bluemarble

Blue Marble HQ

101 A Street Ashland, OR 97520

Site Design Review Application Narrative

October 8, 2021 (Updated 11/19/2021)

arkitek
design&architecture

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SITE DESIGN REVIEW: Blue Marble HQ

I. Project Information

Date:	10/08/2021	
Subject Site:	101 A Street Ashland, OR 97520	
Map & Tax Lot #:	39 1E 09 BA; 14900 and 14600	
Zoning:	E-1 (Employment) Historic District OverlaY	Detail Site Review Overlay Residential Overlay
Property Owner:	Jordan Willing; Blue Marble	
Total Acreage:	0.94 Acres (40,954 square feet)	

II. Project Scope

The anticipated development located at 101 A Street, proposed by Blue Marble, includes renovations and additions to the existing facility. The purpose of the project is to establish the new headquarters for the Blue Marble Company and revitalize the existing "Oak Street Tank and Steel" building. A new rooftop addition on top of the southeast building is proposed. Further rooftop work includes a re-roof of the existing structures, installation of a rooftop solar array, and replacement of the existing rooftop mechanical units. To allow egress from the building, a new exterior stair is proposed in the northwest corner of the parking area. On the southeast building, new exterior windows, and a new awning cover are proposed. On the northwest building a new dormer, facing the railroad tracks, is proposed. The Interior work scope includes the construction of second floor spaces in the southeast and northwest buildings. The proposed site work includes minor landscaping, new sidewalk paving around the proposed exterior stair, relocation of existing bicycle parking, and the removal and replacement of a parking area tree (less than 6" DBH). The installation of a parking area barrier gate (boom arm) is proposed to regulate access. New benches and plaza space are proposed to improve the pedestrian experience. An electric box will need to relocated as a part of the proposed site work.

The proposed improvements will not create any new uses or activities on site, will not increase the number of users, and will not intensify or expand the current uses and activities of the site.

III. Attachments - Evidence of Record

Document No.	Document Name:	Document No.	Document Name:
LU.0	Site Topographical Survey	LU.5	Proposed Exterior Elevations
LU.1	Tree Protection Plan	LU.6	Proposed Exterior Elevations
LU.2	Landscape and Irrigation Plans	LU.7	Proposed Floor Plans
LU.3	Existing / Demolition Site Plan	LU.8	Solar Setback Calculations
LU.4	Architectural Site Plan	LU.9	Proposed Plaza
		HC	Historic Commision Review

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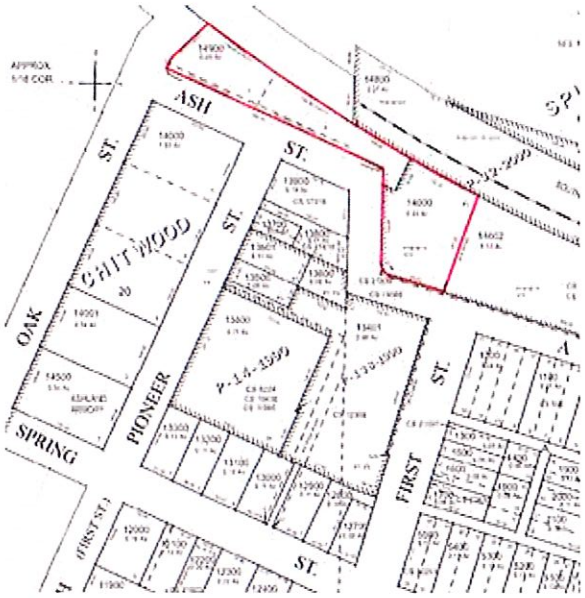
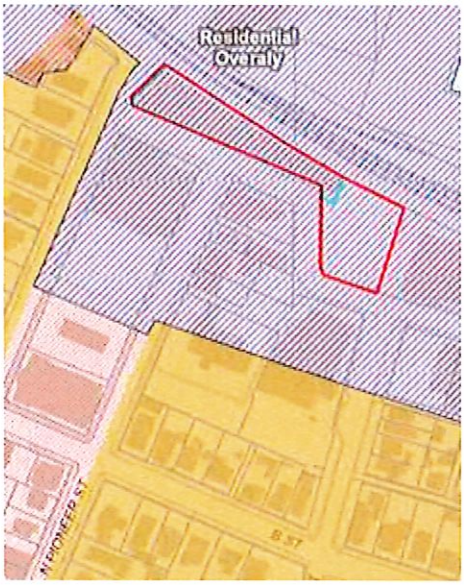
IV. Site Description

The Blue Marble Headquarter site consists of one building with a total building footprint of 17,258 square feet. There is one point of access to the site from A Street for vehicles and vehicular parking is at this location, with handicap parking located directly next to the East side of the building. Bicycle parking is also located at that location, with bicycle and pedestrian access from all sides and partial fencing along the north side of the property. There is well established landscaping along the perimeter of the 0.94 acre site, including shade trees adjacent to parking areas. Located on site is an existing chain-link enclosed trash enclosure to the far Southeast corner of the site and the railroad tracks border the North side of the property line. Underground City water, sewer, storm sewer, and electricity currently supply the site and the Blue Marble Headquarter building. The approximate overall site coverage is currently 42.2% buildings, 14.2% landscaping, and 85.8% impervious surfacing such as driveways, parking areas, and trash enclosure.



Subject Parcel: Assessor's Map 39 1E 09 BA



City of Ashland zoning map (E-1)

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V. Overview

Chapter 18.5.2 SITE DESIGN REVIEW	Compliance Narrative
18.5.2.020 **Applicability** Site Design Review is required for the following types of project proposals. **A. Commercial, Industrial, Non-Residential, and Mixed Uses.** Site Design Review applies to the following types of non-residential uses and project proposals, including proposals for commercial, industrial, and mixed-use projects, pursuant to section 18.5.2.030, Review Procedures. 1. New structures, additions, or expansions in C-1, E-1, HC, CM, and M-1 zones.	The proposed work is an expansion of an existing building in the E-1 zone. It is subject to a site design review.
18.5.2.030 **Review Procedures** **A. Type I Review.** Except as provided by 18.5.2.030, subsections B - G, below, applications for Site Design Review are subject to the Type I procedure, pursuant to section 18.5.1.050. **D. Detail Site Review Overlay.** In the Detail Site Review overlay, new structures or additions greater than 10,000 square feet in gross floor area, or longer than 100 feet in length or width are subject to Type II review.	The proposed work is in the Detail Site review Overlay. The building footprint is not expanded, but the gross floor area is expanded by 8,159 square feet. Since the expansion is less than 10,00 square feet, it is subject to a Type I review.
18.5.2.040 **Application Submission Requirements** The following information is required for site design review application submittal, except where the Staff Advisor determines that some information is not pertinent and therefore is not required: **B. Site Design Review Information.** In addition to the general information required for site design review, the applicant shall provide the following information:	The application contains all required information within this application narrative and the attached Exhibits listed insection 'III. Attachments.'

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18.5.2.050 **Approval Criteria** An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria. **A. Underlying Zone.** **B. Overlay Zones.** **C. Site Development and Design Standards.** **D. City Facilities.** **E. Exception to the Site Development and Design Standards.**	This application narrative and the attached Exhibits listed insection 'III. Attachments' demonstrate that this proposal meets the approval criteria.

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VI. Findings of Fact

AMC Part 18.2

Chapter 18.2.2 BASE ZONES AND ALLOWED USES	Compliance Narrative
18.2.2.030 **Allowed Uses** **A.** Uses Allowed in Base Zones. Allowed uses include those that are permitted, permitted subject to special use standards, and allowed subject to approval of a conditional use permit. Where Table 18.2.2.030 does not list a specific use and part 18.6 does not define the use or include it as an example of an allowed use, the City may find that use is allowed, or is not allowed, following the procedures of section 18.1.5.040.	Per Table 18.2.2.30 permitted Commercial Uses for zone E-1 include "Office." Permitted Industrial and Employment Uses include "Manufacture, Light." The proposed development will include 15,150 square feet of office space (including individual offices, shared offices, conference rooms, a photo studio, and product displays). This is a permitted use. The proposed development will also include 12,420 square feet of industrial space (including product testing, product development, soldering, 3d printing, light manufacturing, packaging, storage, shipping and returns) This is a permitted use. See the attached exhibit LU.4 *Architectural Site Plan* for locations of each use.

Chapter 18.2.4 GENERAL REGULATIONS FOR BASE ZONES	Compliance Narrative
18.2.4.010 **Access and Minimum Street Frontage** Each lot shall abut a public street other than an alley for a width of not less than 40 feet; except, where a lot is part of an approved flag partition or abuts a cul-de-sac vehicle turn-around area, the minimum width is 25 feet.	The existing lot abuts 'A' street for a width of 600 ft. This exceeds the minimum frontage of 40 ft.
18.2.4.020 **Accessory Structures and Mechanical Equipment** **A.** Accessory Structures. Accessory buildings and structures shall comply with all requirements for the principal use, except where specifically modified by this ordinance. **B.** Mechanical Equipment. Mechanical equipment shall not be located between the main structure on the site	**A.** There are no accessory structures. **B.** Existing electrical equipment is located on 'A' street between the existing building and the street. Existing mechanical equipment is located on the building roofs and on the railroad facing side of the building. The rooftop mechanical equipment will be replaced with new units. A new rooftop solar array is proposed.

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and any street adjacent to a front or side yard, and every attempt shall be made to place such equipment so that it is not visible from adjacent public streets. Mechanical equipment and associated enclosures, not taller than allowed fence heights, may be located within required interior side or rear yards, provided such installation and operation is consistent with other provisions of this ordinance or the Ashland Municipal Code, including but not limited to noise attenuation. Any installation of mechanical equipment shall require a building permit.	
18.2.4.030 **Arterial Street Setback** The setback from an arterial street shall be not less than 20 feet, or the width required to install sidewalk and park row improvements, consistent with the street standards in chapter 18.4.6, whichever is less.	The existing structure has a setback the width of the existing sidewalk. See the attached exhibit LU.4 *Architectural Site Plan & Zoning Summary* for details.
18.2.4.050 **Yard Requirements and General Exceptions** **A.** In addition to the requirements of chapters 18.2.5 and 18.2.6, yard requirements shall conform to the Solar Access standards of chapter 18.4.8. **B.** Eaves and awnings may encroach three feet into required yards; all other architectural projections may encroach 18 inches into required yards. **C.** The following general exceptions are allowed for structures that are 30 inches in height or less, including entry stairs, uncovered porches, patios, and similar structures: 1. The structures are exempt from the side and rear yard setback requirements. 2. The front and side yards abutting a public street may be reduced by half.	**A.** The solar access standards of chapter 18.4.8 apply. See attached exhibit LU.8 *Solar Setback Calculations* for details. **B.** Not applicable, there are no setback requirements for zone E-1. See narrative for 18.2.6. Also, within the Detail Site Review Overlay, awnings are required to provide pedestrian protection from sun/rain. See narrative for 18.4.2.40.B. **C.** Not applicable, there are no setback requirements for zone E-1.

Chapter 18.2.6 **STANDARDS FOR NON-RESIDENTIAL ZONES**	**Compliance Narrative**
18.2.6.020	Chapter 18.2.6 applies. The property is in the E-1 zone.

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Applicability The standards contained in this chapter apply to all uses and development in the city's employment zones. Property owners are responsible for verifying whether a proposed use or development meets the applicable standards of this ordinance, and for obtaining Zoning Permits.	
Lot Area, Width, Depth, Lot Coverage There is no minimum lot area, width or depth, or maximum lot coverage; or minimum front, side or rear yard, except as required to comply with the special district and overlay zone provisions of part 18.3 or the site development and design standards of part 18.4.	No requirements. Special districts, overlay zones, and site and design standards are addressed later in this narrative.
Setback Yards (feet) There is no minimum front, side, or rear yard required, except where buildings on the subject site abut a residential zone, in which case a side of not less than 10 ft and a rear yard of not less than 10 ft per story is required. The solar setback standards of chapter 18.4.8 do not apply to structures in the C-1-D zone. Except for buildings within 100 feet of a residential zone, the solar setback standards of chapter 18.4.8 do not apply to structures in the C-1 zone. See also section 18.2.4.030 Arterial Street Setback.	No minimum front, side, or rear yard is required. The exception does not apply. Although the property is adjacent to residential zone (R-2) across Oak Street, the property does not directly abut any residential property on the front, side or rear yards. The site is in the E-1 zone, therefore the solar setback standards of chapter 18.4.8 apply. See attached exhibit LU.8 *Solar Setback Calculations* for details. The exception to the solar setback requirement does not apply. The site is located on an arterial street, therefore section 18.2.4.030 applies. See compliance narrative for section 18.2.4.030 above.
Building Height 2 & 3 – Maximum (feet) 2. See definition of "height of building" in section 18.6.1.030. 3. Parapets may be erected up to five feet above the maximum building height; see also, 18.4.4.030.G.4 for mechanical equipment screening requirements, and 18.5.2.020 for Site Design Review for mechanical equipment review process. 40 ft, except: - Buildings greater than 40 ft and less than 55 ft are permitted in C-1-D zone with approval of a Conditional Use Permit. -Where located more than 100 feet from a residential zone, buildings greater than 40 ft and less than 55 ft are permitted in C-1 zone with approval of a Conditional	The building height is 39 feet. This meets the building height requirements. The average of the finished ground level at the center of all walls of the building is 1868' above sea level. Refer to LU.4 *Architectural Site Plan & Zoning Summary* for this calculation See the demonstration of building height on exhibit LU.5 *Proposed Exterior Elevations*. The building height was conservatively taken as the highest projecting point, the solar panels on top of the rooftop addition.

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Use Permit.	
Landscape Area – Minimum (% of developed lot area) 15%	The existing landscaped area is 14.2%. With the proposed site work, the new landscaped area is 14.2%. Limited landscaping exists on property. The existing historic building occupies a significant amount of tax lot 14900. On tax lot 14600, the parking area occupies the entire lot. There are limited opportunities to create new landscaping without impacting the existing features of the property. Minimal site work is proposed, and has little impact on the existing landscape area. It is not feasible to meet this requirement.

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AMC Part 18.3

Chapter 18.3.12 SITE DEVELOPMENT AND DESIGN OVERLAYS	Compliance Narrative
18.3.12.030 **Detail Site Review Overlay** **B.** Development in the Detail Site Review Overlay is subject to subsection 18.4.2.040.C in addition to all other applicable sections of this ordinance. **C.** Any development in the Detail Site Review Overlay which exceeds 10,000 square feet or is longer than 100 feet in length or width shall be reviewed according to the Type II procedure in section 18.5.1.060.	**B.** The development is located in the Detail Site Review Overlay. Subsection 18.4.2.040.C applies. **C.** Does not apply. The addition is less than 10,000 square feet.
18.3.12.050 **Historic District Overlay** B. Development in the Historic District Overlay is subject to section 18.4.2.050 Historic District Standards in addition to all other applicable sections of this ordinance.	**B.** The development is located in the Historic District Overlay. Section 18.4.2.050 applies.

Chapter 18.3.13 RESIDENTIAL OVERLAY	Compliance Narrative
18.3.13.010 **Residential Overlay Regulations** **C. Requirements.** The Residential overlay requirements are as follows, except that dwellings developed under the Transit Triangle (TT) overlay option are not subject to this subsection. See section 18.3.14.040 for the allowed uses in the TT overlay.	**C.** 101 'A' Street lies within the Residential Overlay, however the proposed development will not be Mixed-Use Residential. This section is not applicable.

