building demolition, site excavation, plumbing, electric and right-of-way improvements. Unfortunately, during the final stages of the site's final preparations, the property was foreclosed upon and sat vacant and in a derelict state of chaos with all previous approvals expired leaving a few items remaining to be completed such as street trees, a few street lights and in some areas the final installation of transformers.



*Old Copeland Lumber Buildings*



*Old Tempest Court (Post Office in background)*

In October of 2012, the Ashland Planning Commission approved Planning Action #2012-01122, which included the reconfiguration of property lines and a Site Review Permit to construct a three-story 18,577 sq. ft. mixed-use building. The building has been named "Plaza West" and its construction is nearing completion (See Photos Below).

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*Plaza West (under construction)*

Plaza West includes 3,800 square feet of commercial office / retail space and two residential units on the ground floor, plus four residential units on both second and third floors. Plaza West also included an affordable residential unit and the majority of the subdivision's common area amenities including the plaza space directly to its west (between the City parking lot and the building) and a large breezeway that connects a planned pedestrian path linking lower First Street through various properties and eventually to the upper Hargadine Street Parking lot.

*Plaza West (under construction)*







## II. PROJECT DESCRIPTION:

**Proposal:** The applicants are requesting approval for the third phase of the First Place mixed use subdivision which includes a Site Review Permit for the development's two remaining lots along First Street, Lots #4 and #5 (*The second phase, Plaza Central East, is also pending for Lots #2 and #3 along the corner of Lithia Way and First Street, filed separately*). The proposed building has been named Plaza North due to its northerly location within the First Place Subdivision. The proposal includes a consolidation of the property line between Lots #4 and #5 in order to construct a 9,607 sq. ft. three-story mixed-use building similar in concept, function and quality as the building recently constructed to the west (Plaza West).

The application also includes two exception requests from the Downtown Design Standards to: 1) allow for a staggered street setback and 2) allow for two sets of windows to be more horizontal than vertical. The step back exception is primarily due to the front property line's reverse angle creating a somewhat unique design platform. The window exception is primarily to maintain the rest of the building's rhythm of window openings. Finally, the proposal also involves a request to modify minor common landscaping and parking areas to better accommodate the proposal.

**Site:** The subject property is part of the First Place Subdivision located on the northwest corner of Lithia Way and First Street, directly across from the U.S. Post Office, and zoned Commercial (C-1). The two lots in question consist of two small parcels consisting of 2,186 sq. ft. and 3,087 sq. ft. (.05 acres and .07 acres) which will be consolidated as part of this planning action. The property fronts onto First Street and there is a private access easement along the south side of the subject building that extends from First Street



over to Pioneer Street, through the City's parking lot. The property slopes approximately 3% from south to north and has no significant natural elements such as trees or rock outcroppings. Full sidewalk improvements have been installed as well as street trees in tree grates in accordance with City standards.

**Proposed Use:** The majority of the ground level will consist of two commercial spaces designed for either office or retail use. The remaining space is dedicated to two single car garages, storage space and an internal access and stairwell to circulate through the building. The second floor will consist of three residential units and the third floor one residential unit.

**Building Design:** The design of the building is traditional with a contemporary infusion. The design is largely driven due to the physical conditions of the property's reversed angle along First Street combined with its gentle south to north slope. The natural response to these conditions was to design a building that is divided into multiple vertical columns that step back at 90 degree angles as the front property line angles inward (see site plan).

- *Front Elevation (First Street):* Consistent with the Downtown Design Standards and the general context of the downtown building pattern, the approach is to orient the building towards First Street with its two ground floor commercial spaces entering directly from First Street and all vehicle access coming from the rear, via the subdivision's common parking lot area. The design respects the scale and proportions of a number of historic buildings in downtown Ashland while incorporating modern materials and details. The front elevation has a variety of recessed and projecting areas to create surface relief and visual interest. Upper floor window areas are generally proportioned vertically, either structurally or via a window grid system, and are kept to less than 50% of the total surface area. The ground floor windows have a slightly larger surface area to reinforce their commercial nature and the second and third floor windows are smaller with the intent to define a separate use from the first floor. The design acknowledges historic traditions while offering a contemporary interpretation that is compatible within the historic district. Other than three minor deviations, the design is consistent with the adopted Downtown Design Standards. The applicants have had preliminary discussions with both the Planning staff and Historic Commission in order to ensure the direction put forth mirrors the Downtown Design Standard's intent and the outcome is contextually compatible and architecturally attractive.

- *South Elevation (facing access drive - visible from Lithia Way):* The south elevation continues the window alignment and material patterns from the front side as the south side is also highly visible from Lithia Way and the one way street traffic along First Street.

- *North Elevation (facing public plaza – storm water retention pond):* The north elevation also wraps the window alignment and material patterns found on the rest of the building's four sides. The north elevation will primarily be seen from pedestrians either walking up First Street or through the pedestrian path that extends through the common plaza area

adjacent to the building. The north elevation also includes a small deck second floor overlooking the common area.

- *Rear Elevation (facing rear parking lot):* The rear elevation also matches the material and window patterns found along the rest of the building, but is generally more utilitarian as this area serves two garages, storage areas and rear pedestrian access.

**Design Standards Exceptions:** As noted, the proposal does include two minor exceptions from the Downtown Design Standards. In accordance with Section VI-K, exceptions were contemplated with the adoption of the Standards primarily due to the fact the City Council and Downtown Design Standards' Committee understood that each site is unique and that nature of architecture cannot be too regulated as it would discourage architectural creativity. The two exceptions proposed herein are as follows:

- *Building Setback from Sidewalk:* Setback Standard VI-B-1 states: "*Except for arcades, alcoves and other recessed features, buildings shall maintain a zero setback from the sidewalk or property line. Areas having public utility easements or similar restricting conditions shall be exempt from this standard.*" The proposed building does step back from the sidewalk's edge at various points primarily due to the fact the property is uniquely shaped with the First Street frontage running at an acute angle in respect to the otherwise rectangular parcel. This provided an opportunity to create a stepped façade that works better with the lot shape, and creates a more interesting streetscape. The design places the corners of each step at or near the First Street sidewalk, steps back a prescribed distance, and then steps again at the point the front wall intersects with the First Street sidewalk. The entrances are then recessed, in accordance with VI-B-2, to emphasize their respective locations.

- *Vertical vs. Horizontal Windows:* Openings Standard VI-D-3 states: "*Upper floor window orientation shall primarily be vertical (height greater than width).*" Since the building is a single design, the window pattern (alignment of) is the same from elevation to elevation and from column to column. But, because there are multiple stepped columns in the front's facade and with varying widths, the windows in the second column (from right to left) are more horizontal than vertical, but that's primarily to retain the rest of the building's window pattern. The design exception is mitigated by the fact the subject windows are divided into three giving each pane a vertical appearance.

Overall, the project Architects, Designers and property owners desire to design and construct buildings that are everlasting and appreciated for their attractiveness, quality, and compatibility within the Downtown Ashland building environment. The variations and quantity of materials proposed provide for a striking and complex palate of materials. In this regard, the two exception requests do not dramatically depart from the code's intended direction, but instead slightly deviate in response to the property's shape. In the end, the applicants believe the overall purpose of the Downtown Design Standards is being met.

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**Vehicular Access:** Similar to Plaza West and Plaza Central East, vehicular ingress and egress will continue to occur via First Street or through the City's parking lot fronting Lithia Way and Pioneer Streets. A 22' wide Public Access Easement was provided at the time of the subdivision from First Street through the City's parking lot (over which the applicant holds an access easement). This off-street circulation pattern provides for alternative vehicular movements without adding to unnecessary trips, curb cuts or turning movements within Lithia Way. Vehicular parking spaces are located within the center of the site – primarily screened from the adjacent rights-of-way. The parking spaces will be shared parking spaces with each lot having an allocated amount.

**Common Area:** In addition to the subdivision's shared parking arrangement allocated at the time of the property's subdivision, the project includes shared common area in various locations dispersed throughout the site. These include the "two" plaza spaces to the west of Plaza West, the internal pedestrian breezeway through Plaza West and the bio-swale / meandering pathway at the north end of the property adjacent to First Street and the subject building. *Note: The bio-swale is intended to provide for storm water detention improvements such as filtering roof and parking lot run-off that often includes oil and metal particles. In addition to the bio-swale being a visual and environmental amenity to the project, the bio-swale's meandering pedestrian path links with the breezeway through Plaza West which eventually aligns with a pathway system leading up to the Hargadine Street public parking lot. The applicants contend the corridor will be an important pedestrian link as Lithia Way continues to infill – similar to the open corridors between the Jasmine Building and future Vine building across the street, the open corridor adjacent to the Old Fortmiller's Building (next to Starbucks), the open corridor next to the Varsity Theatre or the open corridor next to Chateaulin (Chautauqua Walk) which leads to the Shakespeare facilities.*

Lastly, it should be clearly understood that as a subdivision with the common area platted, planned, owned and maintained under the ownership of the remaining lot owners, the common area's open space, landscaping and parking lot landscaping is equally owned and equally allocated to each buildable lot so that each lot already meets its minimum landscaping and plaza space requirements required in the C-1 zone and Site Design and Use Standards.

**Modified Landscape/Parking Plan:** The proposal includes a request to modify a small area of the site's parking and landscaping plan. The modification is to the area behind the just south of the bio-swale area where two parking spaces are to be converted to a trash/recycling enclosure and vehicular back-up area. The replacement parking spaces will be located within the footprint of the building. The end result with the proposed modification is an improved site plan layout.

**Parking:** The previous application (PA-2012-01122) proposed a total of 56 "open" parking spaces, with 54 on-site and two parking spaces along First Street as on-street parking credits. The current proposal also proposes 56 open parking spaces, but in a slightly altered arrangement to better accommodate additional garage parking and to provide more open space. Also, the first parking space adjacent to the First Street

entrance is intended to be removed with the pending Plaza Central East application. The removal eliminates a slightly difficult turning radius now proposed to be added landscaping. The three parking spaces in that location are now being relocated where the previous plan identified a second ingress/egress ramp which is now no longer necessary based on that building's proposed design.

As such, 56 spaces are proposed to be "open" and an additional 33 are to be located within the footprints of the three buildings. Plaza West has 12 enclosed basement parking spaces, Plaza Central East 19 enclosed basement parking spaces (separate application) and Plaza North two enclosed parking spaces for a total of 87 on-site parking spaces. With the two on-street parking credits along First Street, a total of 89 parking spaces are available.

With the 89 parking spaces available, it is the applicant's intentions to not only provide for the required number of parking spaces based on the provisions of Chapter 18.92, but to also provide for some flexibility for certain uses in the unforeseen future that may require a greater parking space demand (i.e., business retail to restaurant). In this vein, the Basic Parking Allocation Table below identifies the requirements for basic commercial uses such as Retail, General Office, Restaurant (by area) and Residential (by number of bedrooms) and a "surplus" parking column to accommodate possible swings in parking demand.

**Basic Parking Table\***

Building Name	Commercial Parking Demand (1:350)	Residential Parking Demand (AMC 18.92.030 A.)	Total Parking Demand	Surplus Parking Allocation
Plaza West	3,800 sq. ft. (12)	10 units (15)	27	2
Plaza Central East	7,296 sq. ft. (20.4)	15 units (23.5)	44	1
<b>Plaza North</b>	<b>2,349 sq. ft. (6.7)</b>	<b>4 units (6.5)</b>	<b>14</b>	<b>2</b>
Total (89 spaces)			84	5

\* See Planning Summary on Sheet A1-1 for detailed building area, parking space and use details.

**Bike Parking:** Bike parking was provided at the time of the subdivision's improvements and is dispersed throughout the project site. A total of eight bike parking spaces are required based on one space per every five required commercial parking spaces (all residential units have enclosed storage or garage spaces). A six space bike parking area is located northwest Plaza West and three existing bike spaces are located on the east side of Plaza North.

**Ground Floor Area Usage:** In accordance with AMC 18.32.025 D., "at least 65% of the total gross floor area, or at least 50% of the total lot area if there are multiple buildings shall be designated for permitted or special permitted uses, excluding residential". In this case, Plaza North's ground floor area is 3,480 sq. ft. with 2,349 sq. ft. dedicated to commercial space (67.5%) and 793 sq. ft., including the stairwell and hallway, dedicated to residential space (33.5%).



**Utilities:** All key facilities are available to service the proposed building. The design team has met with all of the utility departments, including Ashland Recology, to review and verify if there were remaining issues. The result of the meetings were that adequate City facilities existed, all permits for recent work were applied for and that such work was inspected and approved. Any future installations or modifications to such utilities will be completed under permit.

### **III. FINDINGS OF FACT:**

The following information has been provided by the applicants to help the Planning Staff, Planning Commission and neighbors better understand the proposed project. In addition, the required *findings of fact* have been provided to ensure the proposed project meets the requirements and procedures outlined in the Ashland Municipal Code (AMC) pertaining to the Site Review Chapter 18.72 and Site Review Design Standards.

*For clarity reasons, the following documentation has been formatted in "outline" form with the City's approval criteria noted in **BOLD** font and the applicant's response in regular font. Also, there are a number of responses that are repeated in order to ensure that the findings of fact are complete.*

#### **Section 18.72.070 Site Review Approval Criteria:**

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

To the applicant's knowledge all City regulations are or will be complied with. The applicants are not requesting any Variances.

##### **B. All requirements of the Site Review Chapter have been met or will be met.**

As noted below, all requirements listed in the Site Review Chapter (18.72) have or will be complied with. Specifically, the landscaping will be irrigated and maintained, and light and glare concerns will be addressed with down lighting and screening where necessary.

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

Parking lots are subject to the Parking Lot Landscaping and Screening standards noted in the Site Design Standards booklet, adopted August 4<sup>th</sup>, 1992. The standards regulate parking lot screening, refuse screening, landscaping percentages, etc. The applicants contend all of the standards are being.

##### **D. That adequate capacity of City facilities for water, sewer, paved access to and**

through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options.

All key facilities are available to service the proposed lots. The applicants have met with all of the utility departments to verify if there were any capacity issues. The results of the meeting were that adequate City facilities are available to the subject site.

## **Chapter 18.72 Site Design & Use Standards**

### **II-C-1 Basic Site Review Standards**

#### **II-C-1a) Orientation and Scale**

1. Buildings shall have their primary orientation toward the street rather than the parking area. Building entrances shall be oriented toward the street and shall be accessed from a public sidewalk. Where buildings are located on a corner lot, the entrance shall be oriented toward the higher order street or to the lot corner at the intersection of the streets. Public sidewalks shall be provided adjacent to a public street along the street frontage. Buildings shall be located as close to the intersection corner as practicable.

2. Building entrances shall be located within 20 feet of the public right of way to which they are required to be oriented. Exceptions may be granted for topographic constraints, lot configuration, designs where a greater setback results in an improved access or for sites with multiple buildings, such as shopping centers, where this standard is met by other buildings. Automobile circulation or parking shall not be allowed between the building and the right-of-way. The entrance shall be designed to be clearly visible, functional, and shall be open to the public during all business hours.

3. These requirements may be waived if the building is not accessed by pedestrians, such as warehouses and industrial buildings without attached offices, and automotive service stations.

