City of Talent

Architectural Review

Public Meeting

Tuesday, April 22, 2014 – 6:00 PM

Talent City Hall, 110 East Main Street

AGENDA

The Architectural Review Committee of the City of Talent will meet on Tuesday, April 22, 2014 at 6:00 P.M. in the Talent City Hall Conference Room, 110 E. Main Street.
The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, ext. 1012.
The Architectural Review Committee reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the study session and/or meeting.

I. Call to Order/Roll Call

II. Approval of Minutes – January 21, 2014

III. Public Comments on Non-Agenda Items

IV. **110 E. Main Street.** *file no.* ARC 2014-001

Applicant .....City of Talent

Proposal.....New Construction – Community Center

Background.....Construction of a new Community Center in the Civic Center campus, north of City Hall.

Requested Action.....After review and discussion, the Committee is requested to make a motion, with or without attached conditions.

Expected Time .....30 minutes

V. Committee's Open Discussion

VI. Adjournment

Note: This agenda and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) in advance of each meeting.
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY
phone number 1-800-735-3896.

The City of Talent is an Equal Opportunity Provider

MINUTES
City of Talent **Architectural Review Committee**—Regular Meeting
January 21st, 2013 — 6:00 PM
City Hall, Main Conference Room (Rm. 111)

I. Call to Order/Roll Call

Acting Chair Cade called the meeting to order at 6:00 PM.

Members Present:	Linda Cade, Michael Thirkill, Joshua Tilley, Jack Latvala
Members Absent:	None
Staff Present:	Zac Moody, Community Development Director and Minute Taker
Others Present:	Evan Archerd – Clearview Commercial Development
	Lisa Adams/Meg Mocobee – Farmers' Insurance

Acting Chair Cade asked if there were any items to be discussed that were not on the agenda. Hearing none, Acting Chair Cade moved to the first item on the agenda. Chair Thirkill arrived at 6:05 PM and assumed Chair activities.

II. 160 N. Pacific Hwy. *file no.* ARC 2013-003

Applicant.....Clearview Commercial

Proposal.....New Construction – Building H (6,304 ft2)

Background.....Construction of second commercial building as part of the Clearview PUD approved September 2, 2005 and proposed Site Plan Amendment SPR 2013-003 and Variance VAR 2013-001.

The applicant, Evan Archerd, discussed the proposed project in the Clearview development. He explained that the design is consistent with the approval of the original development in 2005 and no major changes had been made.

The Committee reviewed the proposed drawings provided by the applicant and a motion for approval was made by Committee Member Latvala and seconded by Committee Member Tilley. The motion and second resulted in an unanimous approval with a 4-0 vote.

III. 2 Talent Ave. *file no.* ARC 2013-004

Applicant.....Lisa Adams

Proposal.....Remodel of Existing Talent Lube building to an office Space. Remodel will include new roofing, windows, entry and paint.

Background.....Formally used as an automobile lube shop, the building last went through Architectural Review in April 2005 adding a

roll up door, trim and fencing on the northing portion of the building.

The applicant's representative, Meg Mocobee, discussed the proposed restoration project for the old Talent Lube building on the corner of Talent Avenue and Roy Alley. She provided photos of the proposed restoration created by George Cramer. The applicant is proposing to remove one roll up door facing Talent Avenue to the east. The roll up door is being removed will be replaced with is single door and adjacent window. The original request had transom windows included, but after discussion, the Committee recommended that they not be installed as they would be hidden by the galvanized anwing serving the entryway.

She explained that many of the windows would be replaced matching single hung windows meeting the requirements of the design standards. She further explained that the windows would be trimmed with trim that matches the existing trim.

A request to relocate the entry door facing south was approved with the entry facing Talent Avenue. Although not a requirement, the applicant stated they would be painting the building a neutral two toned color as shown in Exhibit A of the application.

The Committee approved the proposed design as shown on Exhibit A, with conditions. Transom windows can be eliminated; All new trim shall match (same style and width) across all facades of the building; Roof shall be replaced with galvanized materials and proposed awning shall have the same material as the proposed roof; All windows shall be of the same design and style (various sizes consistent with the 1.5:1 ratio are acceptable); Final elevations shall be consistent with Exhibit A included in the application.

The Committee reviewed the proposed drawings provided by the applicant and a motion for approval was made by Committee Member Tilley and seconded by Committee Member Cade. The motion and second resulted in an unanimous approval with conditions with a 4-0 vote.

IV. Adjournment

There being no further business to come before the Committee, Chair Thirkill adjourned the meeting at 6:53 p.m.