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AMC Part 18.4

Chapter 18.4.2 BUILDING PLACEMENT, ORIENTATION, AND DESIGN SITE DEVELOPMENT AND DESIGN OVERLAYS	Compliance Narrative
18.4.2.040 **Non-Residential Development** **B. Basic Site Review Standards.**	
1. Orientation and Scale. a. Buildings shall have their primary orientation toward the street and not a parking area. Automobile circulation or off-street parking is not allowed between the building and the street. Parking areas shall be located behind buildings, or to one side. See Figure 18.4.2.040.B.1. b. A building façade or multiple building facades shall occupy a large majority of a project's street frontage as illustrated in Figure 18.4.2.040.B.6, and avoid site design that incorporates extensive gaps between building frontages created through a combination of driveway aprons, parking areas, or vehicle aisles. This can be addressed by, but not limited to, positioning the wider side of the building rather than the narrow side of the building toward the street. In the case of a corner lot, this standard applies to both street frontages. Spaces between buildings shall consist of landscaping and hard durable surface materials to highlight pedestrian areas. c. Building entrances shall be oriented toward the street and shall be accessed from a public sidewalk. The entrance shall be designed to be clearly visible, functional, and shall be open to the public during all business hours. See Figure 18.4.2.040.B.1. d. Building entrances shall be located within 20 feet of the public right-of-way to which they are required to be oriented. Exceptions may be granted for topographic constraints, lot configuration, designs where a greater setback results in an improved	1.a. The building is oriented towards 'A' street. Off Street parking is located beside the building. The standard is met. 1.b. The building's street facade features prominently along 'A' street and Oak street. There are no gaps between the building façades. The widest part of the building is oriented along the street frontage. The standard is met. 1.c. Multiple building entrances are located along 'A' Street, directly accessible from the public sidewalk. Another entrance is located on Oak Street, which is directly accessible from the public sidewalk. The entrances are clearly visible. The standard is met. 1.d. All building entrances are within 20 feet of the public right of way. The standard is met. 1.e. The building is on a corner lot. The building is existing and located at the intersection of 'A' street and Oak street. The building has multiple existing entrances on both 'A' and Oak streets. 1.f. Public sidewalks are present on the 'A' and Oak street frontages. 1.g. Not applicable.

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access or for sites with multiple buildings, such as shopping centers, where other buildings meet this standard. e. Where a building is located on a corner lot, its entrance shall be oriented toward the higher order street or to the lot corner at the intersection of the streets. The building shall be located as close to the intersection corner as practicable. f. Public sidewalks shall be provided adjacent to a public street along the street frontage. g. The standards in subsections 18.4.2.040.B.1.a through d, above, may be waived if the building is not accessed by pedestrians, such as warehouses and industrial buildings without attached offices, and automotive service stations.	
2. Streetscape. One street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street pursuant to subsection 18.4.4.030.E.	**2.** There are existing street trees along the street frontage. Along Oak Street the property has 90 feet of frontage, requiring 3 street trees. Currently there are 2 street trees. Given the utility pole and light post in the vicinity, as well as the historic nature of the sidewalk streetscape, it is not feasible to add another tree adherent to this standard. Along 'A' Street, there is 600 feet of frontage, requiring 20 street trees. Currently there are 12 trees. These trees are located on the private side of the property line, and not in the public right of way. The proposed site work removes one tree to accommodate a new walkway. This tree will be replaced at a nearby location. Due to the historic condition of the sidewalk design, the majority of the existing building sits on a narrow sidewalk/streetscape. It is not feasible to place any new street trees in this area. There is limited space between the building and the street. The site is deficient 9 street trees. 9 new trees are proposed in the parking area to offset this difference. See exhibit LU.2 *Landscape and Irrigation Plans* for details.
3. Landscaping. a. Landscape areas at least ten feet in width shall	3.a. Does not apply. The proposed development is in the Detail Site Review and Historic District Overlays.

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buffer buildings adjacent to streets, except the buffer is not required in the Detail Site Review, Historic District, and Pedestrian Place overlays. b. Landscaping and recycle/refuse disposal areas shall be provided pursuant to chapter 18.4.4.	3.b. Existing trash and recycling facilities are located in the corner of the parking area. No alterations are proposed.
4. Designated Creek Protection. Where a project is proposed adjacent to a designated creek protection area, the project shall incorporate the creek into the design while maintaining required setbacks and buffering, and complying with water quality protection standards. The developer shall plant native riparian plants in and adjacent to the creek protection zone.	4. Not applicable. The proposed development is not in a designated creek protection area.
5. Noise and Glare. Artificial lighting shall meet the requirements of section 18.4.4.050. Compliance with AMC 9.08.170.C related to noise is required.	5. No modification to the existing street lights, and parking area lights, are proposed.

18.4.2.040.B.6. **Expansion of Existing Sites and Buildings.** For sites that do not conform to the standards of section 18.4.2.040 (i.e., nonconforming developments), an equal percentage of the site must be made to comply with the standards of this section as the percentage of building expansion. For example, if a building area is expanded by 25 percent, then 25 percent of the site must be brought up to the standards required by this document.	Due to the existing and historic characteristics of the site, the total building may not be in keeping with some of the standards of 18.4.2.040. The existing building floor area is being expanded by 8,159 square feet. Non-conformities observed: • 18.4.2.040.B.2. Streetscape. • 18.4.2.040.C.1.c. Wall area. • 18.4.2.040.D.1.b.iv. Contiguous building length • 18.4.2.040.D.2.a. Plaza space 8,159SF of the site must be brought up to the standards of 18.4.2.040. Area 'C' has a proposed area of 9,817 SF. This section of the building will be brought up to the standards of 18.4.2.040.

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18.4.2.040 **Non-Residential Development** **C. Detailed Site Review Standards.** Development that is within the Detail Site Review overlay shall, in addition to complying with the standards for Basic Site Review in subsection 18.4.2.040.B, above, conform to the following standards. See conceptual site plan of detail site review development in Figure 18.4.2.040.C.1 and maps of the Detail Site Review overlay in Figures 18.4.2.040.C.2 through 5.	**Compliance Narrative**
1. Orientation and Scale. a. Developments shall have a minimum Floor Area Ratio (FAR) of 0.50. Where a site is one-half an acre or greater in size, the FAR requirement may be met through a phased development plan or a shadow plan that demonstrates how development may be intensified over time to meet the minimum FAR. See shadow plan example in Figure 18.4.2.040.C.1.a. Plazas and pedestrian areas shall count as floor area for the purposes of meeting the minimum FAR. b. Building frontages greater than 100 feet in length shall have offsets, jogs, or have other distinctive changes in the building façade. c. Any wall that is within 30 feet of the street, plaza, or other public or common open space shall contain at least 20 percent of the wall area facing the street in display areas, windows, or doorways. Windows must allow view into working areas, lobbies, pedestrian entrances, or display areas. Blank walls within 30 feet of the street are prohibited. Up to 40 percent of the length of the building perimeter can be exempted for this standard if oriented toward loading or service areas. d. Buildings shall incorporate lighting and changes in mass, surface or finish to give emphasis to entrances. e. Infill or buildings, adjacent to public sidewalks, in existing parking lots is encouraged and desirable. f. Buildings shall incorporate arcades, roofs, alcoves, porticoes, and awnings that protect pedestrians from the rain and sun.	1.a. The proposed development has a Floor Area Ratio of 0.67, which meets the standard. *Gross floor area with proposed renovation: 27,570 SF* *Lot area: 40,954 SF* *FAR = 27,570 SF / 40,954 SF = 0.67* 1.b. The existing building frontage is greater than 100 feet in length. The existing building is broken into three distinct forms, which are marked by offsets in the facade and changes in roof height. The standard is met. **1.c.** The existing building is deficient. The wall facing area along Oak Street meets the standard (greater than 20% of the wall facing area contains windows/doorways). The wall facing area along 'A' Street does meet the standard (the wall facing area does not contain greater than 20% displays/windows/doorways. The 'A' street facing facade of Area C is brought up to the standard. With the addition of new windows (see Detail 1 on LU.5 Exterior Elevations), there are approximately 1,240 square feet of windows and doorways proposed and 3,500 square feet of wall area. This is 35% of the wall area, which meets the standard of 20% minimum. 1.d. Existing building entrances are emphasized with recesses, and changes in material (concrete wall vs. glass entry). No new ground floor entries are proposed. 1.e. Parking area is existing. 1.f. Existing awnings protect pedestrians from the rain and sun. One canvas awning will be recovered with new

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	fabric.
2. Streetscape. a. 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. b. A building shall be set back not more than five feet from a public sidewalk unless the area is used for pedestrian activities such as plazas or outside eating areas, or for a required public utility easement. This standard shall apply to both street frontages on corner lots. If more than one structure is proposed for a site, at least 65 percent of the aggregate building frontage shall be within five feet of the sidewalk.	2.a. The proposed hardscape is there to provide accessibility to parking area, exterior stair, and bicycle parking. The proposed plaza area will be paved with hardscape that differentiates it from normal sidewalk. No other paving is proposed. 2.b. The building is not setback from the sidewalk. See attached exhibit LU.4 *Architectural Site Plan* for details.
3. Buffering and Screening. a. Landscape buffers and screening shall be located between incompatible uses on an adjacent lot. Those buffers can consist of either plant material or building materials and must be compatible with proposed buildings. b. Parking lots shall be buffered from the main street, cross streets, and screened from residentially zoned land.	3.a. The railroad right of way, the existing parking area, and 'A' Street buffer the rooftop addition from adjacent lots. 3.b Existing parking area is buffered from 'A' street by existing landscaping.
4. Building Materials. a. Buildings shall include changes in relief such as cornices, bases, fenestration, and fluted masonry, for at least 15 percent of the exterior wall area. b. Bright or neon paint colors used extensively to attract attention to the building or use are prohibited. Buildings may not incorporate glass as a majority of the building skin.	4.a. At least 50% of the exterior wall area has changes in relief. The facade is broken into bays by the use of structural members with diagonal bracing that stand proud of the exterior wall behind. The awning projection, the recessed entry, and rooftop addition setback all provide for changes in relief. This is difficult to quantify, but well exceeds the 15% requirement. 4.b. No bright or neon colors are proposed. The proposed rooftop addition incorporates a significant amount of glass, however it does not constitute the majority of the whole building's skin.

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18.4.2.040 Non-Residential Development D. Additional Standards for Large Scale Projects.	Compliance Narrative
1. Orientation and Scale. a. Developments shall divide large building masses into heights and sizes that relate to human scale by incorporating changes in building masses or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting. b. Outside of the Downtown Design Standards overlay, new buildings or expansions of existing buildings in the Detail Site Review overlay shall conform to the following standards: i. Buildings sharing a common wall or having walls touching at or above grade shall be considered as one building. ii. Buildings shall not exceed a building footprint area of 45,000 square feet as measured outside of the exterior walls and including all interior courtyards. For the purpose of this section an interior courtyard means a space bounded on three or more sides by walls but not a roof. iii. Buildings shall not exceed a gross floor area of 45,000 square feet, including all interior floor space, roof top parking, and outdoor retail and storage areas, with the following exception: Automobile parking areas located within the building footprint and in the basement shall not count toward the total gross floor area. For the purpose of this section, "basement" means any floor level below the first story in a building. "First story" shall have the same meaning as provided in the building code. iv. Buildings shall not exceed a combined contiguous building length of 300 feet. c. Inside the Downtown Design Standards overlay, new buildings or expansions of existing buildings shall not exceed a building footprint area of 45,000 square feet	1.a. The existing building incorporates recessed entries, sheltering awnings, and varied masses. The proposed rooftop addition is inset from the existing building, creating a varied mass. Pedestrians may view people in the rooftop addition to get a sense of its scale. 1.b.i. The historic site has three distinct building masses that share common walls. Therefore, for the purposes of 18.4.2.040.D., they shall be considered as one building. 1.b.ii. The building footprint is 17,258 SF, which is less than the maximum of 45,000 SF. The standard is met. 1.b.iii. The proposed gross floor area is 27,570 SF, which is less than the maximum of 45,000 SF. The standard is met. The exception is not applicable. **1.b.iv.** The existing, historical, building is approximately 380 feet in length as measured parallel to 'A' street. This length exceeds the maximum of 300 feet. The proposed work does not expand the footprint of the existing building. It is not feasible to meet this standard because of the historic nature of the building. 1.c. Does not apply. The proposed development is not in the Downtown Design Standards overlay.

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or a gross floor area of 45,000 square feet, including roof top parking, 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.	
2. Detail Site Review Plaza Space Standards. a. One square foot of plaza space shall be required for every ten square feet of gross floor area, except for the fourth gross floor area. b. Within the C-1-D zone, or Downtown Design Standards overlay, no plaza space shall be required. c. A plaza space shall incorporate at least four of the following elements: i. Sitting Space – at least one sitting space for each 500 square feet shall be included in the plaza. Seating shall be a minimum of 16 inches in height and 30 inches in width. Ledge benches shall have a minimum depth of 30 inches. ii. A mixture of areas that provide both sunlight and shade. iii. Protection from wind by screens and buildings. iv. Trees – provided in proportion to the space at a minimum of one tree per 500 square feet, at least two inches in diameter at breast height. v. Water features or public art. vi. Outdoor eating areas or food vendors.	**2.a** The existing site does not meet the requirement for plaza space. One square foot of plaza is required for every 10 square feet of gross floor area. The existing floor area is being expanded by 8,159 square feet, so 816 square feet of plaza is required. Due to the existing/historic condition of the site, limited space is available to create new plaza space. The proposed plaza is 879 Square feet, and is adjacent to the exterior stair. The plaza contains five of the plaza design elements, exceeding the number required. *i. Sitting space.* 2 benches are proposed. *ii. A mixture of areas that provide both sunlight and shade.* Seating is provided both under cover of the exterior stair and outside of its shadow. *iii. Protection from wind by screens and buildings.* The existing building, as well as the new exterior stair, provide wind protection. *Iv. Trees.* There are two trees in the plaza. *vi. Outdoor eating areas or food vendors.* The plaza contains an outdoor eating area with a patio table. 2.b. Does not apply. The proposed development is not in the Downtown Design Standards overlay. 2.c. See 18.4.2.040.D.2.a. above.
3. Transit Amenities.	3. Not applicable, the city has not requested any

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Transit amenities, bus shelters, pullouts, and designated bike lanes shall be required in accordance with the Ashland Transportation Plan and guidelines established by the Rogue Valley Transportation District.	upgrades on preapp.