The submitted building elevations show the primary orientation facing First Street and a rear door at the rear of the building facing the parking lot. The main entrances off of First Street are attractive, functional and will remain open during business hours.

#### **II-C-1b) 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.

All of the site's street trees along First Street were installed at the time of Plaza West's construction.

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#### **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 utilize a variety of low water use and 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 and Detail Site Review Zone. Outdoor storage areas shall be screened from view from adjacent public rights-of-way, 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 vast majority of the site's landscaping was installed with the construction of Plaza West. The proposed landscaping plan and modifications thereof were completed by a local professional Landscape Architect with the intent to provide for an attractive landscaped site that also complies with the landscaping standards. All landscaping will be installed by a licensed local landscaping company familiar with the above coverage requirements.

#### **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.**

Parking is located to the rear of the proposed building. All surface parking areas have a number of landscaping areas that include shade trees and are buffered and screened by adjacent residential properties.

#### **II-C-1e) Designated Creek Protection**

- 1. Designated creek protection areas shall be considered positive design elements and incorporated in the overall design of a given project.**
- 2. Native riparian plant materials shall be planted in and adjacent to the creek to enhance the creek habitat.**

Not applicable. There is no creek associated with the subject property.

#### **II-C-1f) Noise and Glare**

Special attention to glare (AMC 18.72.110) and noise (AMC 9.08.170(c) & AMC 9.08.175) shall be considered in the project design to insure compliance with these standards.

The proposed uses permitted in this zone (restaurant, office, retail, residential, etc.) will not generate noise beyond what is legally permitted. The applicants are proposing under canopy lights, strategically located wall lights and pedestrian scale light bollards designed to comply with Section 18.72.110.

#### **II-C-1g) Expansions of Existing Sites and Buildings**

For sites which do not conform to these requirements, an equal percentage of the site must be made to comply with these standards as the percentage of building expansion, e.g., if a building area is expanded by 25%, then 25% of the site must be brought up to the standards required by this document.

The site conforms to the adopted Site Design Standards and common areas remain in compliance with all conditions of approval.

### **II-C-2 Detail Site Review Standards**

#### **II-C-2a) Orientation and Scale**

**1. Developments shall have a minimum Floor Area Ratio (FAR) of .50. Plazas and pedestrian areas shall count as floor area for the purposes of meeting the minimum FAR. Projects including existing buildings or vacant parcels of a half an acre or greater in size shall achieve the required minimum FAR, or provide a shadow plan that demonstrates how development may be intensified over time to meet the required minimum FAR.**

The overall site is 1.44 acres in area with a minimum FAR of .5 or .77 acres of the subject property (31,363 square feet). Plaza West's FAR is 315% of its parcel or 39.7% of the entire subdivision, including the common area. Plaza Central East and Plaza North will have an FAR of 303% and 182% respectively for their parcels or 69% and 15% of the entire subdivision. In the end, the entire site's FAR will be 124% and in compliance with the FAR standards.

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

The proposed building frontage is roughly 80' but nevertheless, the front façade has multiple offsets, jogs and distinctive changes in the building façade as regulated by the Downtown Design Standards, Section VI-C. The architecture incorporates a number of distinctive elements such as pronounced entrances, changes of materials, windows, various architectural relief components, vertical pilasters and horizontal band features.



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

Because of the building's various stepped columns, the walls, windows and doors have a varying distance from the edge of the First Street sidewalk. Nevertheless, the submitted elevations illustrate how the windows and doors comply with the above standard.

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

As illustrated with the elevation plans, the proposed building façade provide for various recessed and projecting architectural details, changes in materials as well as surface material changes to give emphasis to the entrances and architectural interest to the building.

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

The proposed building is part of a master planned subdivision attempting to line Lithia Way and First Street with attractive buildings along the sidewalk that encourage pedestrian activity and streetscape interest. The overall vision of the plan was to create a continuous street façade similar to many of the other buildings found in the Downtown core.

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

The proposed design incorporates covered entrances and roof overhangs for rain and sun protection to pedestrians.

## **II-C-2b) Streetscape**

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

A portion of the sidewalk along the front is private property, but appearing as public sidewalk space. This area is intended to be wider in order to create a more inviting and comfortable environment for pedestrian usage and congregation. The sidewalk's color will match the color palette required for the Downtown area designating "people" area per the streetscape standard.

**2. A building shall be setback not more than 5 feet from a public sidewalk unless the area is used for pedestrian activities such as plazas or outside eating areas, or for a required public utility easement. This standard shall apply to both street frontages on corner lots. If more than one structure is proposed for a site, at least 65% of the aggregate building frontage shall be within 5 feet of the sidewalk.**

As noted, the building jogs and steps back from the sidewalk due to the reverse orientation of the property line. Nevertheless, the areas in the front of the building and the sidewalk are landscaped and include planter areas for sitting. Further, considering the property is part of an overall master plan, common areas have been dispersed throughout the property for pedestrian activities. Lastly, the subject building frontage is roughly 80' and the combined street frontage from Plaza West to Plaza East is roughly 240' or 67% of the entire site's building frontage along the public sidewalk.

#### **II-C-2c) Buffering and Screening**

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

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

The proposal complies with the above standard as the common parking lot has perimeter landscaping buffers designed as a part of the subdivision's master plan. In addition, there is an existing 6-8' cinderblock wall between the neighboring residential property to the east. The subject building is roughly 50' from the nearest adjacent property.

#### **II-C-2d) Building Materials**

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

The submitted elevations show a building façade with changes in relief greater than 15% of the exterior wall area. Refer plans for architectural details.

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

The proposed colors for the building will be primarily earth tone colors. The majority of the building's skin will be brick, plaster and concrete. Refer to plans for architectural details.

### **II-C-3 Additional Standards for Large Scale Projects**

#### **II-C-3a) Orientation and Scale**

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

The proposed building design incorporates elements to the façade that are articulating and within a human scale.

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

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

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

**c. Buildings shall not exceed a gross floor area of 45,000 square feet, including all interior floor space, roof top parking, and outdoor retail and storage areas, with the following exception:**

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

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

Not applicable as the proposed building is within the Downtown Design Standards zone (see below standard for applicability).

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

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

Not applicable as the proposed building is less than 45,000 sq. ft.

**3. Buildings not connected by a common wall shall be separated by a distance equal to the height of the tallest building. If buildings are more than 240 feet in length, the separation shall be 60 feet.**

The proposed building remains consistent with the initial master planning efforts as well as the Downtown Design Standards where buildings are built to the sidewalk's edge, infilling asphalt parking areas and creating a continuous store-front façade along the street. Also, as the building relates to Plaza Central East, the separation is roughly 60' and the building's height is only 40' and therefore complies with the standard.

## **II-C-3b) Public Spaces**

**1. One square foot of plaza or public space shall be required for every 10 square feet of gross floor area.**

As noted on Sheet A1, the subject building, as well as Plaza West and Plaza Central East have a combined gross floor area, exclusive of basement, totaling 60,761 square feet requiring 6,076 square feet (10%) of plaza or public space. The project currently includes 7,428 square feet of public plaza space or a surplus of 1,352 square feet.

**2. A plaza or public spaces shall incorporate at least 4 of the 6 following elements:**

**a. Sitting Space – at least one sitting space for each 500 square feet shall be included in the plaza. Seating shall be a minimum of 16 inches in height and 30 inches in width. Ledge benches shall have a minimum depth of 30 inches.**

**b. A mixture of areas that provide both sunlight & shade.**

**c. Protection from wind by screens and buildings.**

**d. Trees – provided in proportion to the space at a minimum of 1 tree per 500 square feet, at least 2 inches in diameter at breast height.**

**e. Water features or public art.**

**f. Outdoor eating areas or food vendors.**

The existing plaza space(s) do incorporate at least 4 of the 6 elements listed above. Specifically, there will be a number of sitting areas throughout the subdivision including the large plaza area west of Plaza West, the pedestrian way extending through that building and the area directly north of the this building. The plaza space(s) also incorporates areas that provide both sunlight and shade opportunities, protection from wind, trees and outdoor eating areas. Public art has yet to be explored, but the applicants are open to dialogue with the Ashland Public Arts Commission once the project is completed and spaces are less two-dimensional. Nevertheless, the project complies with the above plaza standards.



#### **II-C-3c) Transit Amenities**

**Transit amenities, bus shelters, pullouts, and designated bike lanes shall be required in accordance with the City's Transportation Plan and guidelines established by the Rogue Valley Transportation District.**

There is a bus shelter and pull-out along Lithia Way just south of the post office, within approximately 200' from the subject subdivision. There are no plans to relocate the shelter according to the City's Transportation Plan and Rogue Valley Transit District (RVTD) staff. In fact, the applicants have been in contact with City and RVTD staff and have offered unobligated financial support to improve the shelter's appearance and function.

#### **II-C-3d) Recycling**

**Recycling areas shall be provided at all developments.**

Trash and recycling facilities are to be located directly behind the building.

### **II-D PARKING LOT LANDSCAPING & SCREENING STANDARDS**

**All parking lots, which for purposes of this section include areas of vehicle maneuvering, parking, and loading, shall be landscaped and screened as follows:**

#### **II-D-1) Screening at Required Yards**

- 1) Parking abutting a required landscaped front or exterior yard shall incorporate a sight obscuring hedge screen into the required landscaped yard.**
- 2) The screen shall grow to be at least 36 inches higher than the finished grade of the parking area, except for required vision clearance areas.**
- 3) The screen height may be achieved by a combination of earth mounding and plant materials.**
- 4) Elevated parking lots shall screen both the parking lot and retaining wall.**

The project's parking areas are screened from the adjacent rights-of-way by the buildings and landscaping.

#### **II-D-2) Screening Abutting Property Lines**

**Parking abutting a property line shall be screened by a 5' landscaped strip. Where a buffer between zones is required, the screening shall be incorporated into the required buffer strip and will not be an additional requirement.**

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The property abutting the rear and side property is screened by a 6' to 8' concrete wall and a minimum 5' landscape strip, and for the majority of the property a much greater width.

#### **II-D-3) Landscape Standards:**

**1) Parking lot landscaping shall consist of a minimum of 7% of the total parking area plus a ratio of 1 tree for each seven parking spaces to create a canopy effect.**

Approximately 8% of the parking area consists of landscaping with approximately three trees per seven parking spaces to provide parking lot shading.

**2) The tree species shall be an appropriate large canopied shade tree and shall be selected from the street tree list to avoid root damage to pavement and utilities, and damage from droppings to parked cars and pedestrians.**

The majority of the parking lot's trees were installed at the time Plaza West was completed and the existing parking lot upgraded. The trees were chosen by a professional Landscape Architect with the intent to provide shade and a canopy effect over parked automobiles. All trees were chosen from the City's adopted street tree list which included a variety of tree species recommended for parking lots and urban environments.

**3) The tree shall be planted in a landscaped area such that the tree bole is a least 2 feet from any curb or paved area.**

All new trees to be planted near a hard surface area will be setback at least 2'. All new or revised landscaping will be installed by a licensed local landscaping company familiar with the above standard.

**4) The landscaped area shall be planted with shrubs and/or living ground cover to assure 50% coverage within 1 year and 90% within 5 years.**

The proposed parking lot landscaping plans were completed by a professional landscape architect with the intent to provide for an attractive landscaped site that also complies with the above standard. The majority of the approved landscaping was installed by a licensed local landscaping company familiar with the above coverage requirements. Any new or modified landscape areas will also be installed in accordance with the above standard.

**5) Landscaped areas shall be evenly distributed throughout the parking area and parking perimeter at the required ratio.**

The existing and proposed landscape plan shows the parking lot landscaping being evenly distributed throughout the parking lot. All landscaping has and will continue to be installed by a licensed local landscaping company familiar with the above standard.

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6) That portion of a required landscaped yard, buffer strip or screening strip abutting parking stalls may be counted toward required parking lot landscaping but only for those stalls abutting landscaping as long as the tree species, living plant material, coverage and placement distribution criteria are also met. Front or exterior yard landscaping may not be substituted for the interior landscaping required for interior parking stalls.

The project complies with the above standard.

#### **II-D-4 Residential Screening**

**Parking areas adjacent to residential dwellings shall be setback at least 8 feet from the building, and shall provide a continuous hedge screen.**

The proposed parking is 8' from the proposed building and is in compliance with the standard.

### **VI DOWNTOWN DESIGN STANDARDS:**

#### **VI-A) Height**

1) **Building height shall vary from adjacent builds, using either "stepped" parapets or slightly dissimilar overall height to maintain the traditional "staggered" streetscape appearance. An exception to this standard would be buildings that have a distinctive vertical division/facade treatment that "visually" separates it from adjacent building.**

The proposed building is a stand-alone building unlike the "common wall" buildings along Lithia Way or Main Street. However, the building does have stepping heights primarily to address the building's architecture, solar access and sloping street grade.

2) **Multi-story development is encouraged in the downtown.**

The proposed building is three stories with commercial and residential space on the first floor residential space on the second and third floors.

#### **VI-B) Setback**

1) **Except for arcades, alcoves and other recessed features, buildings shall maintain a zero setback from the sidewalk or property line. Areas having public utility easements or similar restricting conditions shall be exempt from this standard.**

The applicants are requesting an exception to this standard (*not a Variance*) due to the fact the property is uniquely shaped with the First Street frontage running at an acute angle in respect to the otherwise rectangular parcel. This provided an opportunity to create a stepped façade that works better with the lot shape, and creates a more interesting streetscape. The design places the corners of each step at or near the First Street

boundary, steps back a prescribed distance, and then steps again at the point the front wall intersects with the First Street property line. The entries were then recessed to emphasize the respective locations.

The exception criteria and justification for the balconies are as follows:

**VI-K)      *Exception to Standards:***

***An exception to the Downtown Design Standard is not subject to the Variance requirements of Section 18.100 of the Ashland Municipal Code and maybe granted with respect to the Downtown Design Standards if all the following circumstances are found:***

***1) There is demonstrable difficulty in meeting the specific requirements of this Chapter due to a unique or unusual aspect of the site, an existing structure or proposed use of the site;***

There is a demonstrable difficulty in meeting this specific setback requirement primarily due to the unique shape of the lot with the First Street frontage running at an acute angle in respect to the otherwise rectangular parcel. This provided an opportunity to create a stepped façade that works better with the lot shape, and creates a more interesting streetscape. The design places the corners of each step at or near the First Street sidewalk, steps back a prescribed distance, and then steps again at the point the front wall intersects with the First Street sidewalk. The entrances are then recessed, in accordance with VI-B-2, to emphasize their respective locations.

***2) There is demonstrable evidence that the alternative design accomplishes the purpose of the Downtown Design Standards and Downtown Plan in a manner that is equal or superior to a project designed pursuant to this Standard or historical precedent;***

The project Architect contends the alternative design accomplishes the intent of the Downtown Design Standards as the alternative solution would be to design a building with an odd acute angle at the southeast corner of the building (entrance to subdivision) that is not typically reflected in the Downtown's character. In fact, the vast majority of the buildings found in the Downtown are based their underlying 90 degree property lines where the subject property line is roughly 120 degrees based on the combination of the street and access corridor. As such, the proposed design is based more on the traditional building setting in the downtown and not the shape of the lot.

