

LAND USE APPLICATION

CITY OF ESTACADA

475 SE MAIN STREET/PO BOX 958, ESTACADA, OR 97023 503.630.8286

PLEASE TYPE OR PRINT IN BLACK INK ONLY

FOR STAFF USE ONLY

- ' ZONE CHANGE (Z)
- ' CONDITIONAL USE (C)
- ' SUBDIVISION (4 or more lots)
- ' PARTITION (P)
- ' VARIANCE (V)
- ' OTHER _____
- ' OTHER _____

WHAT IS PROPOSED



File No.: _____
Date Received: _____
Fee \$ _____
Hearing Date: _____
Staff Member: _____
Zone: _____
Comp. Plan: _____

APPLICANT INFORMATION

NAME OF APPLICANT _____
Last First

MAILING ADDRESS _____ CITY _____ ST _____ ZIP _____

APPLICANT IS: ' LEGAL OWNER ' CONTRACT BUYER ' OPTION BUYER ' AGENT

NAME OF CONTACT PERSON (If other than applicant) _____

MAILING ADDRESS OF CONTACT _____

PHONE # APPLICANT Work _____ Home _____ CONTACT PERSON Work _____ Home _____

SITE ADDRESS _____ TOTAL LAND AREA: _____

LEGAL DESCRIPTION: T ___ R ___ SECTION _____ TAX LOT(S) _____

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T ___ R ___ SECTION _____ TAX LOT(S) _____

PRESENT USE OF PROPERTY: _____

METHOD OF SEWAGE DISPOSAL: _____

WATER SUPPLY: _____

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

NAME _____ ADDRESS _____ ZIP _____ RELATIONSHIP _____

NAME _____ ADDRESS _____ ZIP _____ RELATIONSHIP _____

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

OWNER'S SIGNATURE _____ DATE _____ APPLICANTS SIGNATURE _____ DATE _____

PLOT PLAN

ASSESSOR MAP

SUPPLEMENTAL FORMS CHECKED

City of Estacada Downtown Design Review Application

Submit the following information in addition to the Land Use Application Form:

1. At least two color photos showing the building in its surroundings and indicating the area of the exterior to be improved.
2. Drawings showing the improvements to the exterior of the building. They must annotate:
 - a. Dimensions of the building and proposed improvements
 - b. Proposed materials
 - c. Proposed colors or finishes (swatches or images encouraged)
 - d. Fixtures (Including lighting, awnings, etc.), doors, and windows (including trim detail) ****images of proposed model or comparable models are recommended****
 - e. How the improvements are compatible with the other sides of the building and neighboring buildings

DOWNTOWN DESIGN GUIDELINES AND STANDARDS

- A. Purpose. Section 16.26.050 is intended to facilitate downtown development and revitalization through the application of development and design standards, consistent with the Estacada Downtown and Riverside Area Plan (adopted 2011).
- B. Applicability. The standards of Section 16.26.050 apply to new structures and exterior remodels of structures in the Downtown zone, as follows:
1. Site plan approval by the city of Estacada is required prior to building permit approval and prior to commencing any exterior building remodel in the Downtown zone;
 2. City planning staff shall review proposed site plans for compliance with the requirements of this chapter. Proposed site plans are subject to the review procedures in Sections 16.132.015.
 3. The city may appoint a design review committee comprised of downtown property owners, merchants, and/or design professionals to assist and advise the city in applying the Downtown Design Guidelines and Standards. Site plan review is required only for that portion of a structure or development that is proposed to change.
 4. A design review application shall be considered to be compatible if 16.26.050B (6-9) is met, if a minimum of 65 percent of the total possible points on Table 16.26.050 are accumulated, and if one point in each category on Table 16.26.050 is received.
 5. Signs shall comply with requirements of Chapter 16.72 signs;
 6. Primary entrances shall face the street likely to have the greatest pedestrian traffic; Exception: Buildings adjacent to the Clackamas River need not have their primary entrance oriented to a street, provided that the building itself is oriented to the river; this standard is met when proposed offices, overnight accommodations, restaurant, dwellings, or other permitted use incorporates a river overlook and pedestrian connection to the river pathway.
 7. Buildings on Broadway Street, Main Street, 2nd Ave, 3rd Ave, 4th Ave, Acacia Ave, or OR 224, shall not contain less than 60% transparent windows on ground floor of street-facing elevations, upper building stories shall not have less than forty (40) percent transparent windows on street-facing elevation, and shall not have less than thirty (30) percent on all side elevations (except common walls). The city planning staff may grant up to a 15% adjustment to the window transparency standards without the need for a variance. The city planning staff may provide an adjustment to parking garages without a variance, provided the building design shall incorporate openings, screening, or other detailing subject to site plan review.
 8. Development abutting Broadway Street shall orient to Broadway Street. Where a development does not abut Broadway Street, it shall provide a primary entrance facing the street that is likely to have the most pedestrian traffic, as determined by the city decision-making body.