18.4.2.050 **Historic District Development** **B. Historic District Design Standards.**	**Compliance Narrative**
1. Transitional Areas. For projects located at the boundary between zones or overlays, appropriate adjustments to building form, massing, height, scale, placement, or architectural and material treatment may be considered to address compatibility with the transitional area while not losing sight of the underlying standards or requirements applicable to the subject property.	The proposed rooftop addition is adjacent to the railroad tracks (and Ashland Lumber) to the north, a parking lot (and Ashland Hardware) to the east, and several commercial buildings (including the Ashland Co-op) to the south. To the west of the proposed addition is the Ashland Fruit and Produce Association Warehouse portion of the existing building. In the immediate vicinity of the proposed rooftop addition there are only two non-residential, historic buildings (listed as primary or contributing on the National Register of Historic Places). First, is the 'Ashland Fruit and Produce Association Warehouse' portion of the existing building. Second, is the 'Hay Warehouse' located across the street (behind 309 Pioneer Street). The Proposed awning faces the railroad track and is a modification to the 'Ashland Fruit and Produce Association Warehouse.'
2. Height RECOMMENDED Construct new buildings to a height within the range of historic building heights on and across the street. AVOID New construction that varies in height (i.e., too high or too low) from historic buildings in the vicinity.	The proposed rooftop addition is most comparable to the 'A' street marketplace clocktower. Traveling from Oak street towards Ashland Hardware, there is a progressive stepping of building heights up to the proposed rooftop addition. For zone E-1 the maximum height is 40 ft, which the design meets. The proposed dormer does not project above the existing Oak Street facade
3. Scale. RECOMMENDED Height, width, and massing of new buildings conform to historic buildings in the immediate vicinity.	The proposed rooftop addition modulates the scale of the existing building, and is setback from the facade of the existing building below. The proposed dormer breaks up the existing building

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AVOID Height, width, or massing of new buildings that is out of scale with historic buildings in the vicinity.	form in a similar way to the clock tower.
4. Massing. RECOMMENDED Small, varied masses consistent with historic buildings in the immediate vicinity. AVOID Single, monolithic forms that are not relieved by variations in massing.	The proposed rooftop addition is setback from the facade of the existing building below. This design choice, along with the use of glass, intended to minimize the overall mass and impact of the building. The proposed dormer breaks up the existing building form.
5. Setback. RECOMMENDED Front walls of new buildings are in the same plane as facades of adjacent historic buildings. AVOID Front walls that are constructed forward of or behind setback line of adjacent historic buildings.	Given the limited number of historic buildings adjacent, there is no established facade setback. See 18.4.2.050.B.4. above.
6. Roof. RECOMMENDED Roof shape, pitches, and materials consistent with historic buildings in the immediate vicinity. AVOID Roof shapes, pitches, or materials not historically used in the immediate vicinity.	The proposed rooftop addition has a metal gable roof that retains the slope and material of the existing roof below. The proposed dormer matches the existing metal roofing.
7. Rhythm of Openings. RECOMMENDED Pattern or rhythm of wall to door/window openings on the primary façade or other visually prominent elevation is maintained. Maintain compatible width-to-height ratio of bays in the façade. AVOID A pattern or rhythm of window/door openings that is inconsistent with adjacent historic buildings.	The 'Ashland Fruit and Produce Association Warehouse' portion of the building has an irregular rhythm to its window and door openings. Across the street, the 'Hay Warehouse' has few openings along its 'A' street facade. The placement and rhythm of new windows on the 'Oak street tank and Steel' facade was informed by the existing metal structure. The proposed dormer size is informed by the spacing of the existing trusses.
8. Base or Platforms.	The historic buildings in the immediate vicinity have no

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RECOMMENDED A clearly defined base, or platform characteristic of historic buildings in the immediate vicinity. AVOID Walls that appear to rise straight out of the ground without a distinct platform or base at the ground level.	base. The 'Hay Warehouse' has metal siding running down to its foundation without any breaks. The 'Ashland Fruit and Produce Association Warehouse' portion of the existing building has concrete walls that rise out of the sidewalk with no break. The proposed exterior changes to the 'Oak street tank and Steel' facade do not alter the existing platform/base of the building.
9. Form. RECOMMENDED Form (i.e., vertical/horizontal emphasis of building) that is consistent with that of adjacent historic buildings. AVOID Form that varies from that of existing adjacent historic buildings.	The proposed rooftop addition mimics the form of a clerestory light/lantern, as seen on the adjacent 'Ashland Fruit and Produce Association Warehouse' roof.
10. Entrances. RECOMMENDED Well-defined primary entrances with covered porches, porticos, and other architectural features compatible but not imitative of historic counterparts. AVOID Façades with minimally defined primary entrances.	The existing entries into the building are well defined. On 'A' street, the clock tower marks the main entrance to the building, while recesses mark secondary entrances.
11. Imitation of Historic Features. RECOMMENDED Accurate restoration of original architectural features on historic buildings. New construction, including additions, that is clearly contemporary in design, which enhances but does not compete visually with adjacent historic buildings. AVOID Replicating or imitating the styles, motifs, or details of historic buildings.	The rooftop addition distinguishes itself from the existing 'Oak street tank and Steel' building by the use of glass and its placement on the roof. Its setback reduces the visual prominence. The proposed dormer distinguishes itself while not competing with the existing. There is a corollary to the Oak Street entrance to the building.
12. Additions. RECOMMENDED Additions that are visually unobtrusive from a public right-of-way, and do not obscure or eliminate character	The proposed rooftop addition is set back from the existing facade, and does not obscure the view of the existing building. The proposed dormer faces the railroad.

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defining features of historic buildings. AVOID Additions on the primary façade or any elevation that is visually prominent from a public right-of-way, and additions that obscure or destroy character defining features.	

Chapter 18.4.3 **PARKING, ACCESS, AND CIRCULATION** **RESIDENTIAL OVERLAY**	**Compliance Narrative**
18.4.3.040 **Parking Ratios** Offices General Office: 1 space per 500 sq. ft. floor area. Industrial: 1 space per 100 sq. ft. floor area.	The total proposed floor area is 27,570 square feet. There are 15,150 square feet of offices, and 12,420 square feet of industrial activity. For "General Office" uses, 31 spaces are required (15,150 square feet / 500 square feet per space = 30.3) For "Industrial" uses, 13 spaces are required (12,420 square feet / 1000 square feet per space = 12.4) 44 total spaces are required. The number of off-street parking spaces provided is 42. The number of On-Street Parking Credits requested is 2. The total number of parking spaces provided is 44. The proposed development meets the required minimum number of parking spaces, conditional to the requested On-Street Parking Credit. Per 18.4.3.030.B. the maximum number of off-street parking spaces is 48 (110% x 44 required = 48.4). 42 off-street parking spaces are proposed, which is less than the maximum of 48.
18.4.3.050 **Accessible Parking Spaces** Accessible parking shall be provided consistent with the requirements of the building code, including but not limited to the minimum number of spaces for automobiles, van-accessible spaces, location of spaces relative to building entrances, accessible routes between parking areas and building entrances,	Per OSSC 1106 two parking spaces are required to be accessible, with at least one being van accessible. There are two existing accessible spaces, one of which is van accessible. This fulfills the requirement. See attached exhibit LU.4 *Architectural Site Plan* for details.

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identification signs, lighting, and other design and construction requirements. Accessible parking shall be included and indentified on the planning application submittals.	
18.4.3.060 **Parking Management Strategies** Except for single-family dwellings, the off-street parking spaces may be reduced through the application of the following credits. The total maximum reduction in off-street parking spaces is 50 percent, except as allowed for off-site shared parking credits in subsection 18.4.3.060.E, below. The approval authority shall have the discretion to adjust the proposed off-street parking reduction based upon site specific evidence and testimony, and may require a parking analysis prepared by a qualified professional. See subsection 18.4.3.030.A.3 for parking analysis requirements. A. On-Street Parking Credit. Credit for on-street parking spaces may reduce the required off-street parking spaces up to 50 percent, as follows.	Approximately 13 public parking spaces exist along 'A' street in front of the existing building and the existing parking area. Two on-street parking credits are requested along 'A' street adjacent to the clocktower. See attached exhibit LU.4 *Architectural Site Plan* for details.
18.4.3.070 **Bicycle Parking** D. Bicycle Parking for Non-Residential Uses. Uses required to provide off street parking, except as specifically noted, shall provide two spaces per primary use, or one bicycle parking space for every five required automobile parking spaces, whichever is greater. Fifty percent of the bicycle parking spaces required shall be sheltered from the weather. All spaces shall be located in proximity to the uses they are intended to serve.	One bicycle parking space is required for every 5 automobile parking spaces provided. Fifty percent of bicycle spaces must be covered. There 44 required automobile parking spaces. 9 bicycle parking spaces are required (44 / 5 =8.8) 5 bicycle parking spaces must be covered (9 / 2 = 4.5) 9 bicycle parking spaces are provided. 5 bicycle spaces are existing and already covered (5 existing uncovered bicycle spaces are displaced by the new exterior stair). 4 new bicycle spaces are proposed next to the new exterior stair. See attached exhibit LU.4 *Architectural Site Plan* for details.
18.4.3.080 **Vehicle Area Design**	The parking lot is existing. One automobile space is replaced with bicycle parking, to make room for the new exterior stair. A new sidewalk is proposed, to provide an accessible path to the parking area and

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	exterior stair from the public sidewalk. No other changes to the existing parking lot are proposed. Proposed changes do not affect the existing vehicle area design.
18.4.3.090 **Pedestrian Access and Circulation**	The building may be accessed from numerous entrances along 'A' street. Each is traversable by a public sidewalk. A new sidewalk is proposed to provide a new accessible path, the new exterior stair, and the parking area to the public sidewalk. No other changes to existing pedestrian access are proposed.
18.4.3.110 **Availability of Facilities** Required parking, access, and circulation shall be available for use by residents, customers, and employees only, and shall not be used for the storage or display of vehicles or materials.	To alleviate traffic backup into the street, the owner will leave the gate open daily during morning commuting hours, 7am-9:30am. After this time the gate will be closed and accessible via individual access remotes. Parking gate will activate automatically to allow vehicles to exit. Local facilities staff will coordinate gate access for visitors and deliveries.

Chapter 18.4.4 **LANDSCAPING, LIGHTING, AND SCREENING**	
18.4.4.030 **Landscaping and Screening** **B. Minimum Landscape Area and Coverage.** **C. Landscape Design and Plant Selection.** **D. Tree Preservation, Protection, and Removal.** **F. Parking Lot Landscaping and Screening.** **G. Other Screening Requirements.** **4. Mechanical Equipment.** Mechanical equipment shall be screened by placement of features at least equal in height to the equipment to limit view from public rights-of-way, except alleys, and adjacent residentially zoned property. Mechanical equipment meeting the requirements of this section satisfy the screening requirements in subsection 18.5.2.020.C.4. **a. Roof-Mounted Equipment.** Screening for	B. See compliance narrative for 18.2.6.020. See exhibit LU.2 *Landscape and Irrigation Plans* for details. C. See exhibit LU.2 *Landscape and Irrigation Plans* for details. D. See exhibit LU.2 *Landscape and Irrigation Plans and* LU.1 *Tree Protection Plan* for details. One tree is proposed to be removed (tree 2021 on exhibit LU.0 *Site Topographical Survey*). It is a 5" diameter hawthorne. Per 18.5.7.020.C., trees less than 6" in diameter are exempt from a tree removal permit. F. Parking area is existing. Proposed changes do not affect the existing screening. G.4.a. New rooftop solar arrays are proposed and are exempt from screening requirements. Existing rooftop mechanical units will be removed and replaced with new units. New rooftop mechanical units will be

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roof-mounted equipment shall be constructed of materials used in the building's exterior construction and include features such as a parapet, wall, or other sight-blocking features. Roof-mounted solar collection devices are exempt from this requirement pursuant to subsection 18.5.2.020.C.4.	positioned on the railroad side as much as possible and screened pursuant to 18.4.4.030.

Chapter 18.4.5 **TREE PRESERVATION AND PROTECTION**	
18.4.5.030 **Tree Protection** **A. Tree Protection Plan.** A tree protection plan shall be approved by the Staff Advisor concurrent with applications for Type I, Type II, and Type III planning actions. If tree removal is proposed, a Tree Removal Permit pursuant to chapter 18.5.7 may be required.	See exhibit LU.2 *Landscape and Irrigation Plans and* LU.1 *Tree Protection Plan* for details. Two trees are proposed to be removed. One is a 5" diameter hawthorne. The second is a 3" diameter dead tree. Per 18.5.7.020.C., trees less than 6" in diameter are exempt from a tree removal permit. The tree protection plan also provides a detailed inventory of existing trees.

Chapter 18.4.8 **SOLAR ACCESS**	
18.4.8.030 **Solar Setbacks** **B. Setback Standard B.** This setback is designed to ensure that shadows are no greater than 16 feet at the north property line. Buildings for lots which are classified as standard B, pursuant to subsection 18.4.8.020.A.2, shall be set back from the northern lot line as set forth in the following formula: SSB = (H - 16')/(0.445 + S)	Refer to exhibit LU.8 *Solar Setback Calculation.* The north side of the property borders the railroad. The north property line is taken as the north side of the railroad right of way for the purposes of the solar setback determination. The proposed rooftop addition does not cast a shadow over the north side of the railroad right of way greater than that of a 16 ft fence.

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CONCEPTUAL RENDERING

arkitek:
design and
architecture, llc
426 a street
ashland, or 97520
tel: 541.591.9988

bluemarble

BLUE MARBLE HQ

101 A Street
Ashland, Oregon 97520

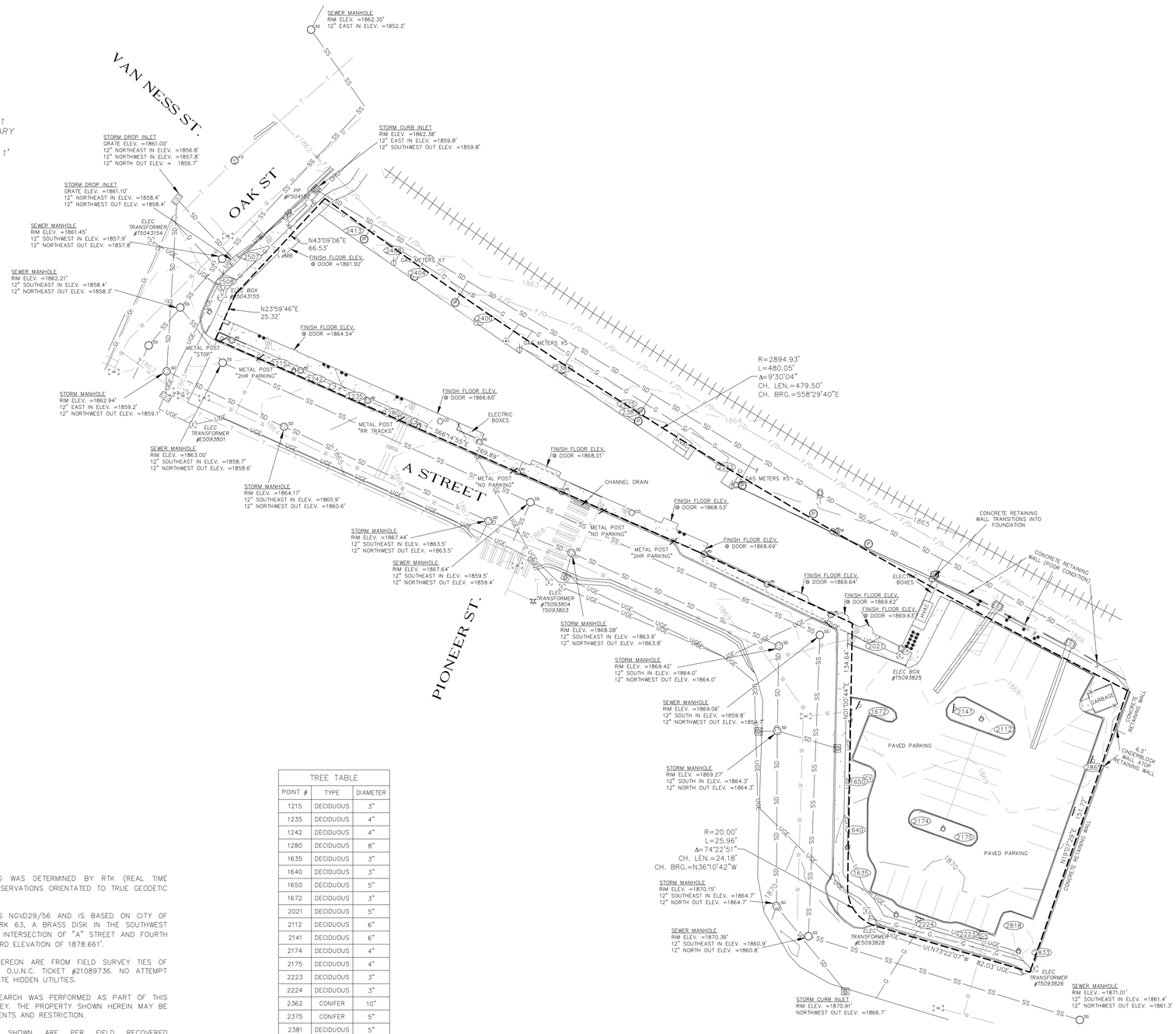
TYPE I SITE DESIGN REVIEW 10/08/2021

DATE PRINTED: 10/08/2021
FILE PATH: Z:\21_arkitek\06_bluemarblehq\current\CAD\

TOPOGRAPHIC MAP
FOR
JORDAN WILLING
&
ARKITECK DESIGN & ARCHITECTURE

SITE:
101 "A" STREET
ASHLAND, OREGON 97520

DATE: 04-22-2021
REVISION 06-28-2021
ADDED RECORD BOUNDARY
SCALE: 1"= 30'
CONTOUR INTERVAL = 1'