The purpose Downtown Design Standards was to be as compatible with the Downtown's built environment. With this particular standard, the purpose was to ensure pedestrians and the users of the space had an opportunity to engage and that products within the storefront window were visible. The concept can encourage walking as the opportunity is there to engage with the inside space and make the



walk more enjoyable versus along a parking lot or field. In the end, the applicants contend the building still provides that opportunity, but also respects many of the other Downtown standards.

***3) The exception requested is the minimum necessary to alleviate the difficulty of meeting the Downtown Design Standards.***

The exception requested is the minimum necessary as the Architect has attempted to abut the back of the sidewalk where possible and still retain the integrity of the building's design.

**2) Ground level entries are encouraged to be recessed from the public right-of-way to create a "sense of entry" through design or use of materials.**

The building has two primary commercial entrances both with features that create a "sense of entry" as envisioned by the Standards, such as recessed covered entrances as well as obvious surface treatments leading to the doors.

**3) Recessed or projection balconies, verandas or other useable space above the ground level on existing and new buildings shall not be incorporated in a street facing elevation.**

A balcony is proposed along the side of the building and is not part of the front façade. Also, an upper floor deck is also proposed, but it is enclosed with roof, walls and accordion type windows.

#### **VI-C) Width**

**1) The width of a building shall extend from side lot line to side lot line. An exception to this standard would be an area specifically designed as plaza space, courtyard space, dining space or rear access for pedestrian walkways.**

The width of the building extends from side property line to side property line other than where required handicap access occurs along the south side in order to access the rear parking lot.

**2) Lots greater than 80' in width shall respect the traditional width of buildings in the downtown area by incorporation a rhythmic division of the facade in the building's design.**

The two lots are intended to be consolidated into a single lot with roughly 89' of frontage along First Street. As such, the Architect has designed the building with multiple vertical columns that reflect the forced step back issue noted previously. The vertical columns, along with strong horizontal components make for an attractive traditional façade.

#### **VI-D) Openings**

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1) Ground level elevations facing a street shall maintain a consistent proportions of transparency (i.e., windows) compatible with the pattern found in the downtown area.

The front elevation includes storefront windows and glass doors similar in size to other storefront widows found in the Downtown.

2) Scale and proportion of altered or added building elements, such as the size and relationship of new windows, doors, entrances, columns and other building features shall be visually compatible with the original architectural character of the building.

Not applicable as the building is new.

3) Upper floor window orientation shall primarily be vertical (height greater than width).

Of the building's six front façade columns, one column does have windows on the second and third floors that are more horizontal than they are vertical which requires an exception request. The criteria and justification is as follows:

**VI-K) Exception to Standards:**

*An exception to the Downtown Design Standard is not subject to the Variance requirements of Section 18.100 of the Ashland Municipal Code and maybe granted with respect to the Downtown Design Standards if all the following circumstances are found:*

*1) There is demonstrable difficulty in meeting the specific requirements of this Chapter due to a unique or unusual aspect of the site, an existing structure or proposed use of the site;*

There is a demonstrable difficulty in meeting this particular design standard that stems back to the shape of the property causing there to be multiple columns that step back and forth due to the angle of the front lot line. But, because there are multiple stepped columns in the front's facade with varying widths, the windows in the second column (from right to left) are more horizontal than vertical, but that's primarily to retain the rest of the building's window pattern. The design exception is mitigated by the fact the subject windows are divided into three giving each pane a vertical appearance.

*2) There is demonstrable evidence that the alternative design accomplishes the purpose of the Downtown Design Standards and Downtown Plan in a manner that is equal or superior to a project designed pursuant to this Standard or historical precedent;*

The applicants believe the proposed design accomplishes the purpose and intent of



the Downtown Design Standards and Downtown Plan as the slightly more horizontal windows within the single column does not overwhelm the building's architecture, but instead compliments it as described above. In this case, the design maintains the rhythm of openings as desired by the Standards, specifically Section VI-E Horizontal Rhythms. In the end, the Architects feel, bolstered by Historic Commissions input, the design approach taken is superior and accomplishes the Design Standards intent.

**3) The exception requested is the minimum necessary to alleviate the difficulty of meeting the Downtown Design Standards.** The exception requested is the minimum necessary and the applicants have attempted to mitigate the request by designing the subject windows within Plaza North building with vertical window elements in order to give a more vertical window pattern appearance. The windows chosen for the design are tall, rectangular units with transoms on the first floor, and double hung units on the top two floors. The window widths are primarily 36" and are combined in multiples of two or three. Since the building is a singular design, the window pattern is the same throughout. Divided lights have been utilized in the upper sashes and the main floor transoms for a more vintage look. The glass utilized at the central brick element are the same "ganged" double hung units with transoms added to provide a special feature for the building.

**4) Except for transom windows, windows shall not break the front plane of the building.**

The second and third floor windows are casement or accordion windows that only open "into" the building and thereby not break the front plane of the building.

**5) Ground level entry doors shall be primarily transparent.**

The building's ground level entrance doors will be primarily made of glass and transparent. The windows and doors will be transparent allowing visibility into the building.

**6) Windows and other features of interest to pedestrians such as decorative columns or decorative corbeling shall be provided adjacent to the sidewalk. Blank walls adjacent to a public sidewalk is prohibited.**

The building's architecture provides for a variety of architectural interest such as the variation of materials, use of materials, multiple columns and the staggering setbacks of columns. The building will have transparent windows and doors on the ground level facing First Street.

#### **VI-E) Horizontal Rhythms**

**1) Prominent horizontal lines at similar levels along the street 's street front shall be maintained.**

The submitted elevations show a mixed-use building with prominent horizontal lines in the use of window patterns, cornice treatments, floor heights and awning patterns.

**2) A clear visual division shall be maintained between ground level floor and upper floors.**

The proposed building facades show a clear visual division between the ground floor and two upper floors. The division is created due to the horizontal elements such as the difference in ground floor height vs. upper floors, change in materials and colors, window alignment and awnings.

**3) Buildings shall provide a foundation or base, typically from ground to the bottom of the lower window sills, with changes in volume or material, in order to give the building a "sense of strength".**

The design of the building base is shown extending the full height of the first floor, but the standard is written more as a recommendation ("typically"). In this case, due to the change in grade at the building perimeter and the multiple floor elevations needed to meet accessibility requirements, a truncated base at the lower window sills is not a practical or viable solution. Instead, a material has been chosen for the first story, a ground faced concrete block that will suggest a cut stone look, and provide the desired "sense of strength". Cut stone has been utilized as a base extending the height of the first story in other historical buildings in the past not only in Ashland, but other main street environments and accomplishes the same intent. The block will have a distinct separation from the materials used on the upper floors by a metal clad coping that surrounds the building. The full height base will better address the varying grades and first floor heights that occur on this unique site.

**VI-F) Vertical Rhythms**

**1) New construction or storefront remodels shall reflect a vertical orientation, either through actual volumes or the use of surface details to divide large walls, so as to reflect the underlying historic property lines.**

Plaza North's vertical columns reflect the vertical rhythms intended by this standard. The vertical columns, combined with the horizontal elements noted previously, provide for a very traditional and attractive main street building within the Downtown.

**2) Storefront remodeling or upper-story additions shall reflect the traditional structural system of the volume by matching the spacing and rhythm of historic openings and surface detailing.**

Not applicable as the proposed building is new.

**VI-G) Roof Forms**

NOV 8 7 2014



**1) Sloped or residential style roof forms are discouraged in the downtown area unless visually screened for the right-of-way by either a parapet or a false front. The false front shall incorporate a well defined cornice line or "cap" along all primary elevations.**

The elevation drawings show a stepping parapet wall with defined "cornices" generally consistent with other buildings found in the Downtown area.

#### **VI-H) Materials**

**1) Exterior building materials shall consist of traditional building materials found in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.**

The exterior building materials are consistent with building materials found within the Downtown core with the majority of the building's skin being concrete, stucco, block and brick.

**2) In order to add visual interest, buildings are encouraged to incorporate complex "paneled" exteriors with columns, framed bays, transoms and windows to created multiple surface levels.**

The proposed design incorporates multiple surface materials for added visual interest as well as a framed entrance, recessed and projecting entrances, transom windows, etc.

#### **VI-I) Awnings, Marquees or Similar Pedestrian Shelters**

**1) Awnings, marquee or similar pedestrian shelters shall be proportionate to the building and shall not obscure the building's architectural details. If mezzanine or transom windows exist, awning placement shall be placed below the mezzanine or transom windows where feasible.**

No awnings are proposed with Plaza North due the building's orientation.

**2) Except for marquees - similar pedestrian shelters such as awnings shall be placed between the pilasters.**

No awnings are proposed with Plaza North due the building's orientation.

**3) Storefronts with prominent horizontal lines at similar levels along the street's streetfront shall be maintained by their respective sidewalk coverings.**

Plaza North's prominent horizontal lines will shall be maintained as no awnings or sidewalk coverings are proposed primarily due to the building's design configuration.

#### **VI-J) Other**

NOV 6 7 2014

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

The rear elevations are relatively simple compared to the First Street façade. However, the façade's design maintains a respectful appearance as it is visible from adjacent neighbors and the parking lot. In addition, considering the location of the site, its welcoming pedestrian pattern and the likely high volume of pedestrian activity, the design incorporates rear third story rear balconies that provide a "sense of security" for pedestrians, customers, tenants and employees accessing to and through the site.

**2) Visual integrity of the original building shall be maintained when altering or adding building elements. This shall include such features as the vertical lines of columns, piers, the horizontal definition of spandrels and cornices and, and other primary structural and decorative elements.**

Not applicable as the property is currently vacant.

**3) Restoration, rehabilitation or remodeling projects shall incorporate, whenever possible, original design elements that were previously removed, remodeled or covered over.**

Not applicable as the property is currently vacant.

**4) Parking lots adjacent to the pedestrian path are prohibited (Refer to Design and Use Standards, Section II-D, for Parking Lot Landscaping and Screening Standards). An exception to this standard would be paths required for handicapped accessibility.**

The project does exactly what this standard is attempting to create; replace unattractive surface parking lots that previously existed with attractive buildings along the sidewalk that encourage pedestrian activity.

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

The proposed building virtually incorporates all of these elements.

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

The proposal does not include any uses that are automotive in nature or would require a



Conditional Use Permit. The planned uses for the building include professional offices, retail and residential space.

**AMC 18.61 TREE PRESERVATION & PROTECTION**

**18.61.042 Approval & Permit Required**

No trees are proposed to be removed with this application.

**18.61.200 – Tree Protection**

All of the site's trees are healthy recently planted trees. All are less than 2" caliper and will be segregated by construction fencing in accordance with the attached Tree Protection Plan in an attempt to minimize accidental damage by construction. Fencing will be installed prior to any construction or site alteration and at the time of the project's Certificate of Occupancy, verification by staff can occur insuring the subject trees have not been damaged.

RGV 6 7 2014



COMBINED BUILDING AREAS:

BASMENT	11,202 sf
1st FLOOR	9,645 sf
COMMERCIAL (66.9%)	6,445 sf
RESIDENTIAL (33.1%)	3,200 sf
2nd FLOOR	14,681 sf
RESIDENTIAL	14,681 sf
3rd FLOOR	13,204 sf
RESIDENTIAL	13,204 sf
TOTAL AREA	53,412 sf

PUBLIC SPACE REQUIREMENT:

TOTAL BUILDING AREA*	60,781 sf
AREA REQUIRED (10%)	6,078 sf
AREA PROVIDED ON LOT 1	754 sf
AREA PROVIDED ON LOTS 2-3	463 sf
AREA ON LOTS 4-5	0 sf
AREA ON COMMON LOT	8,211 sf
TOTAL PUBLIC SPACE**	7,428 sf

\*EXCLUDES UNCONDITIONED BASEMENT PARKING  
\*\*PUBLIC SPACE SURPLUS FOR FUTURE BUILDINGS

PROPOSED F.A.R. ALLOCATIONS:

BUILDING	AREA*	F.A.R.**
LOT 1	25,040 sf	39.7 %
LOT 2	26,400 sf	41.9 %
LOT 3	18,540 sf	28.4 %
LOT 4	7,700 sf	12.2 %
LOT 5	5,500 sf	08.7 %
TOTAL	83,180 sf	131.9 %

\* NOT INCLUDING BASEMENT AREAS  
\*\* F.A.R. RELATIVE TO TOTAL LOT AREA, NO RESTRICTIONS IN HISTORIC DISTRICT.

LANDSCAPE REQUIREMENT:

LOT AREA	63,058 sf
PARKING LOT AREA	16,832 sf
AREA PROPOSED	11,025 sf
15% OF LOT DIFFERENCE	+1,568 sf

IMPERVIOUS SURFACES:

LOT AREA	63,058 sf
PERVIOUS AREAS:	11,025 sf
LANDSCAPE	410 sf
CRUSHED ROCK PAVING	11,435 sf
TOTAL PERVIOUS	11,845 sf
PERCENTAGE PERVIOUS	18.1 %

IMPERVIOUS AREAS	43,600 sf
PERCENTAGE IMPERVIOUS	69.5 %

BUILDING COVERAGE	20,239 sf
CONCRETE PAVING	4,729 sf
ASPHALT PAVING	16,832 sf

PROPOSED LOT AREAS & PARKING ALLOCATIONS:

LOT	AREA	PARKING*
LOT 1	7,943 sf	27 Sp
LOT 2-3	14,431 sf	45 Sp
LOT 4-5	5,273 sf	15 Sp
UNALLOCATED COMMON AREA	35,411 sf	0 Sp
TOTAL LOT AREA	63,058 sf	89 Sp

\* INCLUDES BASEMENT PARKING COUNTS.