TABLE 16.26.051

CRITERIA

Scores

BUILDING LOCATION AND ORIENTATION				
All building entrances shall be recessed or covered by pedestrian shelters: No = 0, Yes = 2	N/A	0	1	2
Primary building entrances shall be least fifty (50) percent transparent so that two-way views, in and out of a building, are possible. This standard can be met by a door with a window, a transom window above the door, or sidelights beside the door: No = 0, Yes = 2	N/A	0	1	2

Possible _____

Received _____

BUILDING OPENINGS				
Architectural detailing shall define building entrances, No = 0, Yes = 2	N/A	0	1	2
Windows on buildings fronting Broadway Street shall contain trim, reveals or recesses of not less than four inches in width or depth.				
Wall mounted lighting consistent with the architecture of the building shall illuminate primary building entrances and building mounted signage No = 0, Yes = 1	N/A	0	1	2

Possible _____

Received _____

BUILDING LINE AND RHYTHM				
New buildings shall follow prominent horizontal lines on existing adjacent buildings, such as window trim, parapet line, or awning line: No = 0, Yes = 2	N/A	0	1	2
New buildings shall maintain clear visual division between ground floor and upper floors: No = 0, Yes = 1	N/A	0	1	2
New buildings shall incorporate rhythmic divisions relating to historic building patterns and proportions. For example, front elevations should be articulated (e.g. defined by an offset, recess, projection or similar "break" in the wall plane) not less than once every twenty-five feet: No = 0, Yes = 2	N/A	0	1	2
New buildings shall reflect vertical orientation through volume, roof form, and/or surface detail, such as vertically oriented sash windows, brick or stucco cladding and trim, or board and batten siding: No = 0, Yes = 2	N/A	0	1	2

Possible _____

Received _____

MATERIALS AND COLOR				
Exterior cladding shall be consistent with historic building design. Materials may consist of brick, brick veneer, stone, split-face concrete block, clapboard siding, board and batten siding or similar materials : No = 0, Yes = 2	N/A	O	1	2
All four sides of the building shall contain complementary exteriors: No = 0, Yes = 1	N/A	O	1	2
Pitched roofs shall be wood, slate, cement tile, asphalt shingles, flat metal or standing rib seam sheet metal. No = 0, Yes = 2	N/A	O	1	2
Buildings fronting Broadway Street shall have cornices or parapets that incorporate materials that are consistent with overall composition of the building. No: 0, Yes = 2	N/A	O	1	2

Possible _____

Received _____

PEDESTRIAN SHELTERS, PUBLIC SPACE				
Buildings fronting Broadway Street shall contain pedestrian shelters such as awnings, canopies, or recesses at least 5 feet over the pedestrian area along a minimum sixty percent (60%) of ground floor elevation: No = 0, Yes = 2	N/A	O	1	2
At least three percent (3%) and not less than three hundred (300) square feet of each new development site shall be designated and improved as ADA accessible civic space.: No = 0 Yes = 1	N/A	O	1	2
Street frontages shall be improved with pedestrian amenities equal to are greater than .5% of the estimated construction cost of the proposed building(s), No = 0, Yes = 2	N/A	O	1	2

Possible _____

Received _____

Total Possible _____ Total Received _____ Percentage _____

Is a minimum of one point in each category received? Y____ N____

Are the standards in 16.26.050B (6-8) met? Y____ N____