TREE TABLE		
POINT #	TYPE	DIAMETER
1215	DECIDUOUS	3"
1235	DECIDUOUS	4"
1242	DECIDUOUS	4"
1280	DECIDUOUS	8"
1635	DECIDUOUS	3"
1640	DECIDUOUS	3"
1650	DECIDUOUS	5"
1672	DECIDUOUS	3"
2021	DECIDUOUS	5"
2112	DECIDUOUS	6"
2141	DECIDUOUS	6"
2174	DECIDUOUS	4"
2175	DECIDUOUS	4"
2223	DECIDUOUS	3"
2224	DECIDUOUS	3"
2362	CONIFER	10"
2375	CONIFER	5"
2381	DECIDUOUS	5"
2387	DECIDUOUS	12"
2400	DECIDUOUS	6"
2404	DECIDUOUS	8"
2408	DECIDUOUS	10"
2413	DECIDUOUS	8"
2507	DECIDUOUS	6"
2508	DECIDUOUS	5"
2818	DECIDUOUS	10"
2833	DECIDUOUS	6"
2865	DECIDUOUS	3"

PROJECT NOTES:

1. BASIS OF BEARING WAS DETERMINED BY RTK (REAL TIME KINEMATIC) GPS OBSERVATIONS ORIENTATED TO TRUE GEODETIC NORTH.
2. VERTICAL DATUM IS NGVD29/56 AND IS BASED ON CITY OF ASHLAND BENCHMARK 63, A BRASS DISK IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF "A" STREET AND FOURTH ST. HAVING A RECORD ELEVATION OF 1878.661'.
3. UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY TIES OF LOCATE PAINT PER O.U.N.C. TICKET #21089736. NO ATTEMPT WAS MADE TO LOCATE HIDDEN UTILITIES.
4. NO EASEMENT RESEARCH WAS PERFORMED AS PART OF THIS TOPOGRAPHIC SURVEY. THE PROPERTY SHOWN HEREIN MAY BE SUBJECT TO EASEMENTS AND RESTRICTION.
5. BOUNDARY LINES SHOWN ARE PER FIELD RECOVERED CENTERLINE MONUMENTS, RECORD DEED DATA, AND RECORD DATA AS SHOWN ON FILED SURVEY NUMBER 13482. THESE LINES ARE SUBJECT TO CHANGE AFTER A FULLY RESOLVED BOUNDARY IS PERFORMED.
6. CONTOURS ARE 1' INTERVALS.

LEGEND

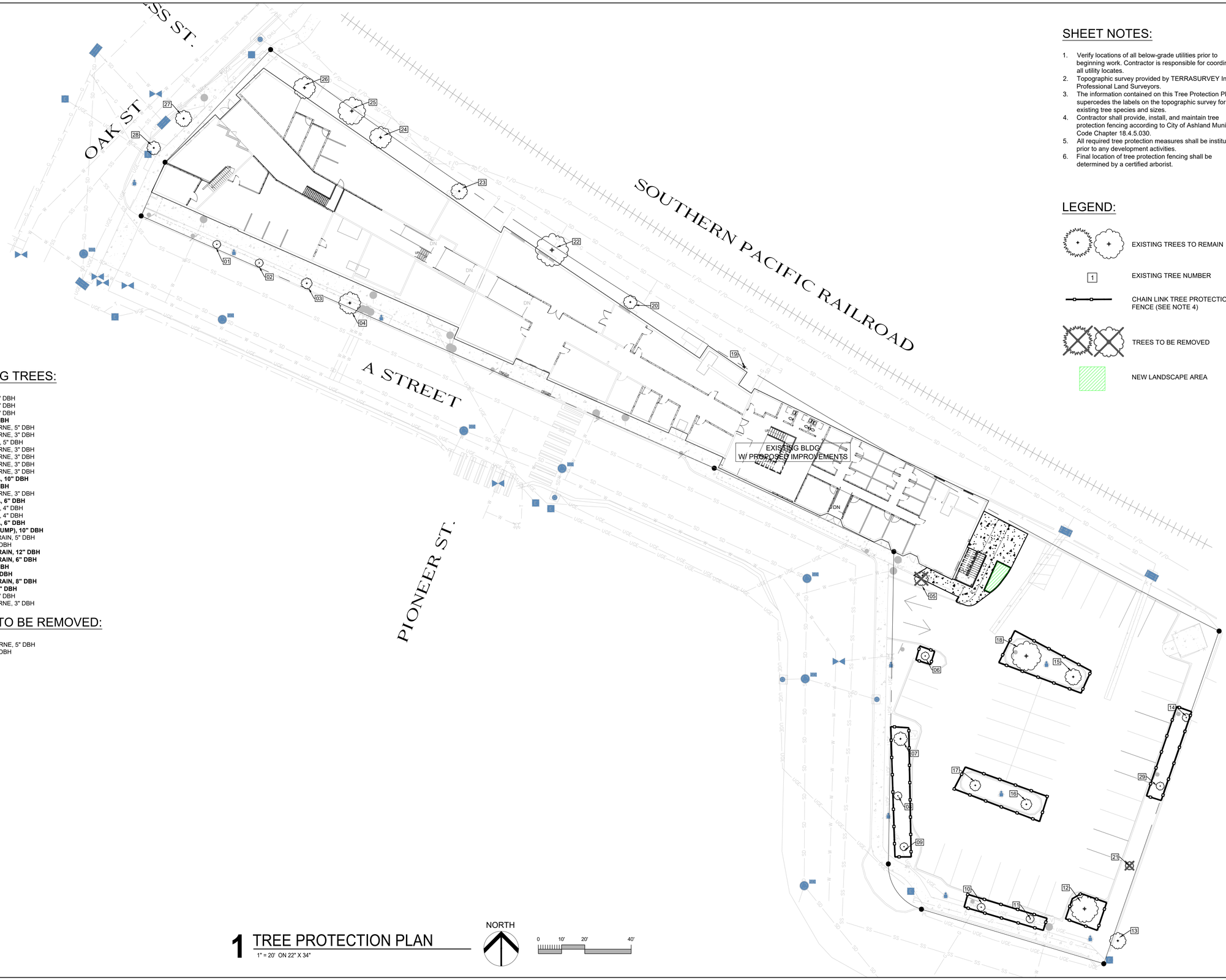
- CURB INLET
- COMMUNICATION MANHOLE
- COMMUNICATION VAULT
- DROP INLET
- ELECTRIC BOX/VAULT
- FIRE HYDRANT
- GAS METER
- GAS PIPE (CAPPED)
- IRRIGATION CONTROL BOX
- LIGHT POLE
- MAILBOX
- POST (METAL)
- POWER POLE
- PVC STAND PIPE
- ROOF DRAIN
- SEWER MANHOLE
- CLEANOUT (SEWER/STORM)
- SIGN
- STORM MANHOLE
- WATER METER
- WATER VALVE
- FENCE (CHAINLINK)
- BUILDING EAVE
- BOUNDARY LINES (SEE NOTE 5)
- CENTER OF RAILROAD TRACK (MAINLINE)
- UNDERGROUND COMMUNICATION
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND SEWER
- UNDERGROUND STORM
- UNDERGROUND WATER
- APPROXIMATE TREE DRIP
- TREE NUMBER (SEE TABLE)
- CONCRETE SURFACE

LU.0 SITE TOPOGRAPHICAL SURVEY

REGISTERED PROFESSIONAL LAND SURVEYOR
DIGITAL COPY
OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718
Renewal 12-31-21

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net

JOB NO. 1461-21



EXISTING TREES:

1. MAPLE, 3" DBH
2. MAPLE, 3" DBH
3. MAPLE, 4" DBH
4. **ASH, 8" DBH**
5. HAWTHORNE, 5" DBH
6. HAWTHORNE, 3" DBH
7. ZELKOVA, 5" DBH
8. HAWTHORNE, 3" DBH
9. HAWTHORNE, 3" DBH
10. HAWTHORNE, 3" DBH
11. HAWTHORNE, 3" DBH
12. **ZELKOVA, 10" DBH**
13. **ASH, 6" DBH**
14. HAWTHORNE, 3" DBH
15. **ZELKOVA, 6" DBH**
16. ZELKOVA, 4" DBH
17. ZELKOVA, 4" DBH
18. **ZELKOVA, 6" DBH**
19. **DEAD (STUMP), 10" DBH**
20. GOLDENRAIN, 5" DBH
21. DEAD, 3" DBH
22. **GOLDENRAIN, 12" DBH**
23. **GOLDENRAIN, 6" DBH**
24. **ASH, 8" DBH**
25. **ASH, 10" DBH**
26. **GOLDENRAIN, 8" DBH**
27. **MAPLE, 6" DBH**
28. MAPLE, 5" DBH
29. HAWTHORNE, 3" DBH

TREES TO BE REMOVED:

5. HAWTHORNE, 5" DBH
21. DEAD, 3" DBH

SHEET NOTES:

1. Verify locations of all below-grade utilities prior to beginning work. Contractor is responsible for coordinating all utility locates.
2. Topographic survey provided by TERRASURVEY Inc., Professional Land Surveyors.
3. The information contained on this Tree Protection Plan supercedes the labels on the topographic survey for existing tree species and sizes.
4. Contractor shall provide, install, and maintain tree protection fencing according to City of Ashland Municipal Code Chapter 18.4.5.030.
5. All required tree protection measures shall be instituted prior to any development activities.
6. Final location of tree protection fencing shall be determined by a certified arborist.

LEGEND:

EXISTING TREES TO REMAIN

1 EXISTING TREE NUMBER

CHAIN LINK TREE PROTECTION FENCE (SEE NOTE 4)

TREES TO BE REMOVED

NEW LANDSCAPE AREA

1 TREE PROTECTION PLAN

1" = 20' ON 22" X 34"

NORTH

0 10' 20' 40'

arkitek:
design and architecture, llc
426 a street
ashland, or 97520
tel: 541.591.9988

Stamp

NOT FOR CONSTRUCTION

Project

BLUE MARBLE HEADQUARTER
BLUE MARBLE
101 Oak Street
Ashland, Oregon 97520

Consultant

Revisions

No.	Description	Date

Date	10/08/21
Job No.	21-06
Drawn By	Author
Checked By	Checker

Type I Site Design Review

Date
11/19/21

Project Number
21-06

Drawing Title
TREE PROTECTION PLAN

Sheet No
LU.1

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FILE PATH:
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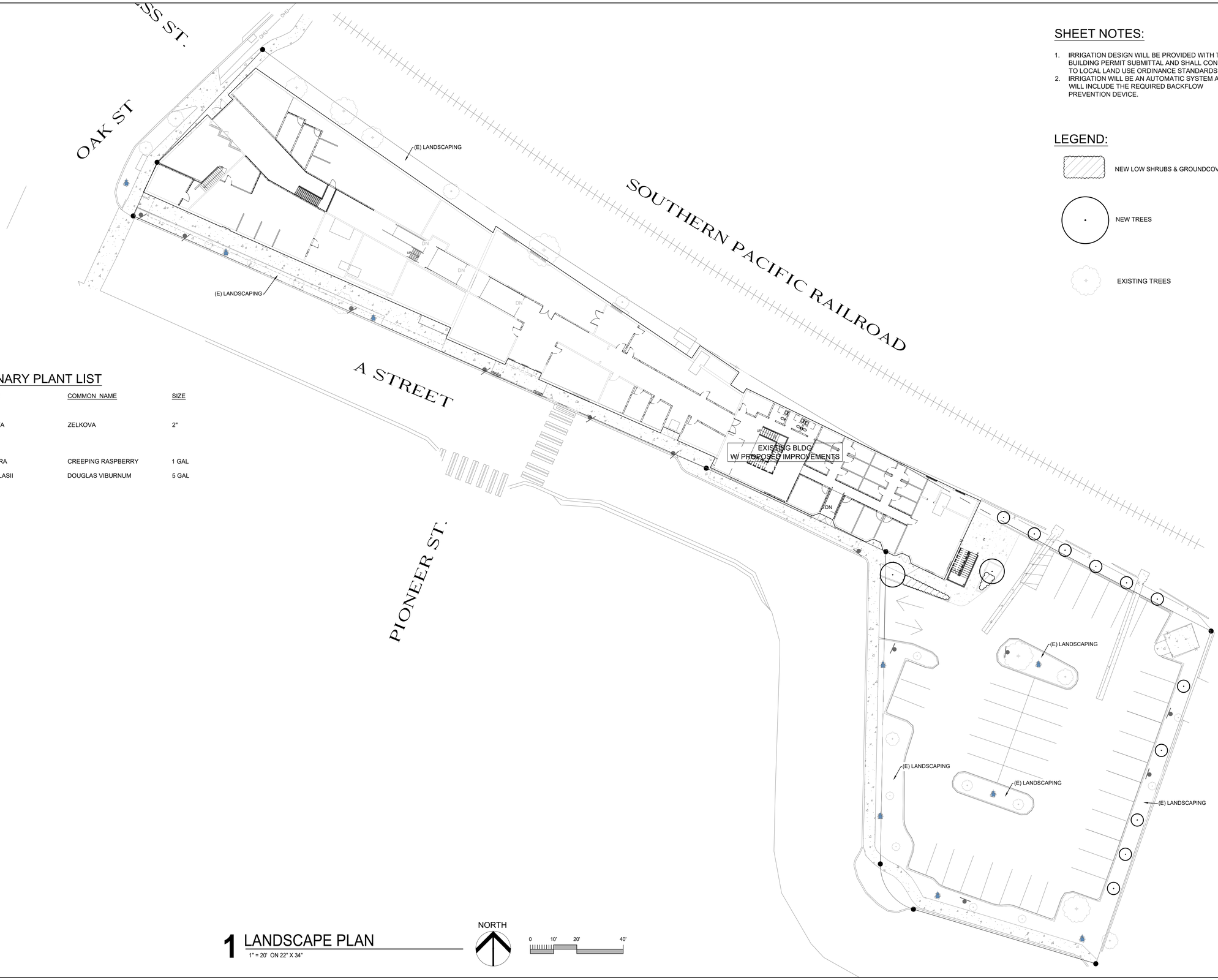

SHEET NOTES:

1. IRRIGATION DESIGN WILL BE PROVIDED WITH THE BUILDING PERMIT SUBMITTAL AND SHALL CONFORM TO LOCAL LAND USE ORDINANCE STANDARDS.
2. IRRIGATION WILL BE AN AUTOMATIC SYSTEM AND WILL INCLUDE THE REQUIRED BACKFLOW PREVENTION DEVICE.