SUBDIVISION PARKING SPACES:

(E) ON SITE SURFACE	49 Sp
(N) ON SITE SURFACE	5 Sp
(E) BASEMENT	12 Sp
(N) BASEMENT	21 Sp
(E) ON STREET (1st Street)	2 Sp
SUBDIVISION TOTAL	89 Sp

BICYCLE PARKING:

LOT	REQD	ON-SITE	BASMENT
LOT 1	13 sp	3 sp	10 sp
LOT 2-3	22 sp	4 sp	16 sp
LOT 4-5	6 sp	2 sp	4 sp
COMMON	0 sp	0 sp	0 sp
TOTAL	41 sp	9 sp	32 sp

REQUIRED COVERED BIKE PARKING BASED ON 50% OF COMMERCIAL/ON-SITE SPACES: 5

RESIDENTIAL DENSITY:

LOT	ACREAGE	DWELLING UNITS
LOT 1	0.182 AC	10
LOT 2	0.191 AC	11
LOT 3	0.150 AC	4
LOT 4	0.071 AC	2
LOT 5	0.050 AC	2
COMMON	0.813 AC	N/A
TOTAL	1.448 AC	29

\* 30 D.U./AC IN C-1 DISTRICT ALLOWED D.U. = 43

AFFORDABLE UNITS REQUIRED: 2  
AFFORDABLE UNITS PROVIDED: 2

PLAZA NORTH BUILDING SUMMARY

BUILDING AREA -

1st FLOOR	GROSS AREA 3,480 sf
2nd FLOOR	3,742 sf
3rd FLOOR (EXCLUDES OUTDOOR DECK)	2,385 sf
TOTAL	9,607 sf

BUILDING HEIGHT -

LOCATION (SEE PLAN): GROSS AREA	1897.75'
POINT A	1896.00'
POINT B	1896.67'
POINT C	1896.54'
POINT D	1896.96'

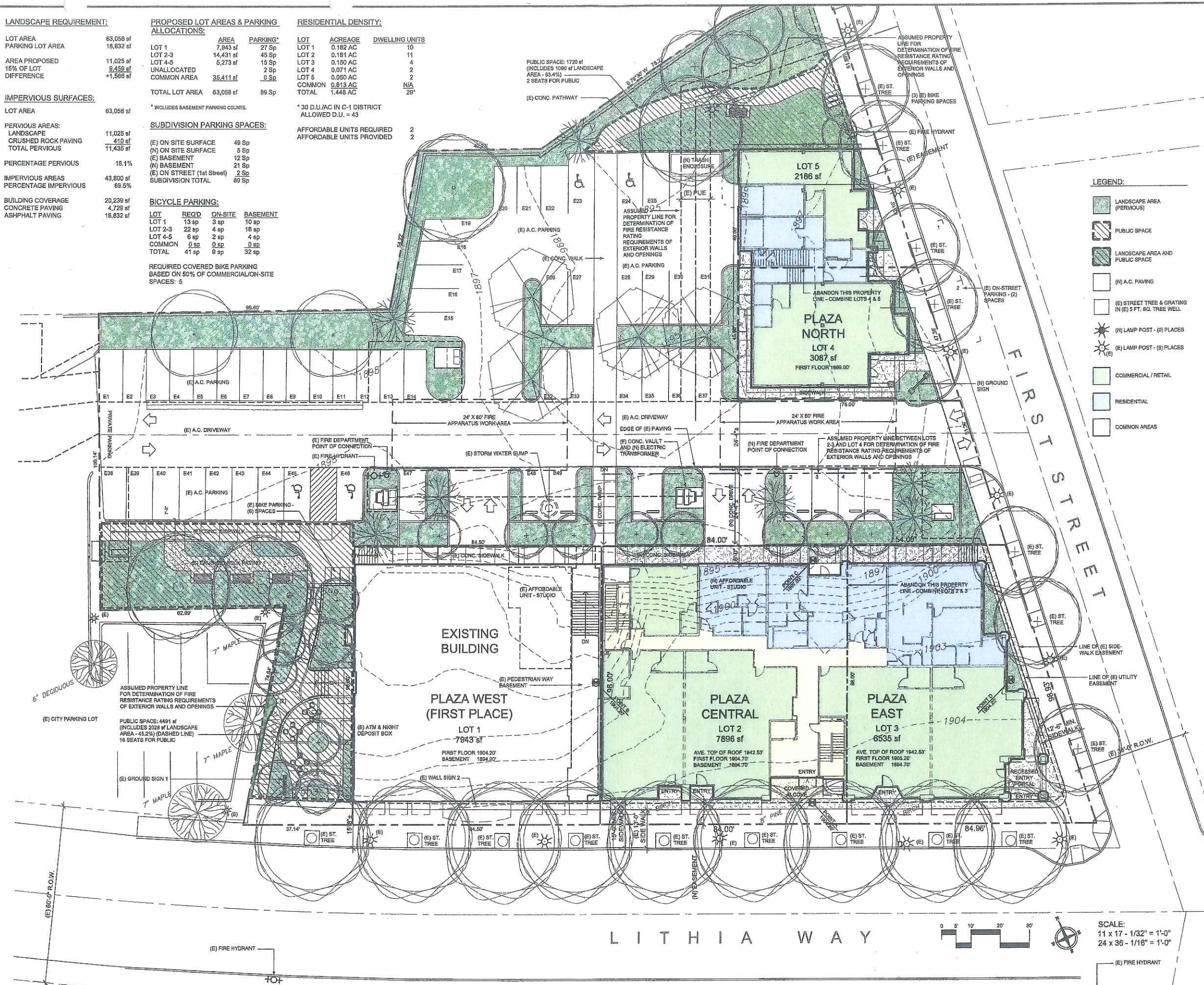
AVE. GRADE 1897.24'  
MAX. BUILDING HEIGHT 1837.24'

CONSTRUCTION TYPE:

TYPE VB  
FULLY SPRINKLERED

OCCUPANCY TYPES:

FLOOR	TYPE	AREAS
1st FLOOR	M- MERCANTILE	2343
2nd FLOOR	R-2 RESIDENTIAL	1131
3rd FLOOR	R-2 RESIDENTIAL	3742
4th FLOOR	R-2 RESIDENTIAL	2847



MARK DATE

REVISION

STEVE ENNIS ARCHITECT

P.O. BOX 4051  
2870 NANSSEN DRIVE  
MEDFORD, OREGON 97501

NOV 07 2014

PROJECT FOR

FIRST PLACE PARTNERS, LLC

PROJECT NAME

PLAZA NORTH COMMERCIAL AND RESIDENTIAL CONDOMINIUMS

PROJECT ADDRESS

LITHIA FIRST SUBDIVISION LOTS 4&5  
175 LITHIA WAY  
ASHLAND, OREGON

SHEET TITLE

ARCHITECTURAL SITE PLAN

FILE NAME

x1417SP

PROJECT NUMBER

1417

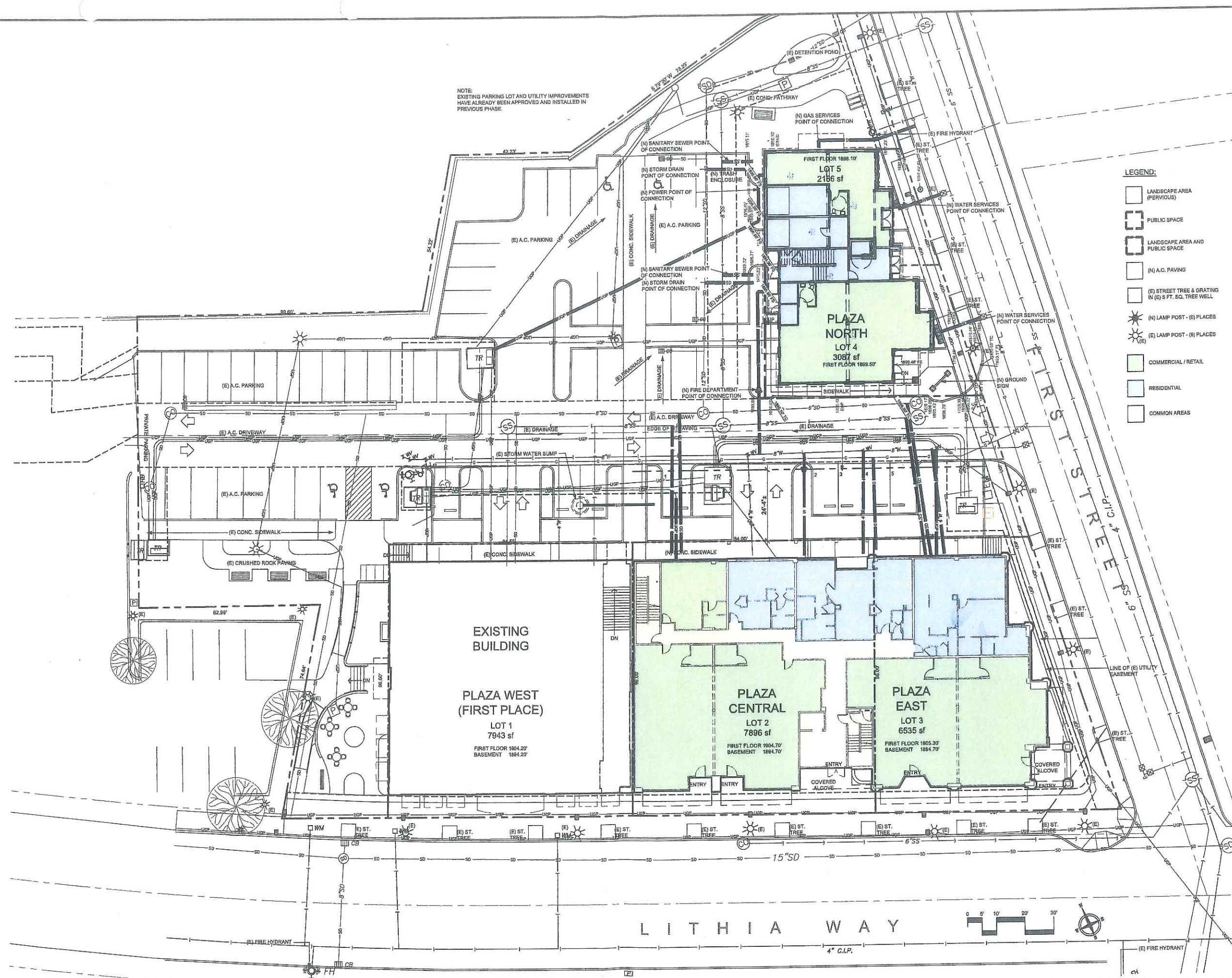
DATE

11/07/14

SHEET NO.

A1





NOTE:  
EXISTING PARKING LOT AND UTILITY IMPROVEMENTS  
HAVE ALREADY BEEN APPROVED AND INSTALLED IN  
PREVIOUS PHASE.

- LEGEND:
- LANDSCAPE AREA (PERVIOUS)
  - PUBLIC SPACE
  - LANDSCAPE AREA AND PUBLIC SPACE
  - (N) A.C. PAVING
  - (E) STREET TREE & GRATING IN (E) 5 FT. SQ. TREE WELL
  - (N) LAMP POST - (N) PLACES
  - (E) LAMP POST - (E) PLACES
  - COMMERCIAL / RETAIL
  - RESIDENTIAL
  - COMMON AREAS

MARK DATE	REVISION

P 541-772-7115  
P 541-772-4079  
1120 EAST JACKSON  
NOROK 480  
MEDFORD, OR 97504  
**MARQUES**  
YOUR PROFESSIONAL ENGINEERING TEAM SINCE 1957  
STRUCTURAL | MECHANICAL | ELECTRICAL  
CIVIL | GEOTECHNICAL | SURVEY | CONSTRUCTION TESTING

NOV 07 2014

PROJECT FOR  
**FIRST PLACE PARTNERS, LLC**

PROJECT NAME  
**PLAZA NORTH COMMERCIAL AND RESIDENTIAL CONDOMINIUMS**

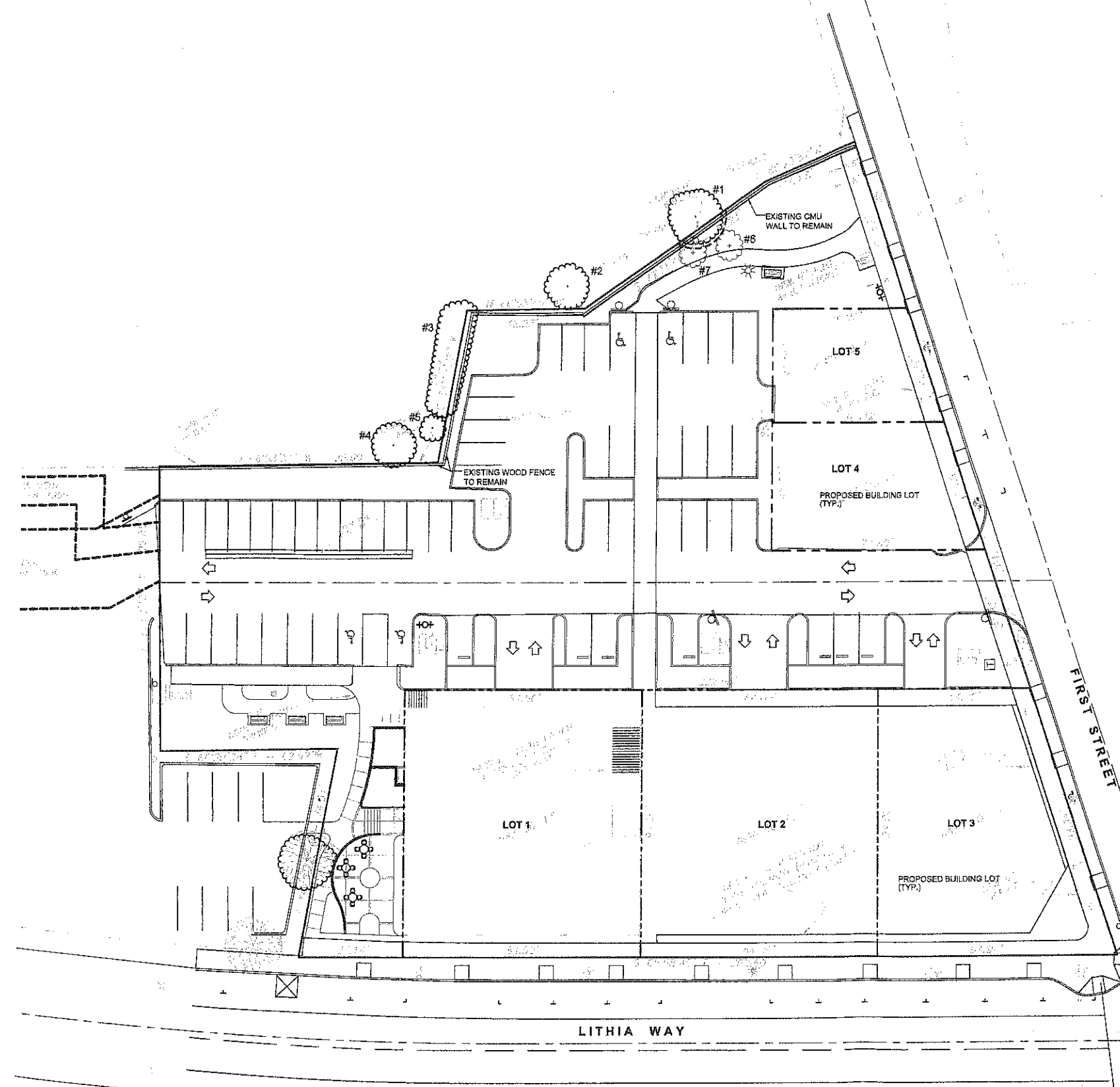
PROJECT ADDRESS  
**LITHIA FIRST SUBDIVISION  
LOTS 4&5  
175 LITHIA WAY  
ASHLAND, OREGON**

SHEET TITLE  
**PRELIMINARY UTILITY AND GRADING PLAN**

FILE NAME	SHEET NO.
x1417SP	<b>C1</b>
PROJECT NUMBER 1417	
DATE 11/07/14	



FILE NAME x1417SP	SHEET NO.
PROJECT NUMBER 1417	<b>L1</b>
DATE 11/07/14	



Tree Inventory			
#	SPECIES	DBH	HEALTH, HAZARD CONDITION
(1)	Morus alba "Strubling"	Multi- 4"	Good
(2)	Malus species	Multi- 4"	Good
(3)	Leyland Cypress Grove	8"	Good, Grove
(4)	Apple	Multi- 4"	Good, Grove
(5)	Carpinus	Multi- 3"	Included bark, good health
(6)	Populus species	Multi- 4"	Fair, Invasive volunteer tree
(7)	Populus species	Multi- 4"	Fair, Invasive volunteer tree
		RECOMMENDATIONS	
		Off-site, protect & retain	
		Off-site, protect & retain	
		Off-site, protect & retain	
		Off-site, protect & retain	
		To be removed *	
		To be removed *	

**Legend:**

- TREE TO BE REMOVED
- DRIPLINE/CANOPY OF TREE TO REMOVE
- EXISTING TREE TO REMAIN
- DRIPLINE / CANOPY OF EXISTING TREE TO REMAIN
- TREE PROTECTION ZONE SEE RESTRICTIONS BELOW
- PROTECTIVE FENCING

**NOTE:** ARE SHOWN OUTSIDE TREE PROTECTION ZONES. IF CONFLICTS ARE DISCOVERED IN THE FIELD, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY, FOR GRAPHIC CLARITY FENCE LINES

\* These rapidly growing, invasive trees are located too close to the existing sidewalk and should be removed. Additional appropriate trees will be planted near the adjacent bioswale.