Submitted by: _____ Date:_____

Attest:

_____ _____

Zac Moody, Secretary Michael Thirkill, Chair

ARCHITECTURAL REVIEW COMMITTEE
CITY OF TALENT

Design Review

COMMERCIAL DESIGN REVIEW

FOR COMMITTEE USE ONLY:

Planning file no. SPR 2014-001

Date Reviewed: _____

TALNO. N/A P S C NC(H)NH-NC

TARC REVIEW RESULT:

☐ Plans accepted

☐ Plans accepted with changes as noted

SITE ADDRESS: 110 E. Main St.

DATE SUBMITTED: 4/14/14

☒ SUBMITTED WITH FIVE (5) SETS OF PLANS SHOWING ALL ELEVATIONS, SITE PLAN, AND ARCHITECTURAL DETAILS (REDUCED PLANS ARE PREFERRED: 11" X 17" OR 8½" X 11")

SUBMITTED BY: ☐ PROPERTY OWNER ☒ REPRESENTATIVE OF PROPERTY OWNER

PROPERTY OWNER'S NAME: City of Talent

MAILING ADDRESS: P.O. Box 445, Talent, OR 97540

DAYTIME PHONE: 541.535.7401 OTHER PHONE: _____

FAX: _____ E-MAIL: _____

PROPERTY OWNER'S REPRESENTATIVE (I.E., PERSON ATTENDING REVIEW MEETING):

NAME: Dana Crawford BUSINESS: ORW Architecture

BUSINESS ADDRESS: 2950 E. Barnett Rd Medford, OR 97504

DAYTIME PHONE: 541.779.5237 OTHER PHONE: _____

FAX: _____ E-MAIL: _____

THE PROJECT IS... (CHECK ALL THAT APPLY)

☒ NEW CONSTRUCTION

☐ ADDITION TO EXISTING STRUCTURE

BRIEF DESCRIPTION: New community center for the City of Talent

STAFF USE ONLY

Fee _____ Rec'd _____ Rec'd by _____ Date _____

DISREGARD THIS SECTION IF THE PROJECT IS ENTIRELY NEW CONSTRUCTION. WILL ANY CHANGES, MODIFICATION, OR REPLACEMENTS BE MADE TO THE EXISTING STRUCTURE? PLEASE DESCRIBE *SPECIFIC* CHANGES BELOW.

- ☐ WINDOWS: _____
- ☐ DOORS: _____
- ☐ CHIMNEY: _____
- ☐ TRIM: _____
- ☐ SIDING: _____
- ☐ ROOFING: _____
- ☐ GUTTERS: _____
- ☐ GARAGE: _____
- ☐ PORCH: _____

IF THIS IS AN EXISTING BUILDING, PLEASE INDICATE IF IT IS CLASSIFIED BY THE CITY AS ONE OF THE FOLLOWING (IF UNSURE, PLEASE ASK CITY PLANNER OR REVIEW COMMITTEE CHAIR):

- ☐ DESIGNATED CITY LANDMARK (TALNO _____)
- ☐ NATIONAL REGISTER OF HISTORIC PLACES, (YEAR LISTED: _____)
- ☐ LISTED ON TALENT'S "SURVEY OF HISTORICAL/CULTURAL RESOURCES" (PLEASE INDICATE RANKING BELOW):
  - ☐ PRIMARY, TALNO _____
  - ☐ NON-CONTRIBUTING (H), TALNO _____
  - ☐ SECONDARY, TALNO _____
  - ☐ NON-HISTORIC NON-CONTRIBUTING, TALNO _____
  - ☐ CONTRIBUTING, TALNO _____

Review form		**Applicant's narrative**
	for Committee use only **M**=Meets stds. **NM**=Nearly meets stds. **DM**=Does *not* meet stds.	In the spaces directly below, please explain details of how your submitted plans meet each Old Town Design Standard under Section 2, "Commercial Structures," even if already shown on plans. Address only those items that you plan to change from the existing structure, specifying changes in size, materials or locations. Be sure to refer to the Old Town Design Standards when planning your project and completing this part of the form.
Standard 1: Volume & Mass *Orientation - Setback - Width*	M NM DM	
Standard 2: Openings *Verticality - Transparency - Symmetry*	M NM DM	
Standard 3: Height *Maximum - Minimum - Variation*	M NM DM	
Standard 4:Horizontal Facade Rhythm *Base - Stringcourse - Cornice Details*	M NM DM	
Standard 5: Vertical Facade Rhythm *Multiple Bays - Edge Definitions*	M NM DM	