LEGEND:

NEW LOW SHRUBS & GROUNDCOVERS

NEW TREES

EXISTING TREES

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE
TREES		
ZELKOVA SERRATA	ZELKOVA	2"
SHRUBS		
RUBUS PARVIFLORA	CREEPING RASPBERRY	1 GAL
VIBURNUM DOUGLASII	DOUGLAS VIBURNUM	5 GAL

1 LANDSCAPE PLAN
1" = 20' ON 22" X 34"

NORTH

0 10' 20' 40'

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tel: 541.591.9988

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Project

bluemarble

BLUE MARBLE

BLUE MARBLE HEADQUARTER
101 Oak Street
Ashland, Oregon 97520

Consultant

Revisions

No.	Description	Date

Date	10/08/21
Job No.	21-06
Drawn By	Author
Checked By	Checker

Type I Site Design Review

Date
11/19/21

Project Number
21-06

Drawing Title
LANDSCAPE PLAN

Sheet No
LU.2

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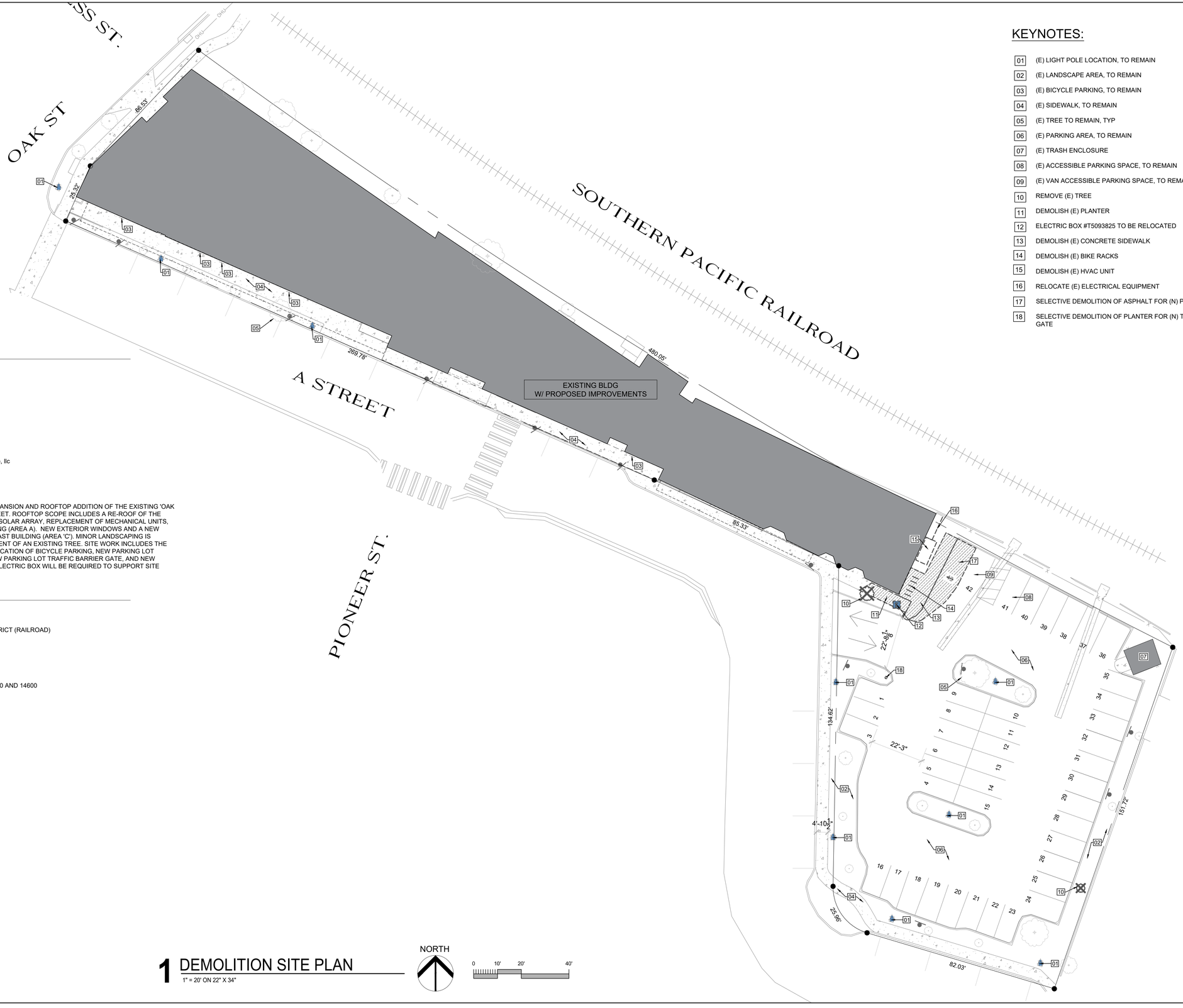

KEYNOTES:

01	(E) LIGHT POLE LOCATION, TO REMAIN
02	(E) LANDSCAPE AREA, TO REMAIN
03	(E) BICYCLE PARKING, TO REMAIN
04	(E) SIDEWALK, TO REMAIN
05	(E) TREE TO REMAIN, TYP
06	(E) PARKING AREA, TO REMAIN
07	(E) TRASH ENCLOSURE
08	(E) ACCESSIBLE PARKING SPACE, TO REMAIN
09	(E) VAN ACCESSIBLE PARKING SPACE, TO REMAIN
10	REMOVE (E) TREE
11	DEMOLISH (E) PLANTER
12	ELECTRIC BOX #T5093825 TO BE RELOCATED
13	DEMOLISH (E) CONCRETE SIDEWALK
14	DEMOLISH (E) BIKE RACKS
15	DEMOLISH (E) HVAC UNIT
16	RELOCATE (E) ELECTRICAL EQUIPMENT
17	SELECTIVE DEMOLITION OF ASPHALT FOR (N) PLAZA
18	SELECTIVE DEMOLITION OF PLANTER FOR (N) TRAFFIC GATE

PROJECT INFORMATION

PERMIT APPLICANT: BLUE MARBLE
JORDAN WILLING
101 A STREET
ASHLAND, OR 97520

PROJECT ADDRESS: 101 A STREET
ASHLAND, OR 97520
JACKSON COUNTY

BUILDING OWNER: BLUE MARBLE
101 A STREET
ASHLAND, OR 97520

PROJECT ARCHITECT: arkitek - design & architecture, llc
426 A STREET, SUITE 101
ASHLAND, OR 97520
JACKSON COUNTY

PROJECT NARRATIVE:

THE PROJECT INCLUDES INTERIOR REMODEL/EXPANSION AND ROOFTOP ADDITION OF THE EXISTING 'OAK STREET TANK AND STEEL' BUILDING AT 101 A STREET. ROOFTOP SCOPE INCLUDES A RE-ROOF OF THE EXISTING STRUCTURES, INSTALLATION OF A NEW SOLAR ARRAY, REPLACEMENT OF MECHANICAL UNITS, AND A NEW DORMER ON THE NORTHWEST BUILDING (AREA A). NEW EXTERIOR WINDOWS AND A NEW AWNING COVER ARE PROPOSED ON THE SOUTHEAST BUILDING (AREA 'C'). MINOR LANDSCAPING IS PROPOSED, INCLUDING THE REMOVAL/REPLACEMENT OF AN EXISTING TREE. SITE WORK INCLUDES THE CONSTRUCTION OF A NEW EXTERIOR STAIR, RELOCATION OF BICYCLE PARKING, NEW PARKING LOT SIDEWALK (ADJACENT TO EXTERIOR STAIR), A NEW PARKING LOT TRAFFIC BARRIER GATE, AND NEW PUBLIC BENCHES. RELOCATION OF AN EXISTING ELECTRIC BOX WILL BE REQUIRED TO SUPPORT SITE WORK PROPOSED.

ZONING INFORMATION

BASE ZONE:	E-1
OVERLAY ZONES:	RESIDENTIAL NATIONAL HISTORIC DISTRICT (RAILROAD) DETAIL SITE REVIEW
ADJACENT ZONES:	E-1 TO EAST M-1 & R3 TO WEST R-1-5 TO NORTH R-2 TO SOUTH
MAP & TAX LOT:	39 1E 09 BA TAX LOT: 14900 AND 14600
ACERAGE:	0.94 ACRES (40,954 SF)
REQUIRED SETBACK:	NONE REQUIRED.
MAXIMUM BUILDING HEIGHT:	40FT

1 DEMOLITION SITE PLAN

1" = 20' ON 22" X 34"

NORTH

0 10' 20' 40'

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tel: 541.591.9988

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Project

BLUE MARBLE HEADQUARTER
BLUE MARBLE
101 Oak Street
Ashland, Oregon 97520

Consultant

Revisions

No.	Description	Date

Date	10/08/21
Job No.	21-06
Drawn By	Author
Checked By	Checker

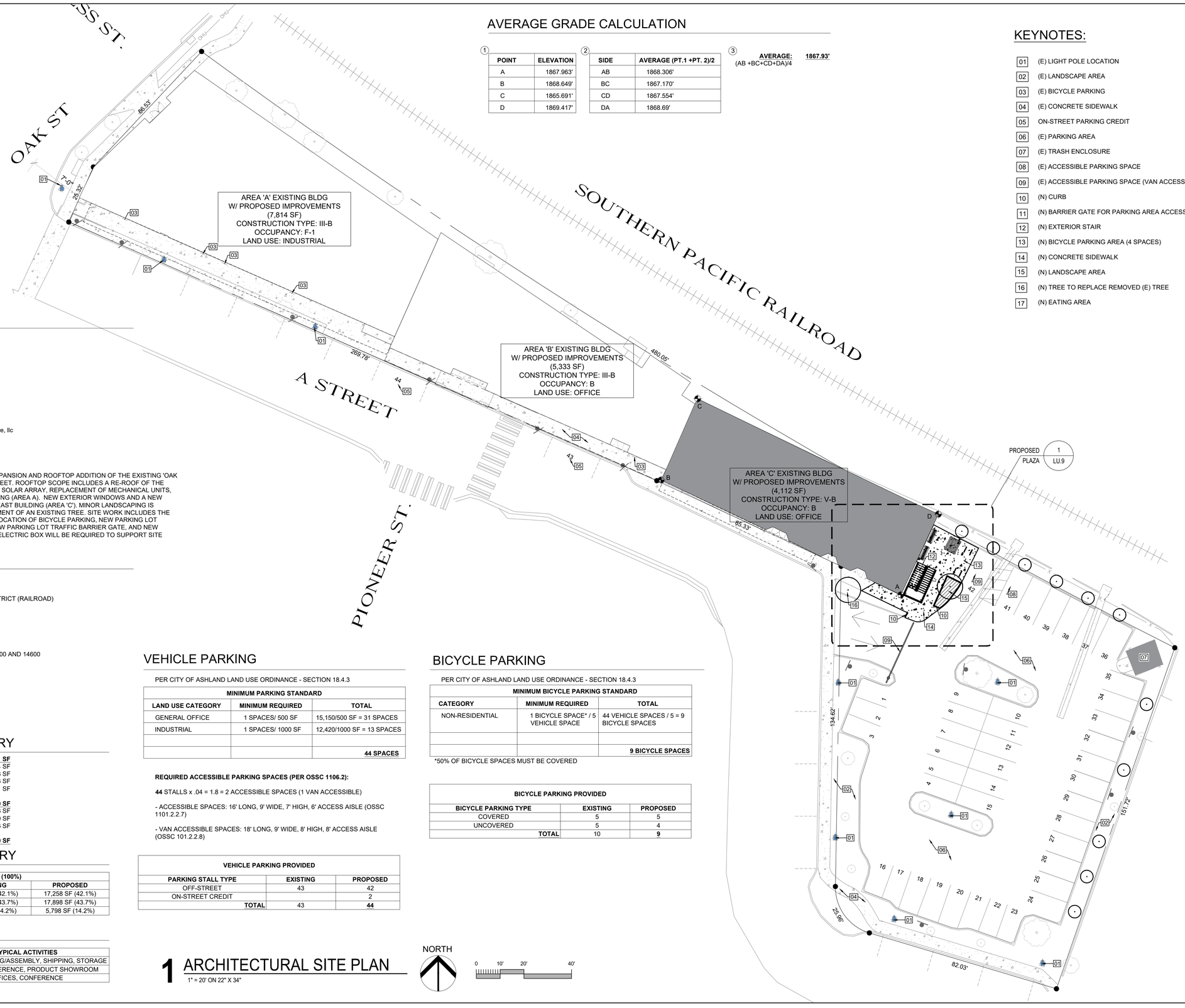
Type I Site Design Review

Date
11/19/21

Project Number
21-06

Drawing Title
DEMOLITION SITE PLAN

Sheet No
LU.3



AVERAGE GRADE CALCULATION

① POINT	ELEVATION
A	1867.963'
B	1868.649'
C	1865.691'
D	1869.417'

② SIDE	AVERAGE (PT.1 +PT. 2)/2
AB	1868.306'
BC	1867.170'
CD	1867.554'
DA	1868.69'

③ **AVERAGE:** **1867.93'**
(AB +BC+CD+DA)/4

KEYNOTES:

01	(E) LIGHT POLE LOCATION
02	(E) LANDSCAPE AREA
03	(E) BICYCLE PARKING
04	(E) CONCRETE SIDEWALK
05	ON-STREET PARKING CREDIT
06	(E) PARKING AREA
07	(E) TRASH ENCLOSURE
08	(E) ACCESSIBLE PARKING SPACE
09	(E) ACCESSIBLE PARKING SPACE (VAN ACCESSIBLE)
10	(N) CURB
11	(N) BARRIER GATE FOR PARKING AREA ACCESS CONTROL
12	(N) EXTERIOR STAIR
13	(N) BICYCLE PARKING AREA (4 SPACES)
14	(N) CONCRETE SIDEWALK
15	(N) LANDSCAPE AREA
16	(N) TREE TO REPLACE REMOVED (E) TREE
17	(N) EATING AREA

PROJECT INFORMATION

PERMIT APPLICANT: BLUE MARBLE
JORDAN WILLING
101 A STREET
ASHLAND, OR 97520

PROJECT ADDRESS: 101 A STREET
ASHLAND, OR 97520
JACKSON COUNTY

BUILDING OWNER: BLUE MARBLE
101 A STREET
ASHLAND, OR 97520

PROJECT ARCHITECT: arkitek - design & architecture, llc
426 A STREET, SUITE 101
ASHLAND, OR 97520
JACKSON COUNTY

PROJECT NARRATIVE:

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ZONING INFORMATION

BASE ZONE: E-1

OVERLAY ZONES: RESIDENTIAL
NATIONAL HISTORIC DISTRICT (RAILROAD)
DETAIL SITE REVIEW

ADJACENT ZONES: E-1 TO EAST
M-1 & R3 TO WEST
R-1-5 TO NORTH
R-2 TO SOUTH

MAP & TAX LOT: 39 1E 09 BA TAX LOT: 14900 AND 14600

ACERAGE: 0.94 ACRES (40,954 SF)

REQUIRED SETBACK: NONE REQUIRED.