**Tree Preservation Notes**

Development Contact: Galbraith & Associates, (541) 770-7964

**NOTIFICATION/NOTICE TO PROCEED:** PRIOR TO COMMENCING ANY ACTIVITIES ON THE SITE, THE GENERAL CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCING ANY WORK ON THE SITE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HRS. IN ADVANCE FOR ALL SITE VISITS REQUESTED. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE THAT CONSTRUCTION MAY BEGIN AFTER ALL OF THE DESCRIBED FENCING IS IN PLACE. FENCING SHALL REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETED. BEFORE ANY EQUIPMENT ARRIVES ON SITE THE LANDSCAPE ARCHITECT SHALL CONSULT WITH EXCAVATION SUPERVISOR.

**SIGNAGE/TAGGING:** AN APPROVED SIGN SHALL BE ATTACHED TO THE CHAIN LINK FENCE 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. TREES BEING REMOVED SHALL BE TAGGED WITH PINK RIBBON. TREES BEING RETAINED SHALL BE TAGGED WITH GREEN RIBBON.

**TREE PROTECTION FENCING:** PRIOR TO DEMOLITION AND REMAINING THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL CONSTRUCT A 6' TEMPORARY CHAIN LINK FENCE WITH 2" DIA. STEEL POST @ 10' O.C. MAX. AROUND ALL EXISTING TREES TO REMAIN AND ALL AREAS AS SHOWN BY THE LANDSCAPE ARCHITECT ON THIS PLAN. STEEL POSTS SHALL NOT HAVE ANY PERMANENT CONCRETE FOOTINGS WHEN INSTALLED.

**TREE PRESERVATION PROCEDURE:** BEFORE REMOVAL OF ANY STRUCTURES OR PLANTS AROUND EXISTING TREES TO REMAIN, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED TO INSTRUCT THE CONTRACTOR AND ANY OPERATORS ON PROPER PROCEDURE OF TREE PRESERVATION AROUND SPECIFIC TREES. THE LANDSCAPE ARCHITECT SHALL DETERMINE IF MANUAL ROOT PRUNING SHOULD BE DONE BEFORE CONSTRUCTION BEGINS. AFTER ALL DEMOLITION IS COMPLETE, THE CONTRACTOR SHALL RELOCATE THE CONSTRUCTION FENCE, AS DIRECTED BY THE LANDSCAPE ARCHITECT, BEFORE ANY NEW CONSTRUCTION BEGINS. BORING UNDER EXISTING TREES SHALL BE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. HAND DIGGING MAY BE USED ONLY UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL HEAVY EQUIPMENT SHALL STAY INSIDE FOUNDATION OF BUILDING DURING CONSTRUCTION.

**CONSTRUCTION/STORAGE AROUND TREES:** NO CONSTRUCTION ACTIVITY OF ANY SORT SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING, BUT NOT LIMITED TO, DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE, EQUIPMENT, OR PARKED VEHICLES.

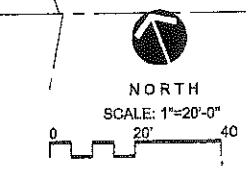
**PRUNING OF TREES:** DO NO PRUNING OF TREES IMMEDIATELY PRIOR TO, DURING, OR IMMEDIATELY AFTER CONSTRUCTION IMPACT. PERFORM ONLY THAT PRUNING WHICH IS UNAVOIDABLE DUE TO CONFLICTS WITH PROPOSED DEVELOPMENT.

**CHEMICAL MATERIAL DISPOSAL:** PAINTS, THINNERS, CLEANING SOLUTIONS, PETROLEUM PRODUCTS, AND CONCRETE OR DRY WALL EXCESS, CONSTRUCTION DEBRIS, OR M-OFF.

**GRADE CHANGES:** NO GRADE CHANGES MAY OCCUR WITHIN THE DRIP LINE OF EXISTING TREES TO REMAIN.

**REPAIRING OF TREES:** ANY TREE DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED IMMEDIATELY IN A MANNER ACCEPTABLE TO THE LANDSCAPE ARCHITECT.

**TREE MITIGATION:** MITIGATION OF TREES WITH TREES SIMILAR CHARACTER IS PLANNED ON THIS SITE. MANY TREES BEYOND THOSE REQUIRED FOR MITIGATION WILL BE PLANTED. SEE PLANTING PLAN.



MARK	DATE	REVISION

LANDSCAPE ARCHITECTURE  
& SITE PLANNING  
318 S. GRAPE STREET  
MEDFORD, OR 97501  
PH. 541.770.7964  
FAX 541.770.5164

REGISTERED  
254  
JOHN L. GALBRAITH  
OREGON  
04/07/89  
LANDSCAPE ARCHITECT

PROJECT FOR  
**FIRST PLACE PARTNERS, LLC**

PROJECT NAME  
**PLAZA NORTH COMMERCIAL AND RESIDENTIAL CONDOMINIUMS**

PROJECT ADDRESS  
**LITHIA FIRST SUBDIVISION  
LOTS 4&5  
175 LITHIA WAY  
ASHLAND, OREGON**

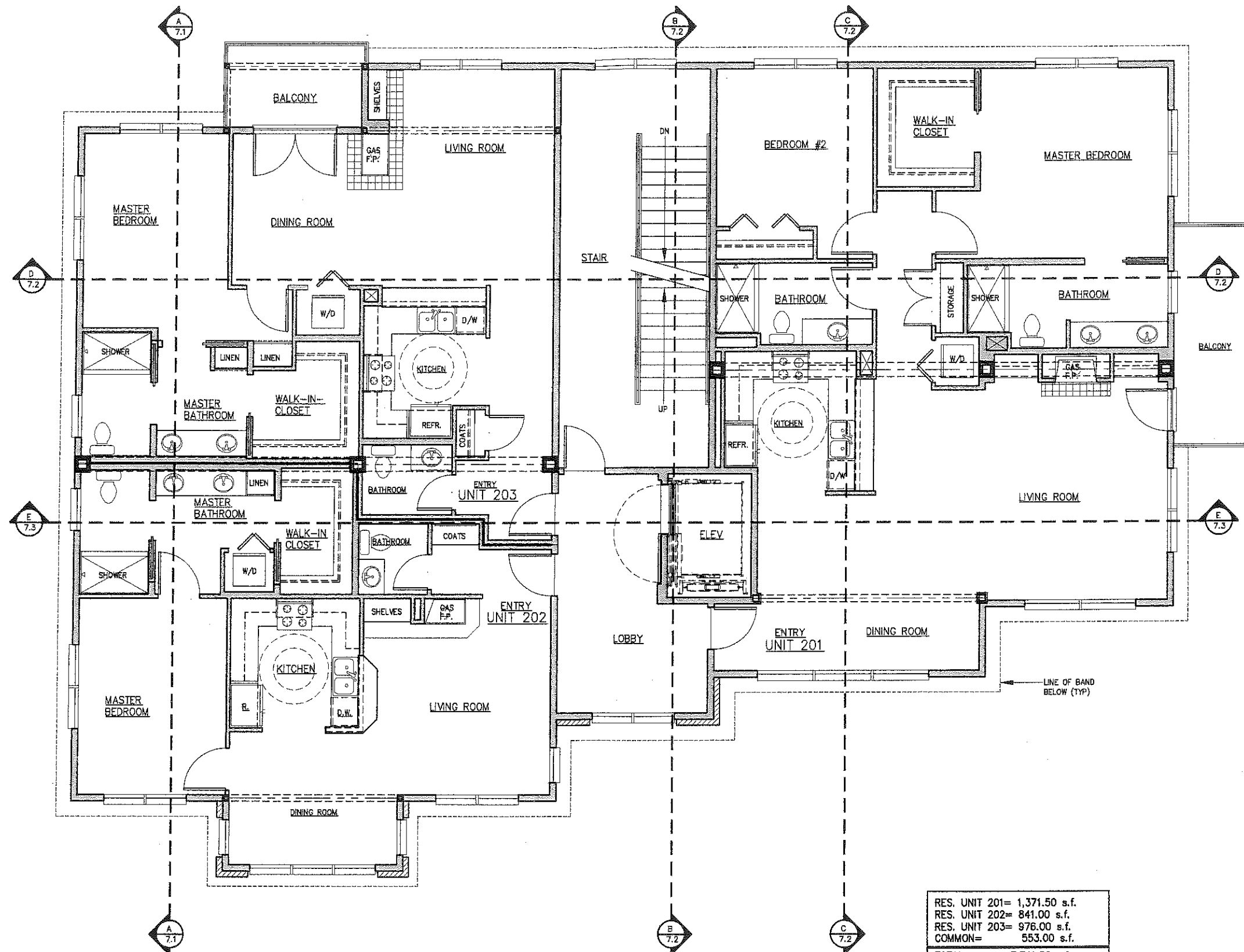
SHEET TITLE  
**TREE REMOVAL & PROTECTION PLAN**

NOV 07 2014

FILE NAME x1417SP	SHEET NO.
PROJECT NUMBER 1417	<b>L2</b>
DATE 11/07/14	







SECOND FLOOR PLAN

0 1' 3' 7' 13'  
 SCALE: 1/4"=1'-0"  
 SCALE: 1/8"=1'-0" (11"x17" SHEETS)



MARK	DATE	REVISION

STEVE ENNIS  
 ARCHITECT

P.O. BOX 4051  
 2870 NANSEN DRIVE  
 MEDFORD, OREGON 97501

REV 07 2014

PROJECT FOR  
 FIRST PLACE  
 PARTNERS, LLC

PROJECT NAME  
 PLAZA NORTH  
 COMMERCIAL AND  
 RESIDENTIAL  
 CONDOMINIUMS

PROJECT ADDRESS  
 LITHIA FIRST SUBDIVISION  
 LOTS 4&5  
 175 LITHIA WAY  
 ASHLAND, OREGON

SHEET TITLE  
 SECOND  
 FLOOR PLAN

FILE NAME  
 x1417FP2  
 PROJECT  
 NUMBER  
 1417  
 DATE  
 11/07/14

SHEET NO.

A3



## COMBINED BUILDING AREAS:

BASEMENT	11,202 sf
1st FLOOR	
COMMERCIAL (66.9%)	9,645 sf
RESIDENTIAL (33.1%)	4,780 sf
2nd FLOOR	
RESIDENTIAL	14,581 sf
3rd FLOOR	
RESIDENTIAL	13,204 sf
TOTAL AREA	53,412 sf

## PUBLIC SPACE REQUIREMENT:

TOTAL BUILDING AREA*	60,761 sf
AREA REQUIRED (10%)	6,076 sf
AREA PROVIDED ON LOT 1	754 sf
AREA PROVIDED ON LOTS 2-3	463 sf
AREA ON LOTS 4-5	0 sf
AREA ON COMMON LOT	8,211 sf
TOTAL PUBLIC SPACE**	7,428 sf

\*EXCLUDES UNCONDITIONED BASEMENT PARKING  
\*\*PUBLIC SPACE SURPLUS FOR FUTURE BUILDINGS

## PROPOSED F.A.R. ALLOCATIONS:

BUILDING	AREA*	F.A.R.**
LOT 1	25,040 sf	35.7 %
LOT 2	26,400 sf	41.9 %
LOT 3	18,540 sf	29.4 %
LOT 4	7,700 sf	12.2 %
LOT 5	5,500 sf	18.7 %
TOTAL	83,180 sf	131.9 %

TOTAL LOT AREA 63,058 sf

\* NOT INCLUDING BASEMENT AREAS  
\*\* F.A.R. RELATIVE TO TOTAL LOT AREA, NO  
RESTRICTIONS IN HISTORIC DISTRICT.

## LANDSCAPE REQUIREMENT:

LOT AREA	63,058 sf
PARKING LOT AREA	18,832 sf
AREA PROPOSED	11,025 sf
15% OF LOT	9,459 sf
DIFFERENCE	+1,566 sf

## IMPERVIOUS SURFACES:

LOT AREA	63,058 sf
PERVIOUS AREAS:	
LANDSCAPE	11,025 sf
CRUSHED ROCK PAVING	410 sf
TOTAL PERVIOUS	11,435 sf
PERCENTAGE PERVIOUS	18.1%
IMPERVIOUS AREAS	43,800 sf
PERCENTAGE IMPERVIOUS	69.5%
BUILDING COVERAGE	20,239 sf
CONCRETE PAVING	4,729 sf
ASPHALT PAVING	18,832 sf

## PROPOSED LOT AREAS &amp; PARKING ALLOCATIONS:

LOT	AREA	PARKING*
LOT 1	7,943 sf	27 Sp
LOT 2-3	14,431 sf	45 Sp
LOT 4-5	5,273 sf	15 Sp
UNALLOCATED		2 Sp
COMMON AREA	35,411 sf	0 Sp
TOTAL LOT AREA	63,058 sf	89 Sp

\* INCLUDES BASEMENT PARKING COUNTS.