Standard 6: Sense of Entry *Doors - Integration - Depth*	M NM DM	
Standard 7: Roof Forms *Flat - Single-Slope - Bow-String - Trussed - (Residential-Style Roof Forms Screened by Parapet or False front Facade)*	M NM DM	
Standard 8: Exterior Surface Materials	M NM DM	
Standard 9: Awnings & Marquees *Scale - Placement - Materials - Shapes - Lighting - Signage*	M NM DM	
Standard 10: Secondary Elevations *Public Rear Entrance - Corner Entrances*	M NM DM	
Standard 11: Additions to Existing Buildings *Compatibility - Attachment - Storefront Volumes - Materials - Rear Additions*	M NM DM	
Standard 12: Front-Facing Presentation *Skylights - Roof vents - Plumbing vents*	M NM DM	

REVIEWER'S ADDITIONAL COMMENTS:

REVIEWER'S NAME: _____

NOTE ON APPLICABILITY

Except in specific situations noted in the full set of Standards, Standards shall apply equally to all projects with the Old Town District.

Applicants seeking variance from these Standards must demonstrate to the review body that compliance would result in an unnecessary and unavoidable hardship. Variances from the Standards will not be allowed unless such hardship is adequately demonstrated and proven by the applicant.

These standards apply to exterior renovations affecting more than 25 percent of the exterior visible from the public right-of-way.

In addition, the Old Town District Design Standards shall supersede the applicable standards in the "Residential Development Standards" (Ordinance No. 458) when applied to new construction in the Old Town District.

8-3K.130 COMMERCIAL STRUCTURES

The traditional commercial core area of Talent, including those properties facing Talent Avenue between Wagner Street and Colver Road, reflects the historic character of the community as a small, rural, service area. Buildings here have historically been of modest scale and construction, consistent with the community's vernacular design heritage. In order to reflect that basic character in the core the following standards govern all new commercially zoned construction and remodeling projects requiring a structural building permit.

The massing of a building includes its overall bulk, orientation, and placement on the site, forming the visual relationship between the building and its surroundings. Individual aspects of massing, particularly height, are subject to specific Standards below:

A. Commercial Standard 130(A): ***Volume & Mass***

1. Setbacks:

a. Setback: Minimum: Two (2) feet; maximum five (5) feet. The surface area in the front or side setback area along the street shall match the existing surface material of the public right-of-way with the goal of creating a safe and attractive pedestrian amenity. Surface area in front area setback shall be durable hardscape but may include areas for small planter beds, flower boxes or chairs and tables, with the goal of creating an attractive pedestrian amenity.

b. Open Space Setback: Minimum: zero (0) feet; maximum: twenty (20) feet for the primary facade facing the public open space. No parking or vehicular drive isle is permitted within the setback unless already existing or approved or contemplated as part of the West Valley View Master Plan. Such existing parking and drive isles are to be considered legally grandfathered, but non-conforming. Surface area may include landscaping or hard surface materials or mixture thereof.

Finding: The standard setbacks will be measured from the edge of the existing pavement directly to the north of the parking area that serves City Hall. Home Street right of way is not directly in front of the proposed building, so the edge of the asphalt will serve as the right of way line.

As shown on the Exhibit A, the front façade of the building will have a safe concrete or other hardscape transition from the asphalt to the front of the building, creating an attractive pedestrian friendly area. Also shown on the proposed elevation are multiple "living wall" with planters at the base of each wall and a covered seating area for pedestrians. **The provisions of this section have been met.**

2. Street Elevations:

a. Primary: All buildings will be sited with the primary facade facing the public right-of-way, including the open space area, but excluding public alleys.

b. Secondary: All building walls that are not visible from the public rights-of-way or abut a public alley, driveway or another wall. Design of the secondary façade may have less ornamentation but shall include a defined and articulated sense of entry. Such entryways may include extended awnings, plaza spaces or courtyards.

c. Trash enclosures or similar services are excluded from primary elevations except those facing the public open space. Such services must be screened from public view.

d. Trash enclosures or similar services may be installed along secondary elevations provided they are screened.

3. *Width:*

a. *Commercial buildings shall extend from side lot line to side lot line to create a solid streetscape along the public right-of-way. An exception to this standard may be granted to provide for plazas, courtyards, dining areas, or pedestrian access. (See 130(E), below, regarding vertical divisions). This exception may also apply to existing residential buildings converted into commercial space in order to retain the structure's original appearance.*

Finding: The street elevations for the primary and secondary elevations are consistent with the provisions of this section. The primary façade faces Home Street and the secondary facades have a defined and articulated sense of entry. Each elevation has its own entry and with the exception of the east entry which faces the accessible parking area, all elevations have extended awnings with space for a courtyard or seating area.

A screened trash enclosure exists and is located on the northwest corner of the City Hall area. This trash enclosure will be shared by the proposed Community Center and the existing City Hall.