MAXIMUM BUILDING HEIGHT: 40FT

PROPOSED BUILDING HEIGHT: 39FT

BUILDING AREA SUMMARY

EXISTING BUILDING AREA:	**19,411 SF**
AREA 'A' FIRST FLOOR	7,814 SF
AREA 'A' MEZZANINES	2,153 SF
AREA 'B' FIRST FLOOR	5,333 SF
AREA 'C' FIRST FLOOR	4,111 SF
NEW BUILDING AREA:	**8,159 SF**
AREA 'A' SECOND FLOOR	2,453 SF
AREA 'C' SECOND FLOOR	3,970 SF
AREA 'C' ROOFTOP ADDITION	1,736 SF
TOTAL PROPOSED BUILDING AREA	**27,570 SF**

LOT COVERAGE SUMMARY

LOT AREA: 40,954 SF (100%)		
COVERAGE	**EXISTING**	**PROPOSED**
BUILDING FOOTPRINT	17,258 SF (42.1%)	17,258 SF (42.1%)
HARDSCAPE	17,861 SF (43.7%)	17,898 SF (43.7%)
LANDSCAPE	5,835 SF (14.2%)	5,798 SF (14.2%)

LAND USE SUMMARY

	USE CATEGORY	TYPICAL ACTIVITIES
AREA 'A'	INDUSTRIAL	PRODUCT TESTING/ASSEMBLY, SHIPPING, STORAGE
AREA 'B'	OFFICE	OFFICE, CONFERENCE, PRODUCT SHOWROOM
AREA 'C'	OFFICE	OFFICES, CONFERENCE

VEHICLE PARKING

PER CITY OF ASHLAND LAND USE ORDINANCE - SECTION 18.4.3

MINIMUM PARKING STANDARD		
LAND USE CATEGORY	**MINIMUM REQUIRED**	**TOTAL**
GENERAL OFFICE	1 SPACES/ 500 SF	15,150/500 SF = 31 SPACES
INDUSTRIAL	1 SPACES/ 1000 SF	12,420/1000 SF = 13 SPACES
		44 SPACES

REQUIRED ACCESSIBLE PARKING SPACES (PER OSSC 1106.2):

44 STALLS x .04 = 1.8 = 2 ACCESSIBLE SPACES (1 VAN ACCESSIBLE)

- ACCESSIBLE SPACES: 16' LONG, 9' WIDE, 7' HIGH, 6' ACCESS AISLE (OSSC 1101.2.2.7)

- VAN ACCESSIBLE SPACES: 18' LONG, 9' WIDE, 8' HIGH, 8' ACCESS AISLE (OSSC 101.2.2.8)

VEHICLE PARKING PROVIDED		
PARKING STALL TYPE	**EXISTING**	**PROPOSED**
OFF-STREET	43	42
ON-STREET CREDIT		2
TOTAL	43	**44**

BICYCLE PARKING

PER CITY OF ASHLAND LAND USE ORDINANCE - SECTION 18.4.3

MINIMUM BICYCLE PARKING STANDARD		
CATEGORY	**MINIMUM REQUIRED**	**TOTAL**
NON-RESIDENTIAL	1 BICYCLE SPACE* / 5 VEHICLE SPACE	44 VEHICLE SPACES / 5 = 9 BICYCLE SPACES
		9 BICYCLE SPACES

*50% OF BICYCLE SPACES MUST BE COVERED

BICYCLE PARKING PROVIDED		
BICYCLE PARKING TYPE	**EXISTING**	**PROPOSED**
COVERED	5	5
UNCOVERED	5	4
TOTAL	10	**9**

1 ARCHITECTURAL SITE PLAN

1" = 20' ON 22" X 34"

NORTH

0 10' 20' 40'

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BLUE MARBLE
101 Oak Street
Ashland, Oregon 97520

Consultant

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No.	Description	Date

Date	**10/08/21**
Job No.	**21-06**
Drawn By	**Author**
Checked By	**Checker**

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Project Number
21-06

Drawing Title
ARCHITECTURAL SITE PLAN

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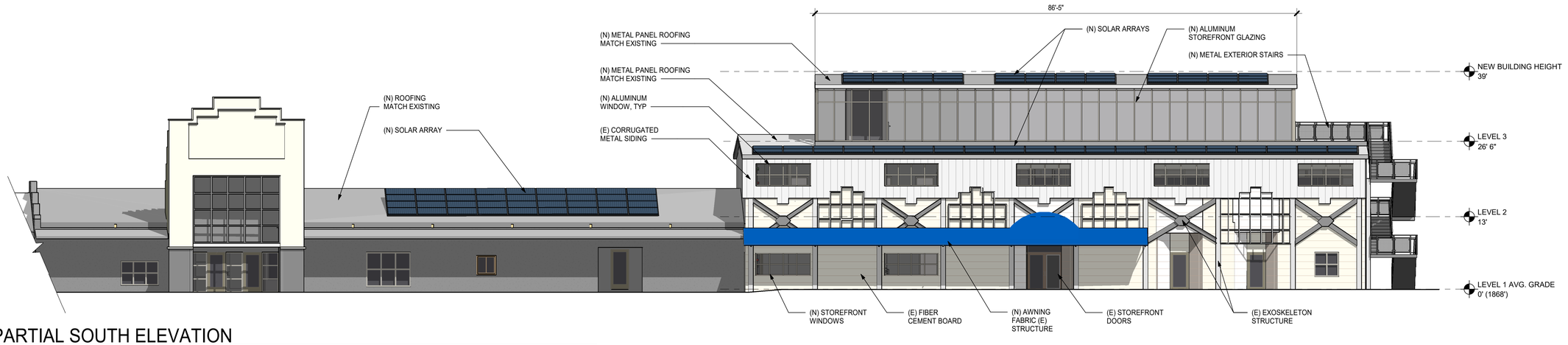
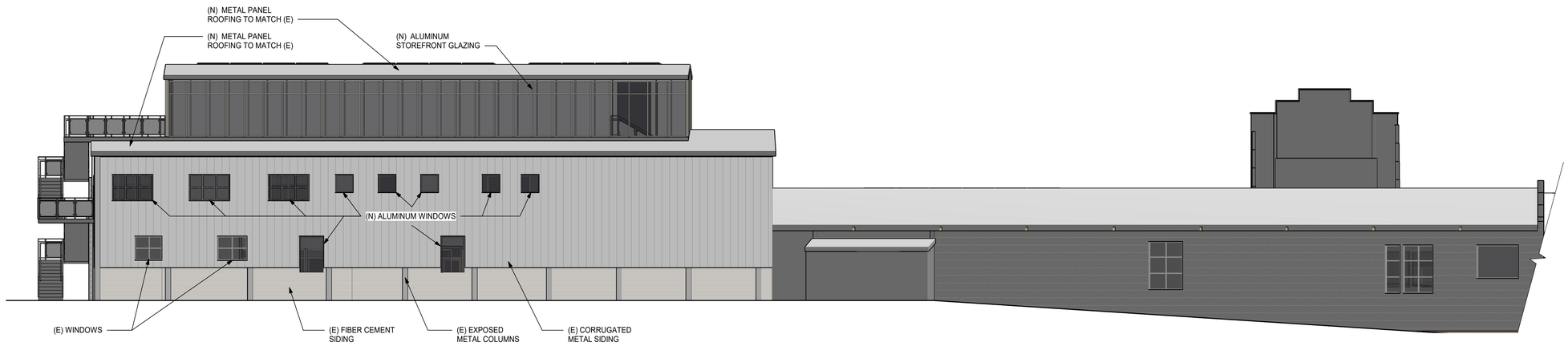


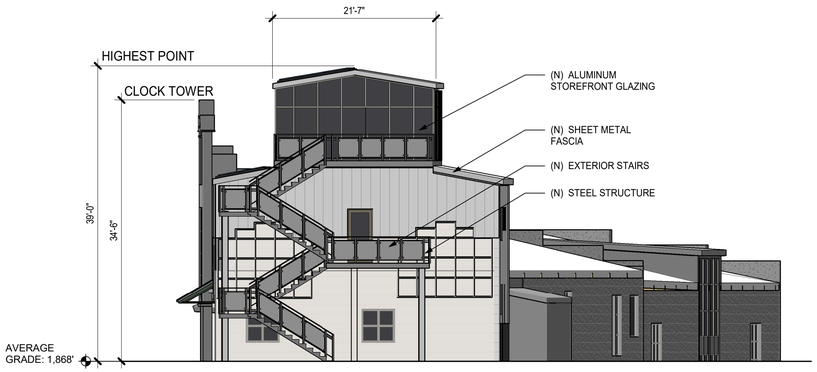
1 PARTIAL SOUTH ELEVATION

1" = 10'-0"



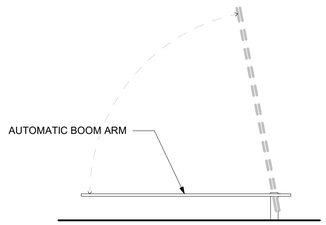
2 PARTIAL NORTH ELEVATION

1" = 10'-0"



3 EAST ELEVATION

1" = 10'-0"



4 PARKING LOT GATE

1" = 10'-0"

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EXTERIOR ELEVATIONS

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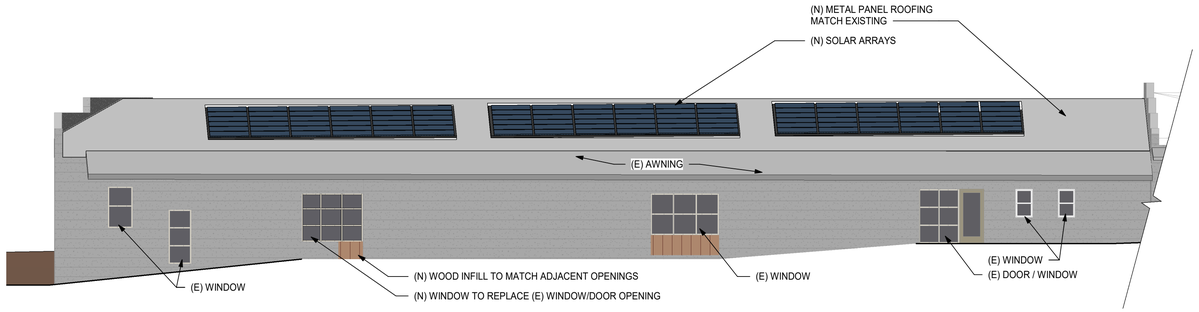

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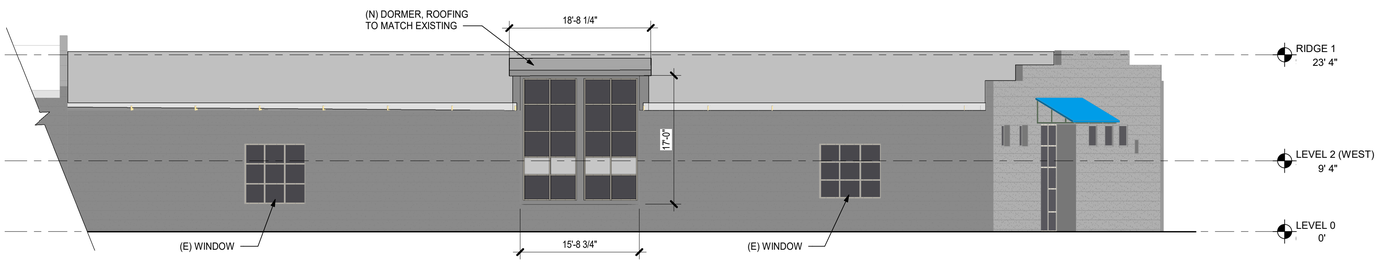
1" = 10'-0"



2 PARTIAL NORTH ELEVATION

1" = 10'-0"

3 WEST ELEVATION

1" = 10'-0"

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EXTERIOR ELEVATIONS

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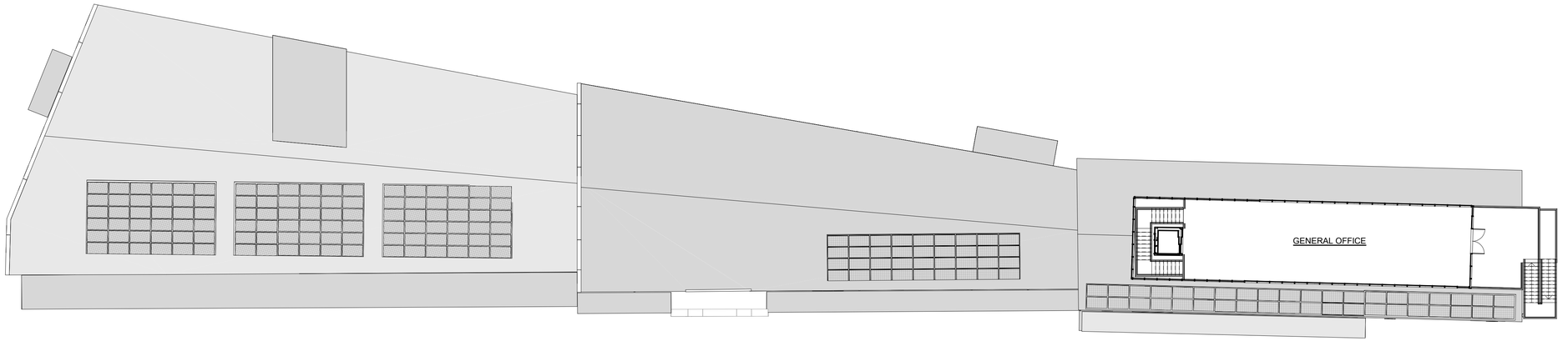
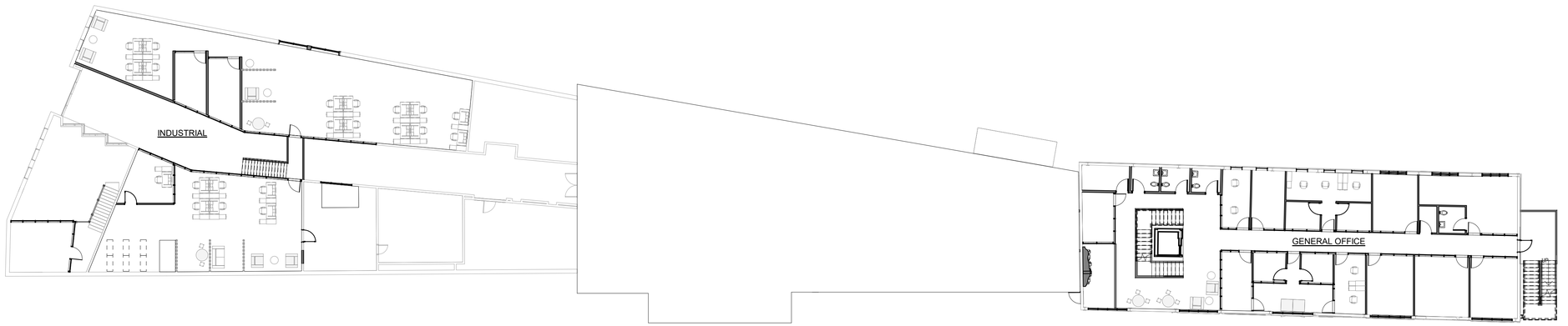