## SUBDIVISION PARKING SPACES:

(E) ON SITE SURFACE	49 Sp
(N) ON SITE SURFACE	5 Sp
(E) BASEMENT	12 Sp
(N) BASEMENT	21 Sp
(E) ON STREET (1st Street)	2 Sp
SUBDIVISION TOTAL	89 Sp

## BICYCLE PARKING:

LOT	REQD	ON-SITE	BASEMENT
LOT 1	13 sp	3 sp	10 sp
LOT 2-3	22 sp	4 sp	18 sp
LOT 4-5	6 sp	2 sp	4 sp
COMMON	0 sp	0 sp	0 sp
TOTAL	41 sp	9 sp	32 sp

REQUIRED COVERED BIKE PARKING  
BASED ON 50% OF COMMERCIAL-ON-SITE  
SPACES: 5

## RESIDENTIAL DENSITY:

LOT	ACREAGE	DWELLING UNITS
LOT 1	0.182 AC	10
LOT 2	0.181 AC	11
LOT 3	0.150 AC	4
LOT 4	0.071 AC	2
LOT 5	0.050 AC	2
COMMON	0.813 AC	N/A
TOTAL	1.446 AC	29*

\* 30 D.U./AC IN C-1 DISTRICT  
ALLOWED D.U. = 43

AFFORDABLE UNITS REQUIRED  
AFFORDABLE UNITS PROVIDED

2  
2

PLAZA NORTH  
BUILDING SUMMARY

## BUILDING AREA -

	GROSS AREA
1st FLOOR	3,480 sf
2nd FLOOR	3,742 sf
3rd FLOOR (EXCLUDES OUTDOOR DECK)	2,385 sf
TOTAL	9,607 sf

## BUILDING HEIGHT -

LOCATION (SEE PLAN): GROSS AREA	
POINT A	1897.75'
POINT B	1896.00'
POINT C	1895.67'
POINT D	1895.54'
	1895.99'

AVE. GRADE 1897.24'

MAX. BUILDING HEIGHT 1837.24'

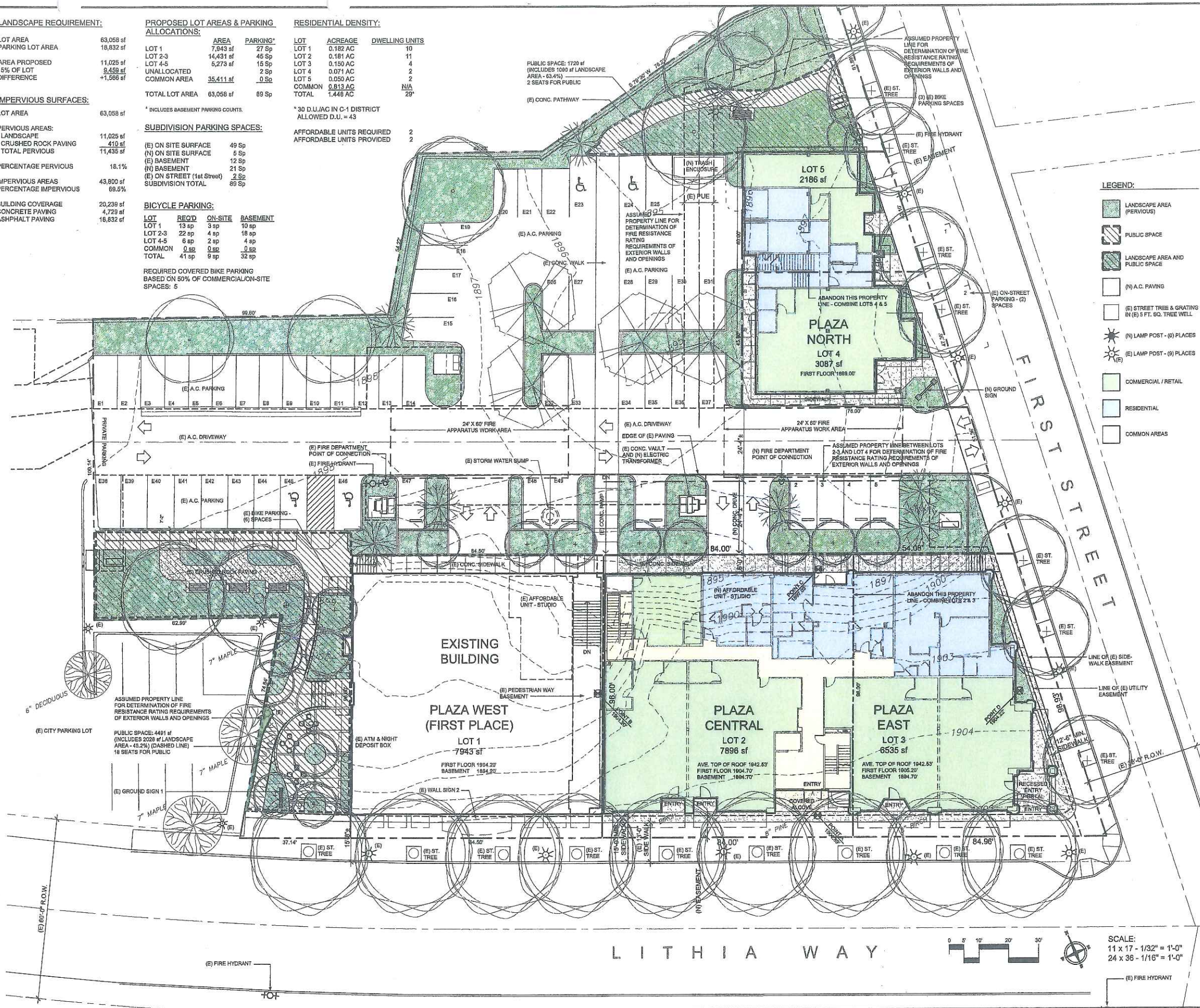
## CONSTRUCTION TYPE:

TYPE VB

FULLY SPRINKLERED

## OCCUPANCY TYPES:

FLOOR	TYPE	AREAS
1st FLOOR	M	2349
	R-2	1131
2nd FLOOR	R-2	3742
3rd FLOOR	R-2	2847



## LEGEND:

- LANDSCAPE AREA (PERVIOUS)
- PUBLIC SPACE
- LANDSCAPE AREA AND PUBLIC SPACE
- (N) A.C. PAVING
- (E) STREET TREE & GRATING IN (E) 5 FT. SQ. TREE WELL
- (N) LAMP POST - (S) PLACES
- (E) LAMP POST - (S) PLACES
- COMMERCIAL / RETAIL
- RESIDENTIAL
- COMMON AREAS

STEVE ENNIS  
ARCHITECT

P.O. BOX 4051  
2870 NANSSEN DRIVE  
MEDFORD, OREGON 97501

NOV 07 2014

PROJECT FOR  
FIRST PLACE  
PARTNERS, LLC

PROJECT NAME  
PLAZA NORTH  
COMMERCIAL AND  
RESIDENTIAL  
CONDOMINIUMS

PROJECT ADDRESS  
LITHIA FIRST SUBDIVISION  
LOTS 4&5  
175 LITHIA WAY  
ASHLAND, OREGON

SHEET TITLE  
ARCHITECTURAL  
SITE PLAN

FILE NAME

x1417SP

PROJECT

NUMBER

1417

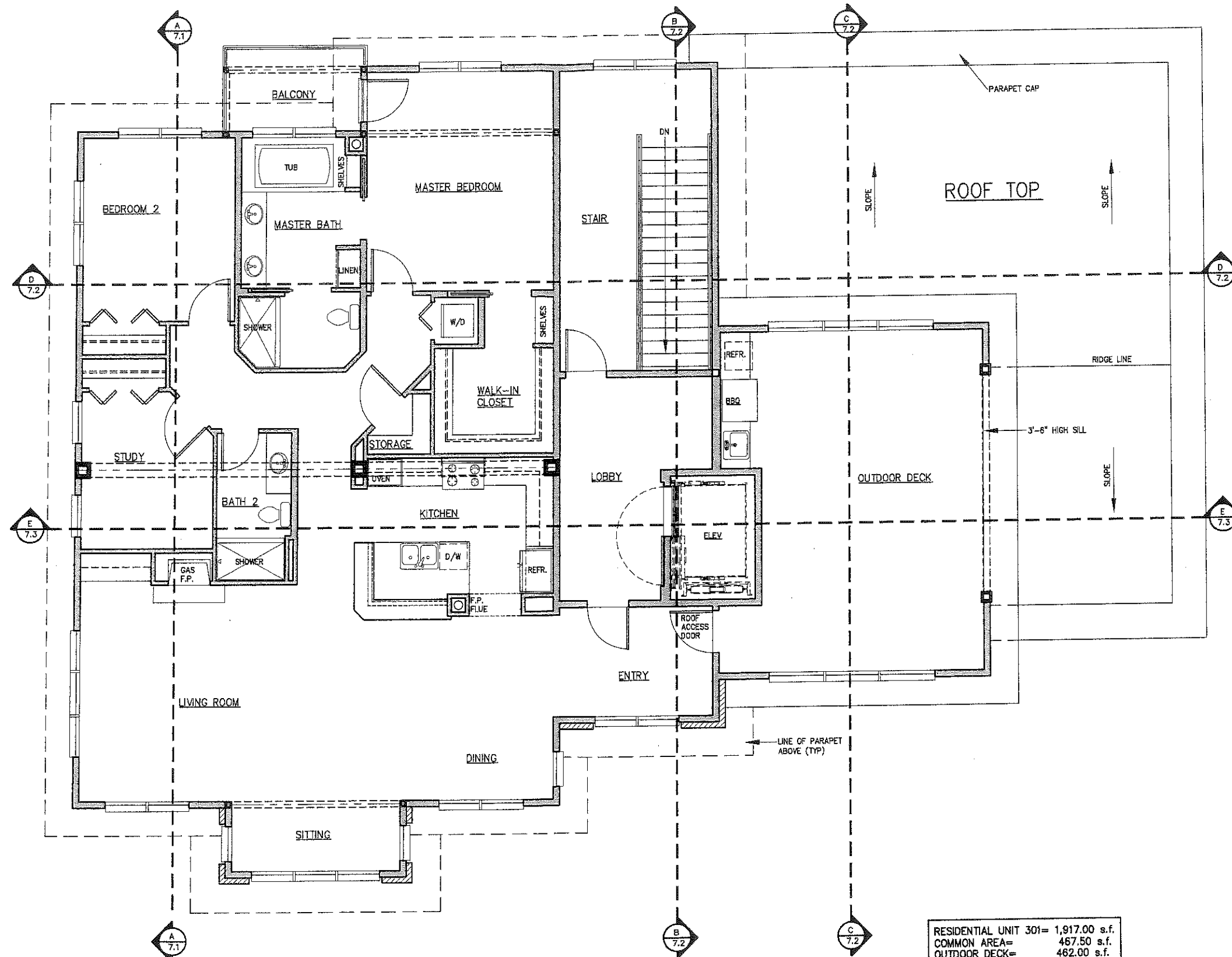
DATE

11/07/14

SHEET NO.

A1





THIRD FLOOR PLAN

RESIDENTIAL UNIT 301=	1,917.00 s.f.
COMMON AREA=	467.50 s.f.
OUTDOOR DECK=	462.00 s.f.
TOTAL THIRD FLOOR=	2,846.50 s.f.

0 1' 3' 7' 13'

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

SCALE: 1/8"=1'-0" (11"x17" SHEETS)



MARK	DATE	REVISION

STEVE ENNIS  
ARCHITECT

P.O. BOX 4051  
2870 NANSEN DRIVE  
MEDFORD, OREGON 97501

11/07/2014

PROJECT FOR  
FIRST PLACE  
PARTNERS, LLC

PROJECT NAME  
PLAZA NORTH  
COMMERCIAL AND  
RESIDENTIAL  
CONDOMINIUMS

PROJECT ADDRESS  
LITHIA FIRST SUBDIVISION  
LOTS 4&5  
175 LITHIA WAY  
ASHLAND, OREGON

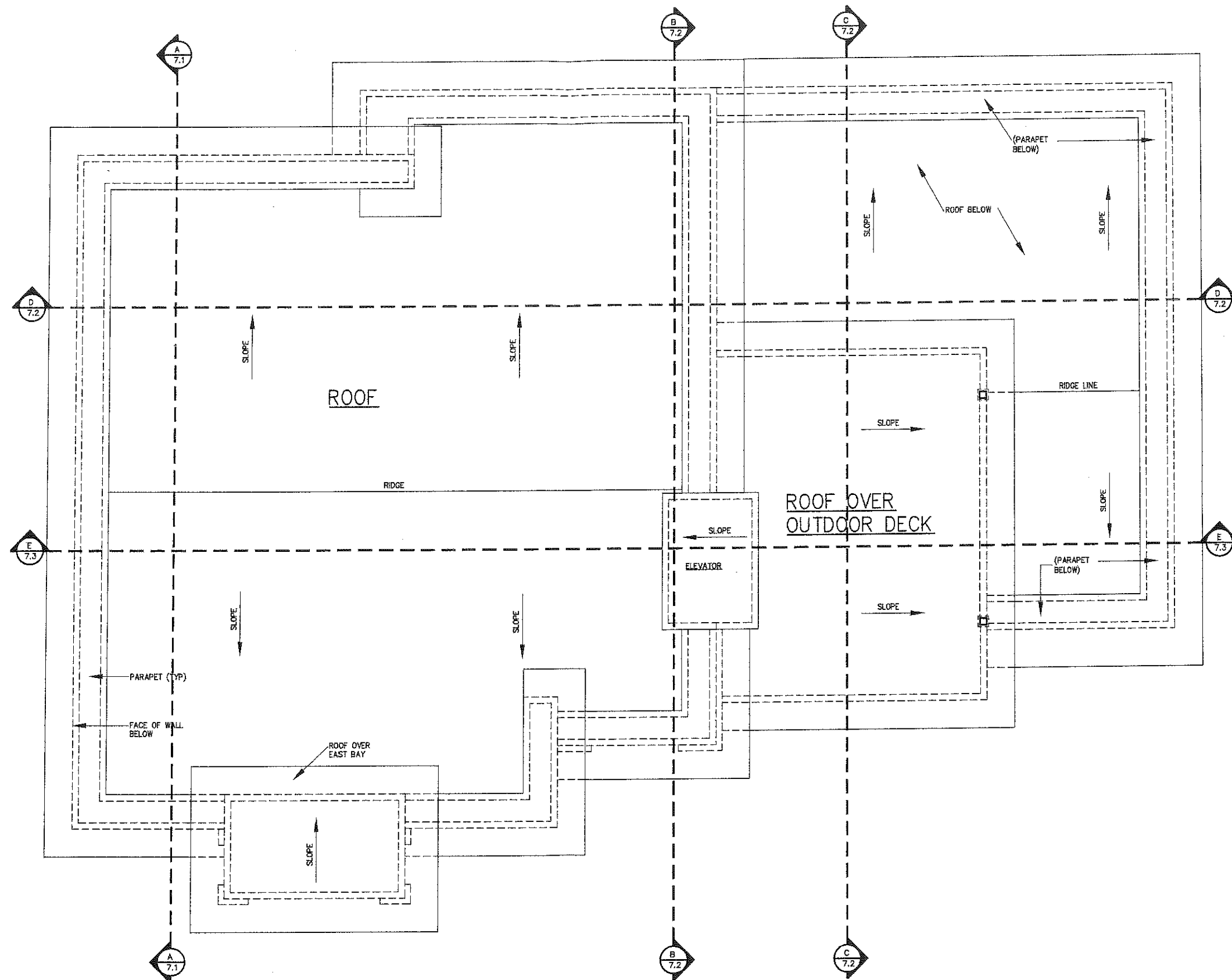
SHEET TITLE  
THIRD FLOOR  
PLAN

FILE NAME  
x1417FP3  
PROJECT  
NUMBER  
1417  
DATE  
11/07/14

SHEET NO.