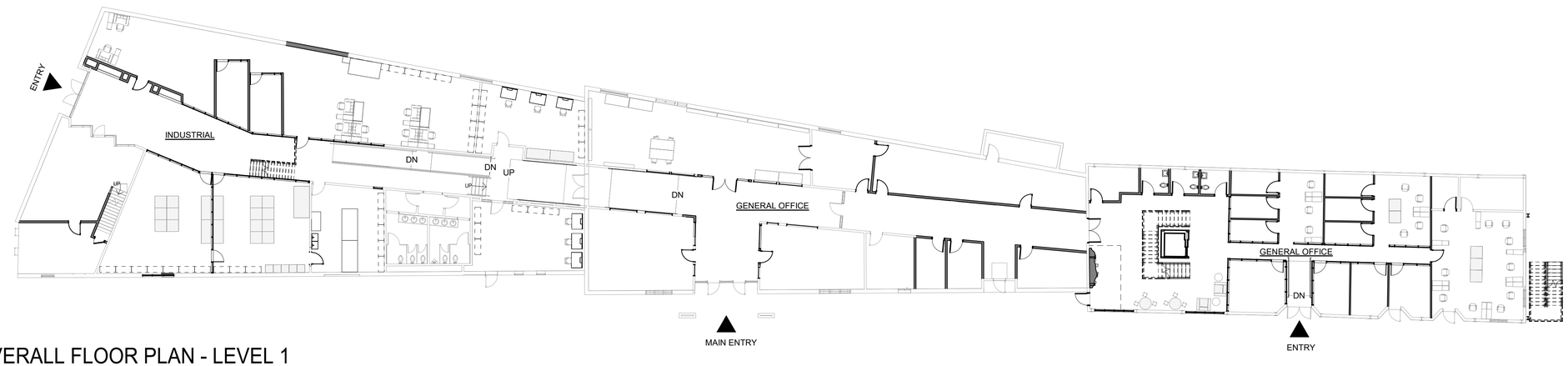
3 OVERALL FLOOR PLAN - LEVEL 3

1/16" = 1'-0"



2 OVERALL FLOOR PLAN -LEVEL 2

1/16" = 1'-0"



1 OVERALL FLOOR PLAN - LEVEL 1

1/16" = 1'-0"

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Drawing Title
FLOOR PLANS

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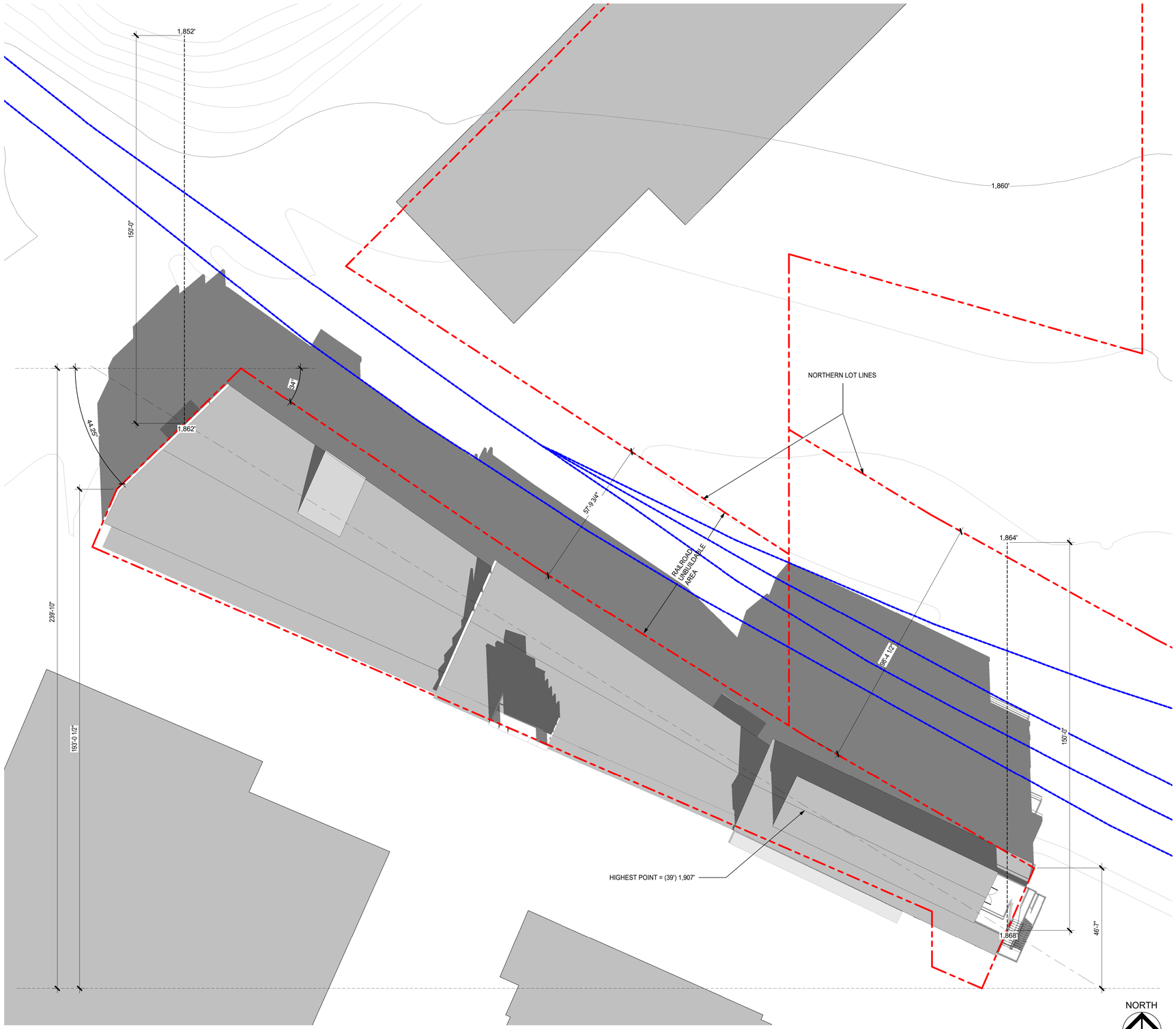

1 SOLAR SETBACK STUDY - DECEMBER 21st, 12 pm
1" = 20'-0"

NORTH / SOUTH LOT DIMENSION:

240 + 193 + 48 = 481 / 3 = **160.33'**

AVERAGE SLOPE CALCULATIONS:

(WEST) 1862 - 1852 = 10 / 150 = -0.067 (NORTH SLOPE)

(EAST) 1868 - 1864 = 4 / 150 = -0.027 (NORTH SLOPE)

(-0.067) + (-0.027) = -0.094 / 2 = **-0.047**

SOLAR SETBACK CALCULATION (STANDARD B)

39 -16 / .445 + (-0.047) = SSB

23 / 0.398 = **57.79'**

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SOLAR SETBACK CALCULATIONS

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KEYNOTES:

01	OUTDOOR EATING AREA
02	(N) TREE
03	(N) PLANTER
04	(E) PLANTER
05	(N) BENCH
06	(N) BICYCLE PARKING

1 PROPOSED PLAZA

1/4" = 1'-0" ON 22" X 34"

NORTH

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101 Oak Street
Ashland, Oregon 97520

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Drawing Title
PROPOSED PLAZA

Sheet No
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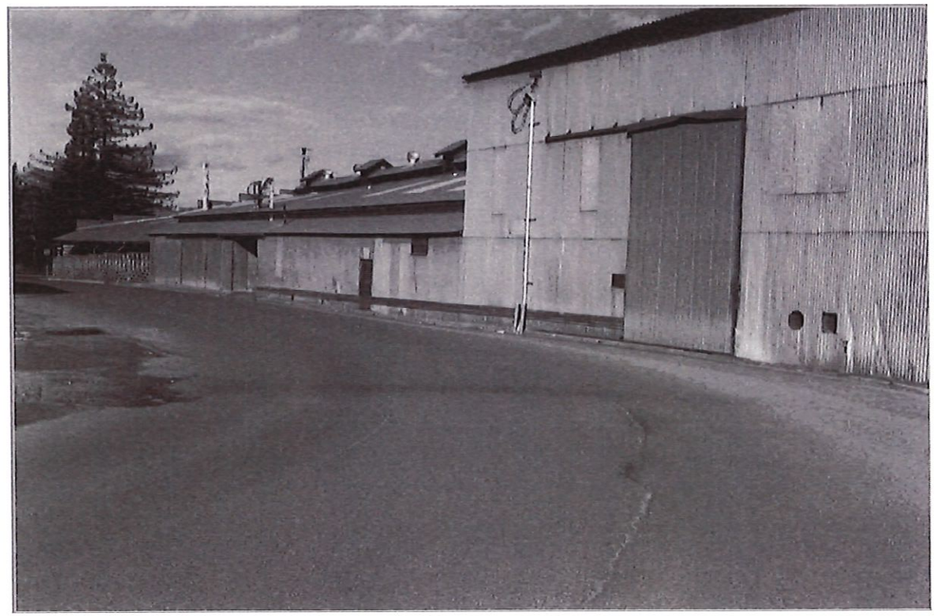
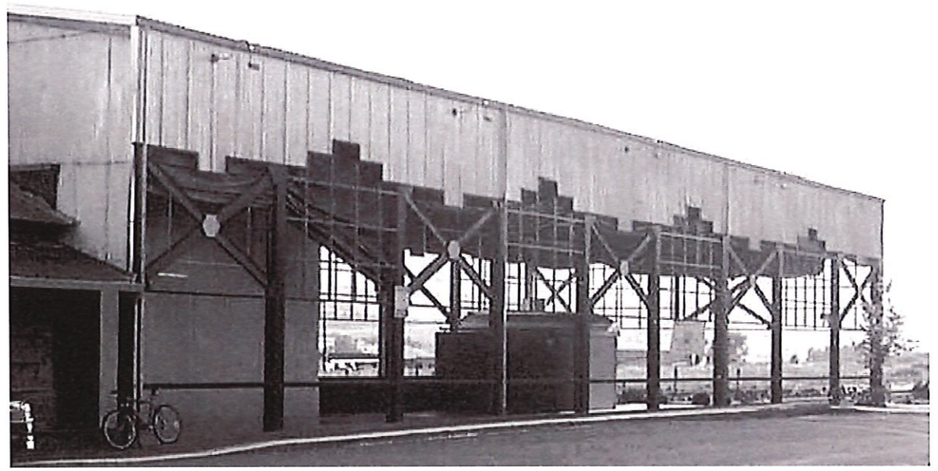


1 Oak Street Tank and Steel (1990's?)



2 'A' Street Market Place (2002)

3 Plexis (2021)

4 Plexis (2021)

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HISTORIC REVIEW-PHOTOS

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1 Perspective 1

2 Perspective 2

3 Perspective 3

The anticipated development located at 101 A Street, proposed by Blue Marble, includes renovations and additions to the existing facility. The purpose is to establish a new headquarters for the Blue Marble Company and to revitalize the existing historic building.

Blue Marble is an award-winning creator of inspiring, educational children's toys. Their mission is to "create purposeful products that inspire a love of learning in children and empower parents to raise thoughtful, confident kids." As this local company has grown, so too has their need for larger a space in which to create new designs. With their acquisition of the "Oak Street Tank and Steel" building, Blue Marble aims to revitalize this historic building while providing a novel and organic creative space that empowers their employees.

The building is listed on the National Registry of Historic Places as the 'Ashland Fruit and Produce Association Warehouse,' and is designated a primary/contributing resource to the 'Ashland Railroad Addition Historic District.' It has been home to the Ashland Fruit and Produce Association, Oak Street Tank and Steel, the 'A' Street Marketplace, and Plexis Healthcare. This building has undergone many transitions in its lifetime. Nearby is the historic the 'Hay Warehouse' (as seen in the foreground of *Perspective 3*), which is listed as primary/contributing resource on the National Register of Historic Places.

The proposed design constructs a rooftop addition, new exterior windows, a new exterior egress stair, re-roofs the existing structures, installs a rooftop solar array, and installs a large dormer window (on the northwest building, facing the railroad tracks).

These proposed changes reflect the industrial character of the existing building and its history.It utilizes existing materials, with an emphasis on sheet metal roofing. The rooftop addition stands apart from the existing building, but compliments the existing character. The addition is setback from the facade and utilizes glass to reduce its visual prominence.

The proposed dormer on the northwest building provides natural light to the space, and maintains a visual correlation to the clocktower.

4 Design Narrative

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HISTORIC REVIEW-
DESIGN NARRATIVE

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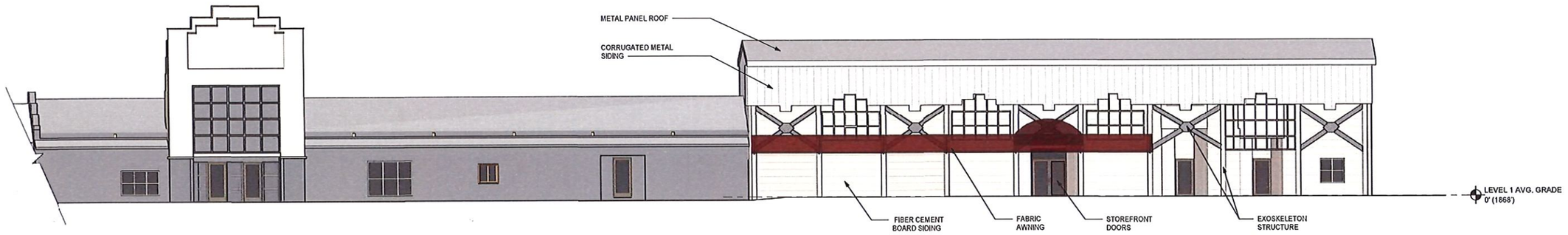
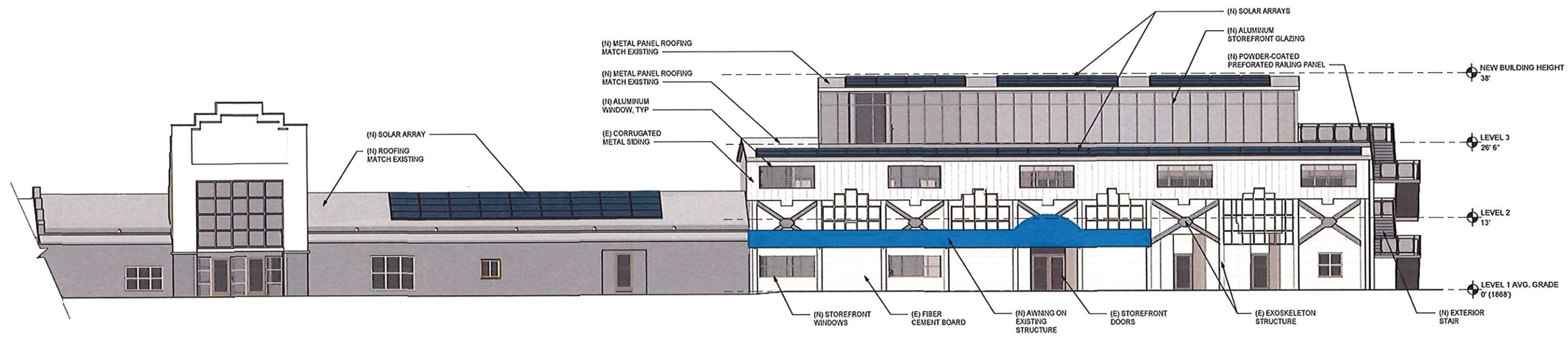


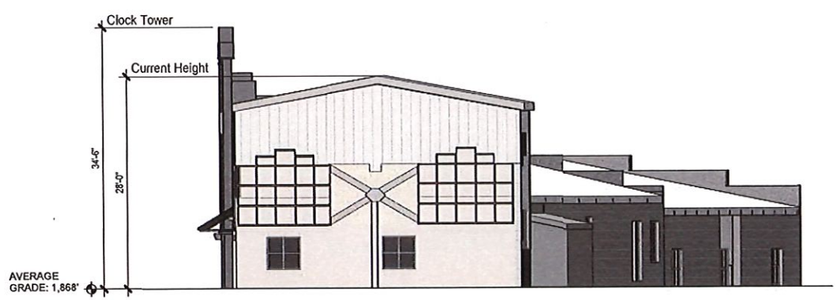
1 PARTIAL SOUTH ELEVATION - EXISTING

1" = 10'-0"