A4





MARK	DATE	REVISION

STEVE ENNIS  
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11/07/2014

PROJECT FOR  
FIRST PLACE  
PARTNERS, LLC

PROJECT NAME  
PLAZA NORTH  
COMMERCIAL AND  
RESIDENTIAL  
CONDOMINIUMS

PROJECT ADDRESS  
LITHIA FIRST SUBDIVISION  
LOTS 4&5  
175 LITHIA WAY  
ASHLAND, OREGON

SHEET TITLE  
ROOF PLAN

FILE NAME  
X1417RP1  
PROJECT  
NUMBER  
1417  
DATE  
11/07/14

SHEET NO.  
**A5**

MARK	DATE	REVISION

STEVE ENNIS  
ARCHITECT

P.O. BOX 4051  
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MEDFORD, OREGON 97501

NOV 07 2014

PROJECT FOR

FIRST PLACE PARTNERS, LLC

PROJECT NAME

PLAZA NORTH COMMERCIAL AND RESIDENTIAL CONDOMINIUMS

PROJECT ADDRESS

LITHIA FIRST SUBDIVISION  
LOTS 4&5  
175 LITHIA WAY  
ASHLAND, OREGON

SHEET TITLE

EXTERIOR ELEVATIONS

FILE NAME	SHEET NO.
x1417EE1	A6
PROJECT NUMBER	
1417	
DATE	
11/07/14	



FIRST STREET ELEVATION

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

EAST ELEVATION

0 1' 3' 7' 13'

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

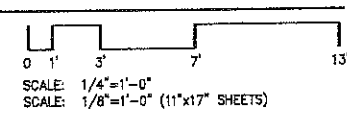
SCALE: 1/8"=1'-0" (11"x17" SHEETS)





SOUTH ELEVATION

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



MARK	DATE	REVISION

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2870 NANSEN DRIVE  
MEDFORD, OREGON 97501

NOV 07 2014

PROJECT FOR  
FIRST PLACE  
PARTNERS, LLC  
  
PROJECT NAME  
PLAZA NORTH  
COMMERCIAL AND  
RESIDENTIAL  
CONDOMINIUMS  
  
PROJECT ADDRESS  
LITHIA FIRST SUBDIVISION  
LOTS 4&5  
175 LITHIA WAY  
ASHLAND, OREGON

SHEET TITLE  
EXTERIOR  
ELEVATIONS

FILE NAME	SHEET NO.
x1417EE1	<b>A7</b>
PROJECT NUMBER 1417	
DATE 11/07/14	



WEST ELEVATION

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

0 1' 3' 7' 13'  
SCALE: 1/4"=1'-0"  
SCALE: 1/8"=1'-0" (11"x17" SHEETS)

MARK	DATE	REVISION

STEVE ENNIS  
ARCHITECT  
P.O. BOX 4051  
2870 NANSEN DRIVE  
MEDFORD, OREGON 97501

NOV 07 2014

PROJECT FOR  
FIRST PLACE  
PARTNERS, LLC  
PROJECT NAME  
PLAZA NORTH  
COMMERCIAL AND  
RESIDENTIAL  
CONDOMINIUMS

PROJECT ADDRESS  
LITHIA FIRST SUBDIVISION  
LOTS 4&5  
175 LITHIA WAY  
ASHLAND, OREGON

SHEET TITLE  
EXTERIOR  
ELEVATIONS

FILE NAME x1417EE1	SHEET NO.
PROJECT NUMBER 1417	A8
DATE 11/07/14	



MARK	DATE	REVISION

STEVE ENNIS  
ARCHITECT

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2870 NANSSEN DRIVE  
MEDFORD, OREGON 97501

NOV 07 2014

PROJECT FOR  
FIRST PLACE  
PARTNERS, LLC

PROJECT NAME  
PLAZA NORTH  
COMMERCIAL AND  
RESIDENTIAL  
CONDOMINIUMS

PROJECT ADDRESS  
LITHIA FIRST SUBDIVISION  
LOTS 4&5  
175 LITHIA WAY  
ASHLAND, OREGON

SHEET TITLE  
EXTERIOR  
ELEVATIONS

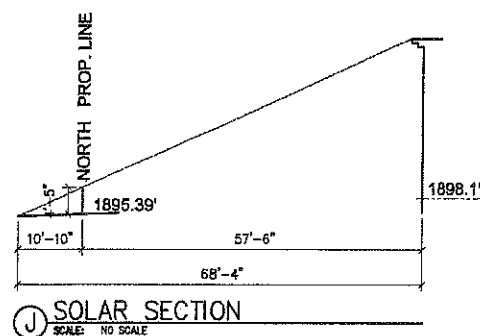
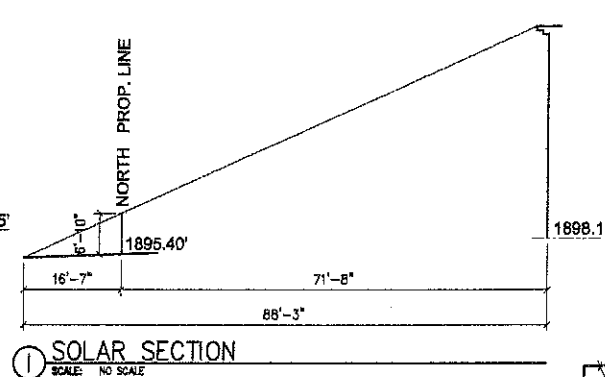
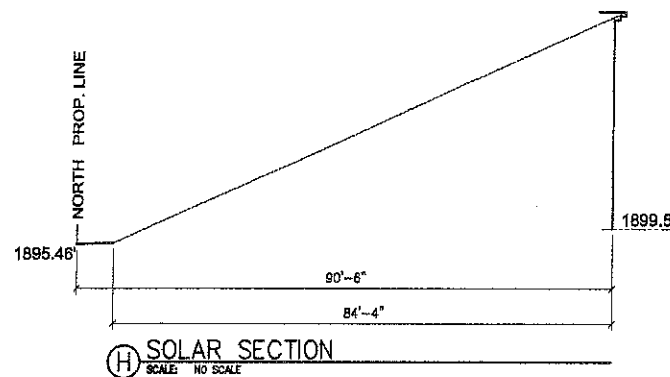
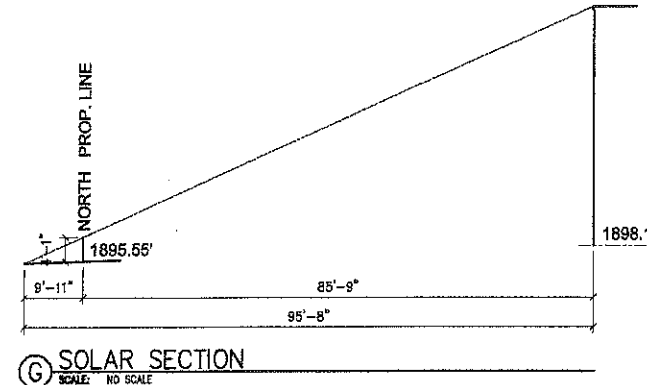
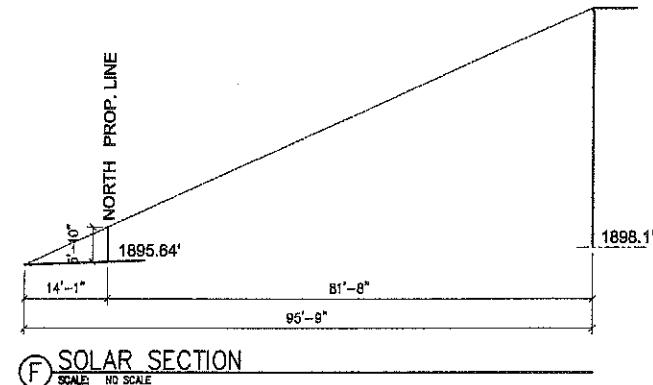
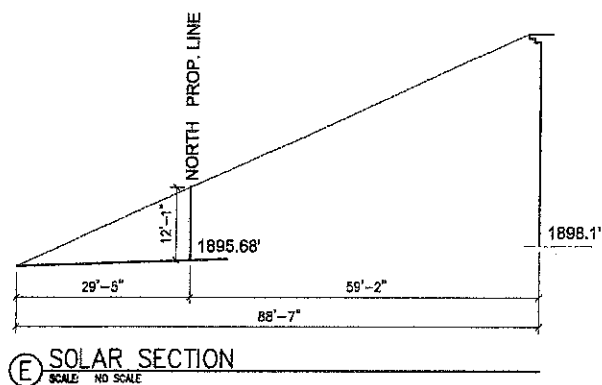
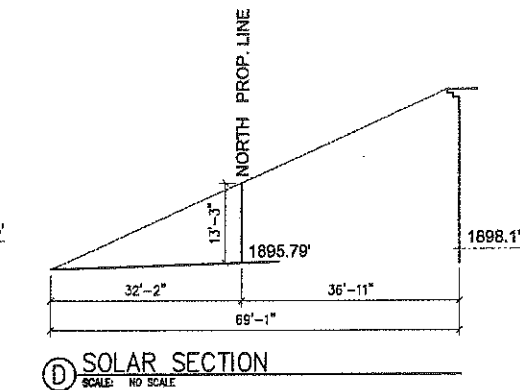
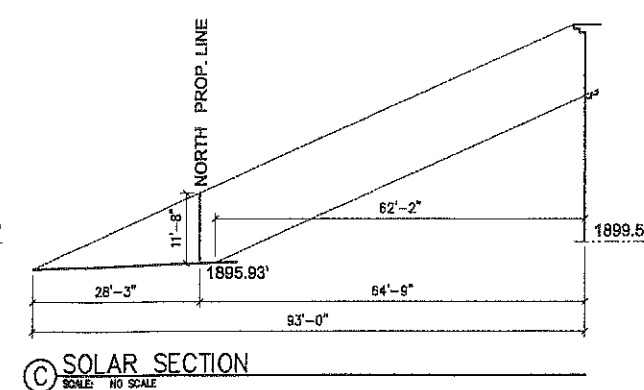
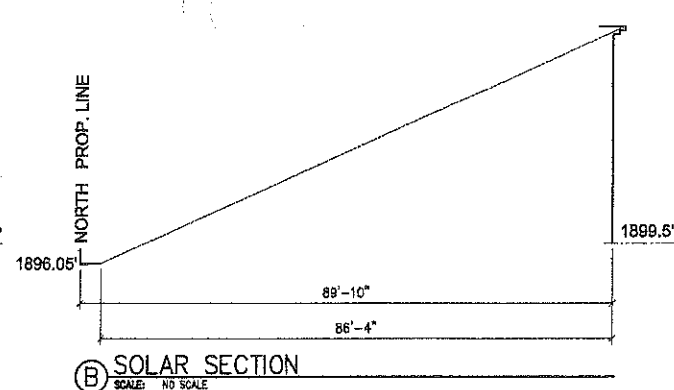
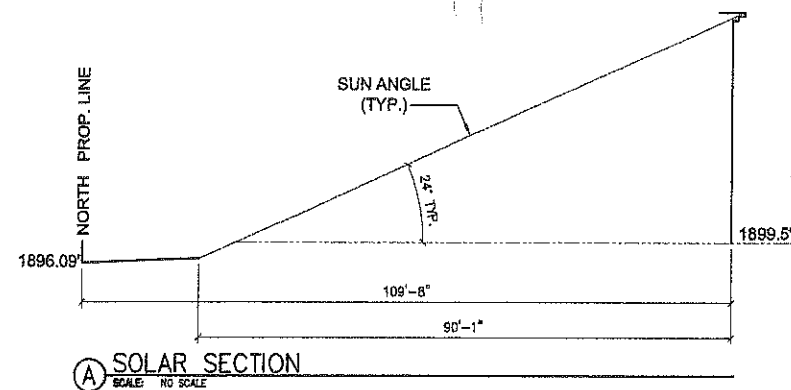
FILE NAME x1417EE1	SHEET NO.  <b>A9</b>
PROJECT NUMBER 1417	
DATE 11/07/14	



NORTH ELEVATION

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

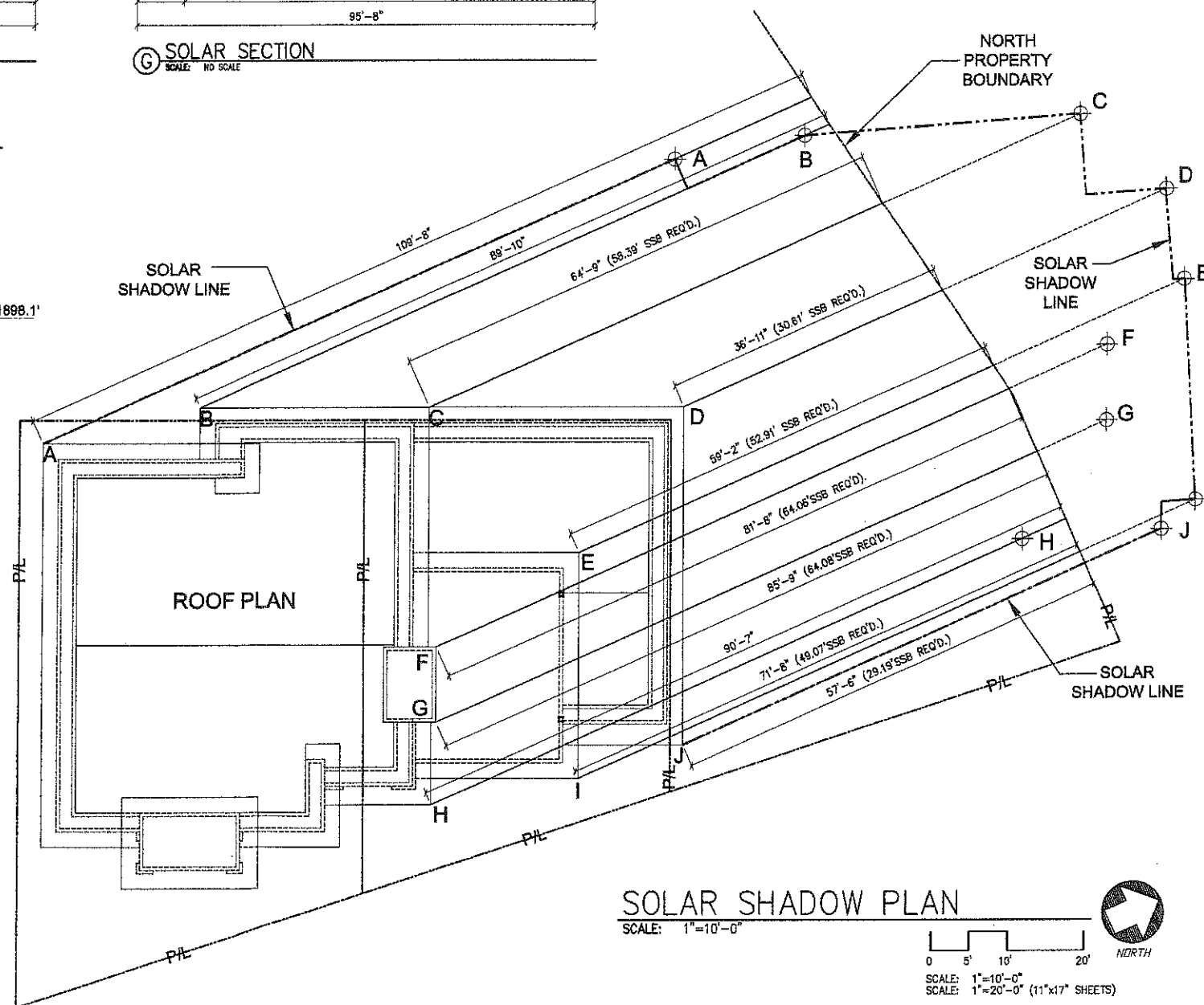
0 1' 3' 7' 13'  
SCALE: 1/4"=1'-0"  
SCALE: 1/8"=1'-0" (11"x17" SHEETS)



### SOLAR NOTES & CALCULATIONS

1. SOLAR CALCULATIONS BASED ON SETBACK FORMULA "B" (16'-0" FENCE ON PL).
2. NORTH/SOUTH SLOPE: -.034

"C":  $40'-16'/.411 = 58.39'$  S.S.B. REQUIRED.  
 "D":  $28.58'-16'/.411 = 30.61'$  S.S.B. REQUIRED.  
 "E":  $37.75'-16'/.411 = 52.91'$  S.S.B. REQUIRED.  
 "F":  $42.34'-16'/.411 = 64.06'$  S.S.B. REQUIRED.  
 "G":  $36.17'-16'/.411 = 49.07'$  S.S.B. REQUIRED.  
 "J":  $28'-0'-16'/.411 = 29.19'$  S.S.B. REQUIRED.



MARK	DATE	REVISION

**STEVE ENNIS  
ARCHITECT**

P.O. BOX 4051  
2870 NANSSEN DRIVE  
MEDFORD, OREGON 97501

NOV 07 2014

PROJECT FOR  
**FIRST PLACE  
PARTNERS, LLC**

PROJECT NAME  
**PLAZA NORTH  
COMMERCIAL AND  
RESIDENTIAL  
CONDOMINIUMS**

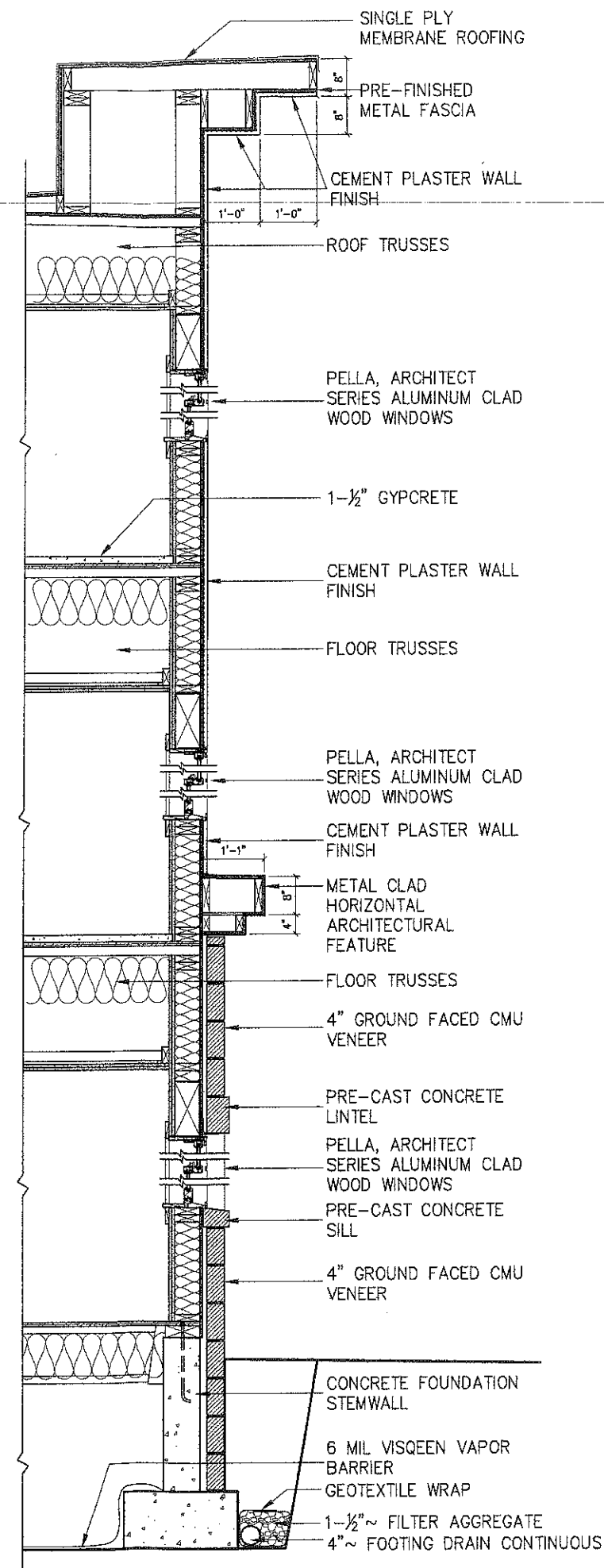
PROJECT ADDRESS  
**LITHIA FIRST SUBDIVISION  
LOTS 4&5  
175 LITHIA WAY  
ASHLAND, OREGON**

SHEET TITLE  
**SOLAR  
SECTIONS**

FILE NAME  
x1417SOLAR  
PROJECT  
NUMBER  
1417  
DATE  
11/07/14

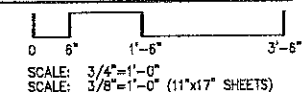
SHEET NO.

**A10**



# WALL SECTION

SCALE: 3/4"=1'-0"



MARK	DATE	REVISION

STEVE ENNIS  
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MEDFORD, OREGON 97501

NOV 07 2014

PROJECT FOR

FIRST PLACE  
PARTNERS, LLC

PROJECT NAME

PLAZA NORTH  
COMMERCIAL AND  
RESIDENTIAL  
CONDOMINIUMS

PROJECT ADDRESS

LITHIA FIRST SUBDIVISION  
LOTS 4&5  
175 LITHIA WAY  
ASHLAND, OREGON

SHEET TITLE

WALL  
SECTIONS

FILE NAME

x1417ED1

PROJECT

NUMBER

1417

DATE

11/07/14

SHEET NO.

A11

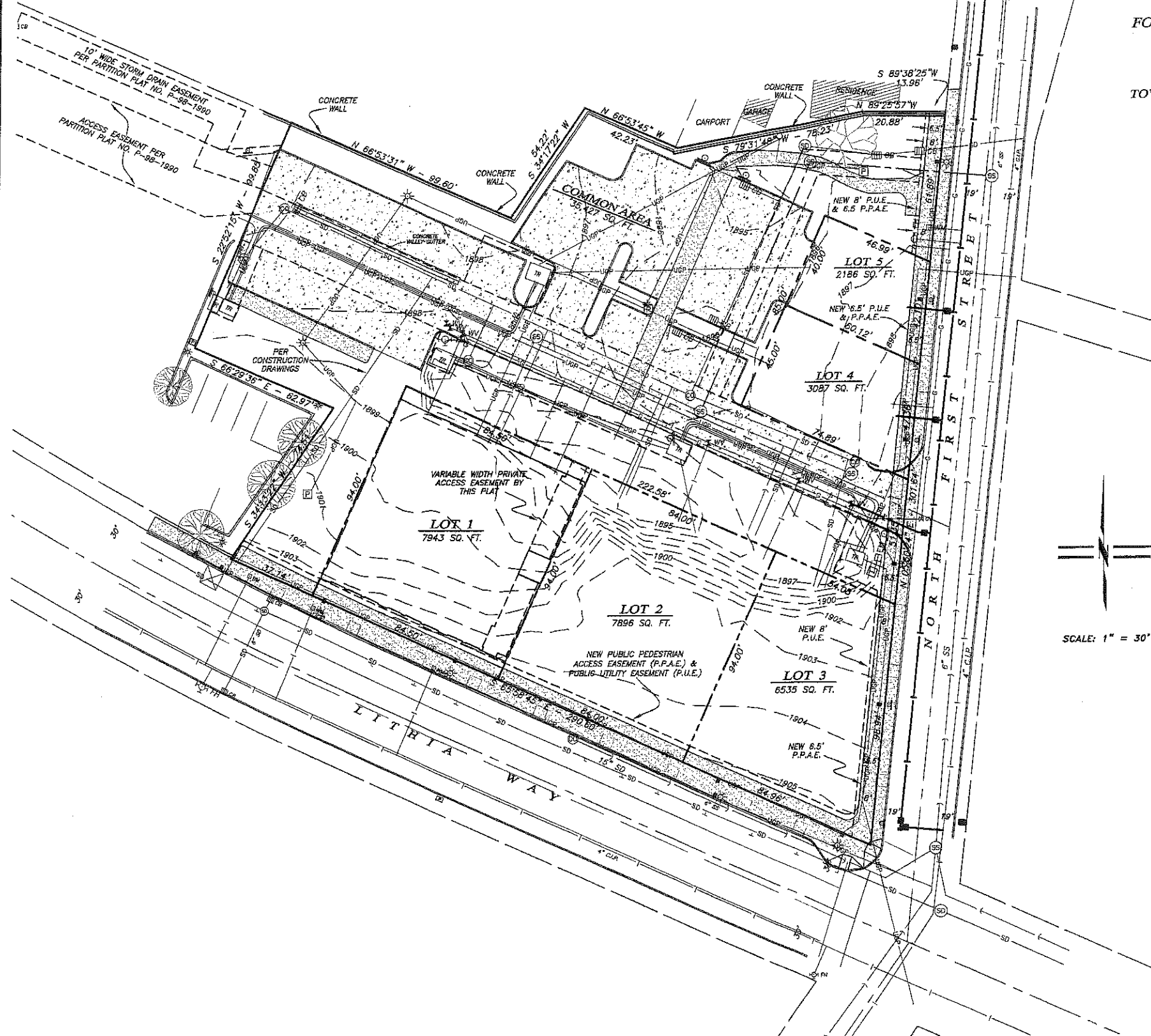


PRELIMINARY MAP  
**FIRST PLACE SUBDIVISION**  
 OF  
 FORMER COPELAND LUMBER & TEMPCO MALL SITE  
 165 LITHIA WAY & 123 NORTH FIRST STREET  
 LYING SITUATE WITHIN  
 NORTHWEST QUARTER OF SECTION 9,  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 CITY OF ASHLAND, JACKSON COUNTY, OREGON  
 FOR  
**FIRST PLACE PARTNERS LLC**  
 815 ALDER CREEK DRIVE  
 MEDFORD, OREGON 97504

**LEGEND**

---	PROPERTY BOUNDARY LINE
---	NEW LOT LINE
---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
-x-x-	FENCELINE
---	WATER LINE
---	BURIED NATURAL GAS LINE
---	BURIED PHONE LINE
---	STORM DRAIN LINE
---	SANITARY SEWER LINE
---	BURIED POWER LINE
---	OVERHEAD POWER LINE
---	BURIED IRRIGATION LINE
---	CONTOUR LINE
---	GUY ANCHOR
PP	POWER POLE
TR	POWER TRANSFORMER
P	POWER CABINET
*	AREA LIGHT
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
CB	CATCHBASIN
SM	STORM SEWER MANHOLE
SSM	SANITARY SEWER MANHOLE
C	CLEANOUT
TP	PHONE PEDESTAL
G	GAS METER
GV	GAS VALVE
IB	IRRIGATION BOX
---	CONCRETE SURFACE
---	BUILDING
---	DECIDUOUS TREE (AS DESCRIBED)

SCALE: 1" = 30'



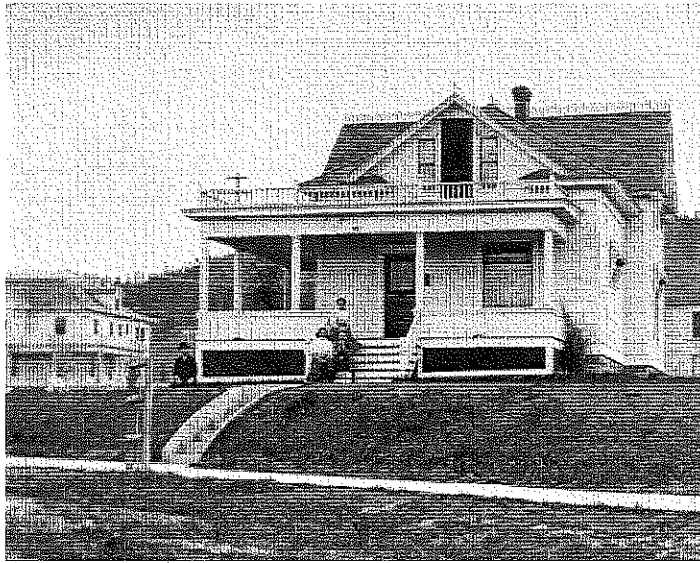
Assessor's Map No. 39 1E 09 BA, Tax Lots 10100, 11601, 11701, 15000

**POLARIS LAND SURVEYING**

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
 P.O. BOX 459  
 ASHLAND, OREGON 97520  
 (541) 482-5009  
 DATE: FEBRUARY 20, 2013  
 PROJECT NO. 220-04

NOV 07 2011

# December 2014



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

December 4th	Sam, Keith, Allison
December 11th	
December 18th	
December 24th	
December 31st	
January 8th	

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

## PROJECT ASSIGNMENTS FOR PLANNING ACTIONS

PA-2014-01956	Lithia & First	
PA-2014-01880	280 Liberty	
PA-2014-01388	107 Fork St.	Emery
PA-2014-01126	345 Lithia Way	Giordano
PA-2014-00725	121 Manzanita-Under construction	Whitford
PA-2014-00725	469 Allison-Under construction	Swink
PA-2014-00710/711	143/135 Nutley	Swink and Whitford
PA-2014-01283	172 Skidmore	Shostrom
BD-2013-00256	175 Lithia Way – <i>Under construction</i>	Giordano
BD-2013-00718	5 B Street – Under construction/ almost done	Not assigned
PA-2014-00251	30 S. First St. – No new permits issued	Whitford
PA-2014-00491	566 Fairview St. – Under construction/almost done	Shostrom
BD-2013-00813	374 Hargadine – Under construction/almost done	Swink
PA-2013-01388	14 Calle Guanajuato(Sanders) Restaurant-Under construction/almost done	Renwick
PA-2013-01421	270 N. First St.(Nisha Jackson)- Building permits issued	Renwick
PA-2013-01829	60 Alida St. (Lieberman) - Complete	Shostrom
PA-2013-01828	310 Oak St. (Thompson) – No new permits issued	Shostrom
PA-2014-01837	95 Winburn Way – Ice Rink Cover	



# ASHLAND HISTORIC COMMISSION Membership List

Commissioner's Name	Term Expiration	Mailing Address	Home Phone	Work Phone	E-Mail Address
Allison Renwick	4-30-2015	157 Sixth Street	482-6788		allison@mind.net
Dale Shostrom	4-30-2015	309 N Pioneer Street	482-8737	482-9761 Fax 488-2767	shobro@jeffnet.org (Cell - 621-9761)
Keith Swink	4-30-2016	524 Granite St.	482-8802	821-4375	kswink@mind.net
Kerry Kencairn	4-30-2016	545 A Street		488-3194	kerry@kencairlandscape.com
Sam Whitford	4-30-2015	355 Scenic Drive	482-3450	821-0474	skwhippet@mind.net
Terry Skibby Chairman	4-30-2016	611 Beach Street	482-2805		terryskibby321@msn.com
Tom Giordano	4-30-2017	105 Lincoln St #A		482-9193 (Call to fax)	tomarch@charter.net
Bill Emery	4-30-2017	2962 Grizzly Drive	488-0660	944-8897	bill@ashlandhome.net
Andrew Ladygo	4-30-2017	345 Fair Oaks Avenue	708-5118	None	allad@ashlandhome.net
Council Liaison Mike Morris					mike@council.ashland.or.us
Amy Gunter Assistant Planner		City of Ashland Planning Dept.		552-2044	guntera@ashland.or.us
Regan Trapp Admin. Staff		City of Ashland Planning Dept.		552-2233	regan.trapp@ashland.or.us