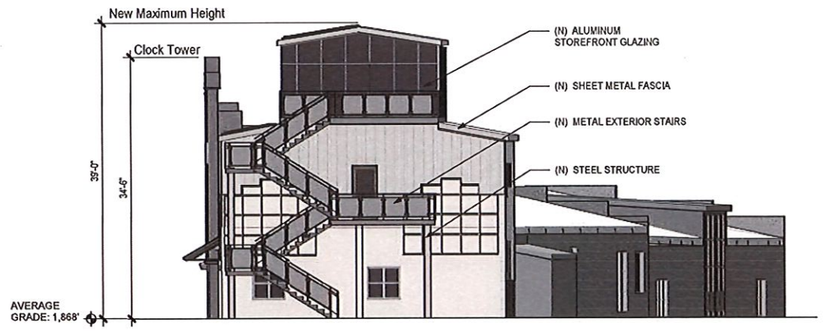
2 PARTIAL SOUTH ELEVATION - PROPOSED

1" = 10'-0"



3 EAST ELEVATION - EXISTING

1" = 10'-0"



4 EAST ELEVATION - PROPOSED

1" = 10'-0"

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Drawing Title
HISTORIC REVIEW - EXTERIOR ELEVATIONS

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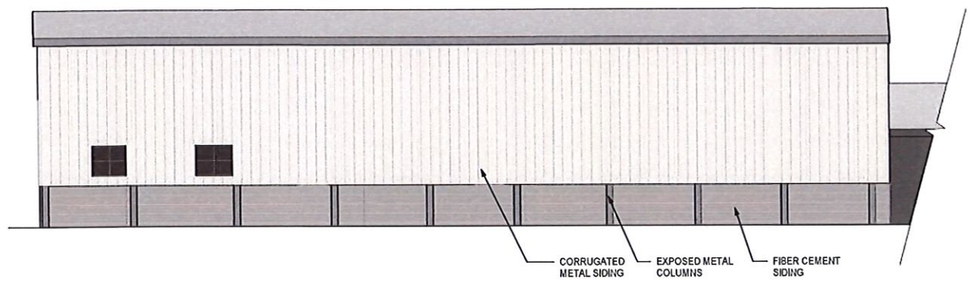
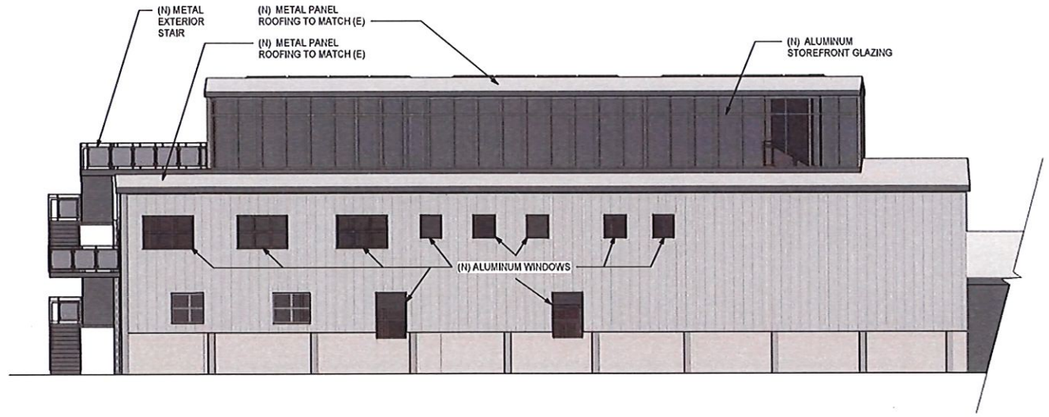
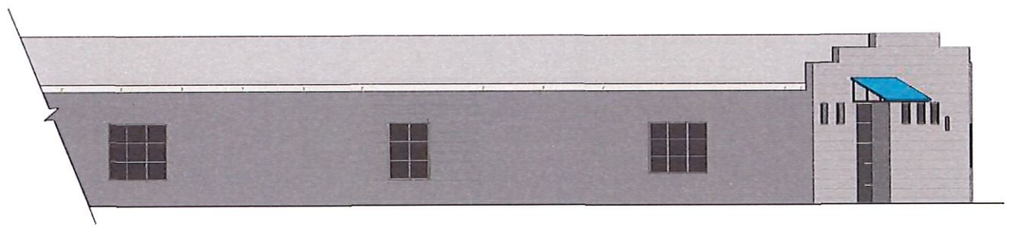


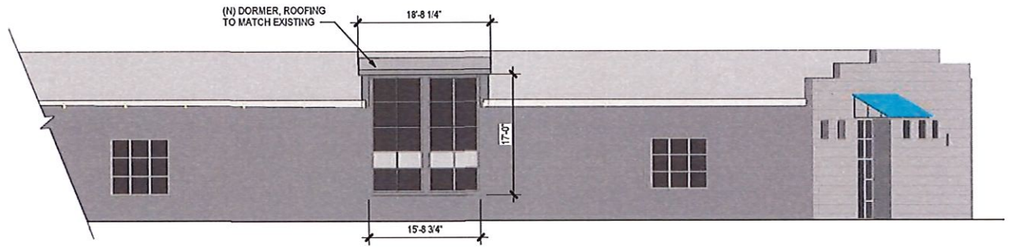
1 PARTIAL NORTH ELEVATION - EXISTING
1" = 10'-0"



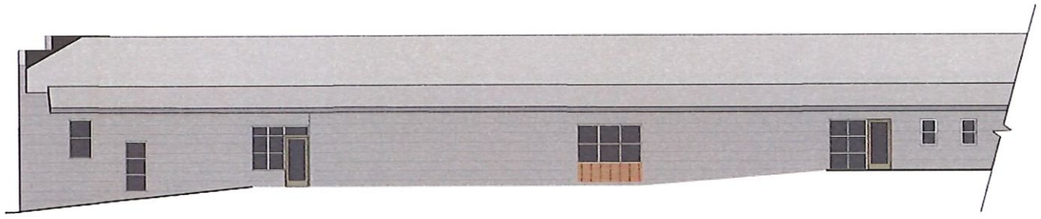
2 PARTIAL NORTH ELEVATION - PROPOSED
1" = 10'-0"



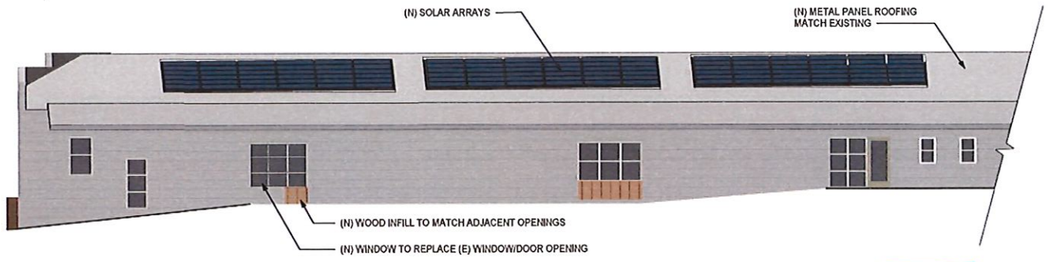
3 PARTIAL NORTH ELEVATION - EXISTING
3/32" = 1'-0"



4 PARTIAL NORTH ELEVATION - PROPOSED
3/32" = 1'-0"



5 PARTIAL SOUTH ELEVATION - EXISTING
3/32" = 1'-0"



6 PARTIAL SOUTH ELEVATION - PROPOSED
3/32" = 1'-0"

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BLUE MARBLE HEADQUARTER
101 A Street
Ashland, Oregon

Consultant

Revisions

No.	Description	Date

Date	10/08/21
Job No.	21-06
Drawn By	Author
Checked By	Checker

Type I Site Design Review

Date
10/08/21

Project Number
21-06

Drawing Title
HISTORIC REVIEW - EXTERIOR ELEVATIONS

Sheet No
HC.4

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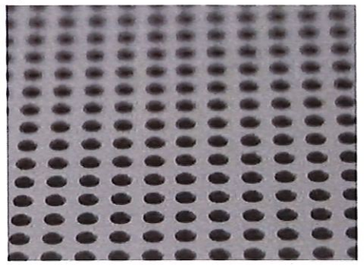
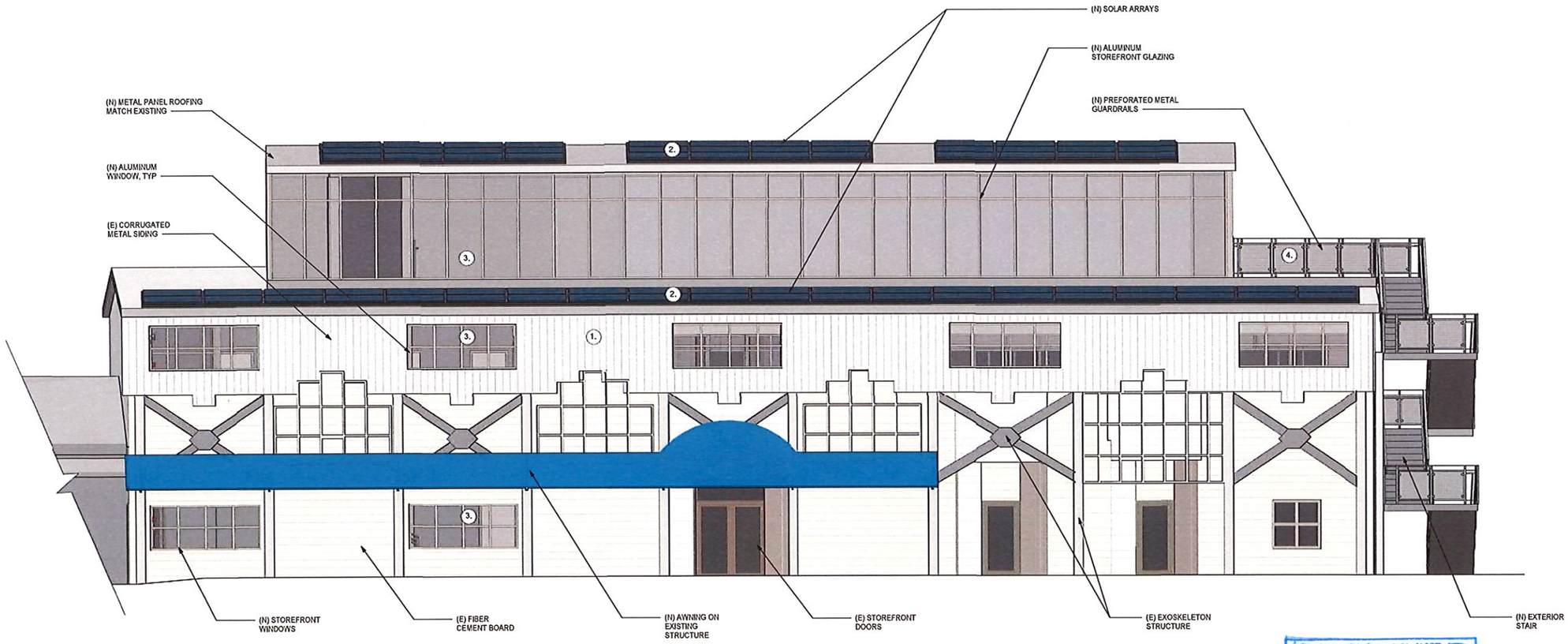
1. EXISTING MATERIAL PALETTE

2. SOLAR PHOTOVALTAIC PANELS ON METAL ROOFING

3. BLACK ALUMINUM STOREFRONT GLAZING

4. PERFORATED METAL GUARDRAILS





1 PARTIAL SOUTH ELEVATION - MATERIAL PALETTE

3/16" = 1'-0"

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Job No.	21-06
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Date
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HISTORIC REVIEW - MATERIALS

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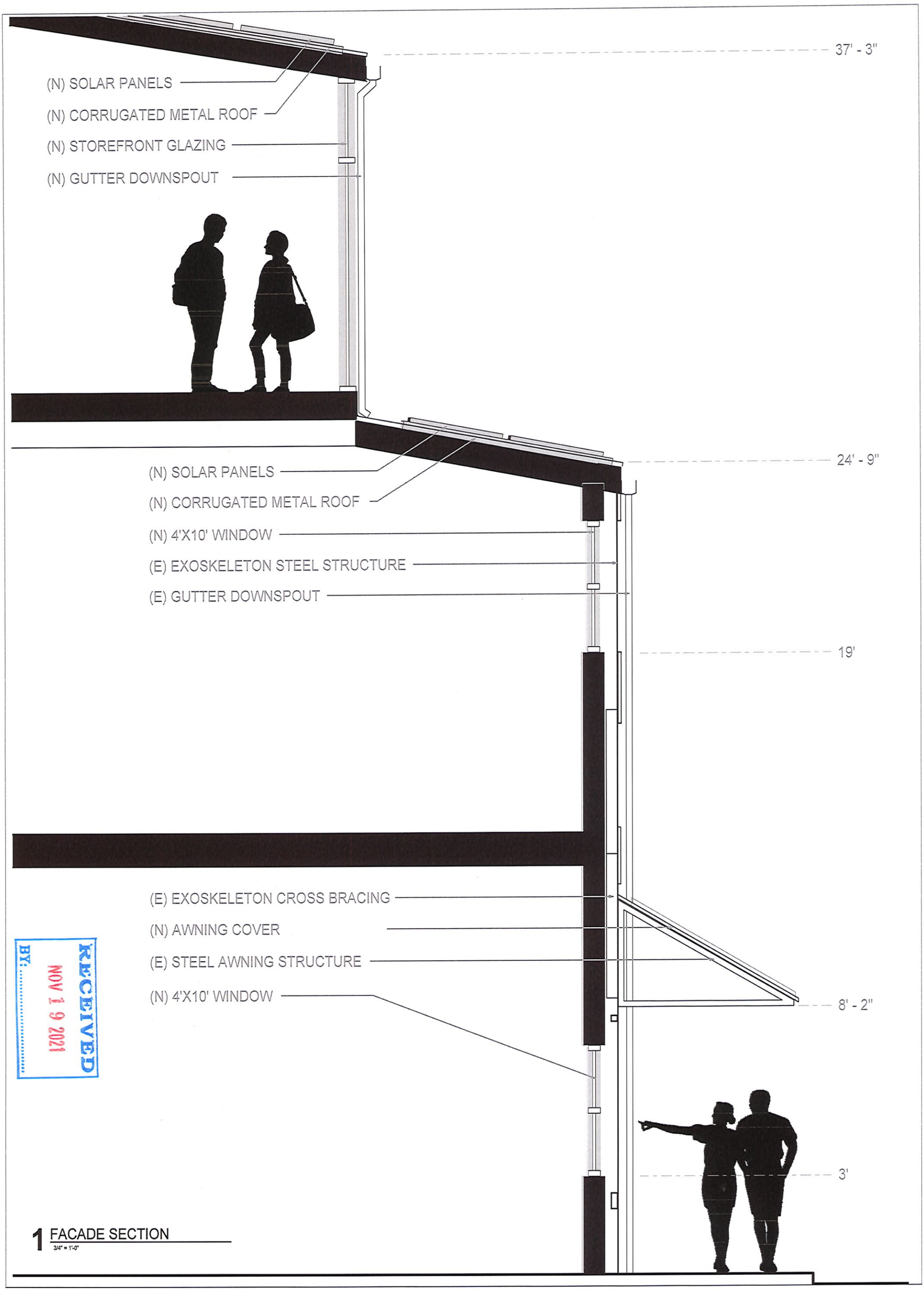

1 FACADE SECTION
3/4" = 1'-0"

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Drawing Title
HISTORIC REVIEW-
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