While this building is not a commercial building as defined by the design standards, the building extends from the western property line towards the east. In order to accommodate the necessary accessible parking and to provide more parking area in the rear of the building, the structure does not extend from property line to property. **The provisions of this section have been met.**

B. *Commercial Standard 130(B):* ***Openings***

To maintain and insure a pedestrian-friendly scale within Talent's traditional commercial core, storefronts and upper facades shall reflect the following:

1. *Verticality: All facade window openings shall have a generally vertical proportion (i.e., a height-to-width ratio of 1.5 : 1 or greater; for example, a 24-in. wide window would be at least 36 in. tall). An exception to this standard is allowed for large, fixed storefront windows. In such cases, transom panels spanning the entire storefront glazed area are encouraged.*

2. *Transparency: Ground floor storefronts should be predominately "transparent," with a minimum of 75% glazed surface area, including entry doors (see Fig. 130–1).*

3. *Prohibited Opening Types:*

   a. *Sliding or "French" entry door sets on the facade (such doors are permitted on side and rear elevations only).*

   b. *Roll-up garage doors (metal or wood), on street-facing sides (such doors are permitted on side, rear, and alley elevations only). Uses requiring large garage openings on the facade may use sliding or bi-fold doors; wood or metal doors with multiple glass panels are encouraged.*

   c. *Reflective glazing, "mirror glass" and similar.*

   d. *Horizontal slider windows (i.e. vertically oriented slider windows).*

   e. *Arched or "fan light" type windows, except where inset into an articulated structural opening.*

Finding: The proposed building is consistent with Talent's traditional commercial core and promotes a

pedestrian friendly environment. With the exception of two windows on the east side of the south elevation all windows and doorways meet the 1.5:1 ratio. Of the two windows that don't meet this requirement, one of them is sheltered by a pergola. The front elevation has four vertical windows and a glass entryway as well as two additional windows on the east side of the front elevation. Considering that the front elevation of the building is divided into four distinct sections each with adequate transparency and that no prohibited opening have been used, this building meets the intent of the opening standards. The provisions of this section have been met.

C. Commercial Standard 130(C): ***Height***

In order to increase opportunities to transit, reduce transportation impacts, and promote pedestrian activity, multiple-story commercial or mixed-use construction is encouraged. All new commercial and mixed-use construction in the zone is subject to the following standards:

1. *Maximum: No building may be greater than 2½ stories nor shall exceed 30' in height. A ½ story as defined herein is the floor area above the second floor. No ½ story shall be larger than 60% of the total square footage of the second floor and shall be recessed a minimum of ½ the total height of the primary façade from the front in order to minimize mass and scale from the primary rights-of-way which would include corner buildings with two primary facades.*

2. *Minimum: No single-story building shall have a top plate height of less than 16 feet at the public right-of-way (a top plate is the top horizontal member of a frame wall supporting ceiling joists, rafters, or other members).*

3. *Variation: Building height shall be differentiated from the height of adjacent buildings to avoid a solid street wall of uniform height. An exception to this standard will be made for buildings that incorporate a projecting vertical division in the facade treatment that visually separates the facade from adjacent buildings, such as a column, pilaster or post.*

Finding: Although there are no buildings directly adjacent to the proposed Community Center, there are residential structures to the east and the City Hall to the south that have been considered when designing the building. The adjacent residential structure is 2 stories and City hall is a single story gabled structure. At its highest point, the proposed Community Center is 28' in height and at its lowest point, approximately 24' in height. **The proposal meets the provisions of this section.**

D. Commercial Standard 130(D): ***Horizontal Facade Rhythm***

To maintain the rhythm of Talent's traditional architecture, all new commercial construction shall respect the three-part "base-shaft-capital" facade system common to pre-WWII commercial designs.

1. *Base: Buildings shall provide a visually articulated foundation or "base" feature at ground level, typically rising to the bottom of the sill height. A "base" may be created by detail or a change in material or form that differentiates the base from the upper portions of the facade. (i.e. a brick or tiled "base" on a concrete building, or a paneled wood base on a horizontal sided wood building) This standard may also be met by projecting elements or change in surface planes that employ a common material, i.e. a projecting brick sill and "apron" on a brick wall or a cast concrete shoulder that projects away from a concrete wall.*

2. *Stringcourse: Prominent horizontal lines shall be maintained between all floor levels, visually dividing the facade into horizontal sections that reflect the interior levels. Such features may be projecting or incised bands of common materials (as in brick or concrete) or applied trim, as in a wooden "bellyband." See Figure 130-4*

3. *Cornice Details: All buildings shall have a "cap" element at the uppermost portion of the facade that visually terminates the main facade surface. Cornice details may be integrated into a stepped or decorative parapet or consist of an articulated line that projects from the main surface plane. Modest marker blocks stating building name and date of construction are strongly encouraged.*

Finding: The proposal has a variety of options that have yet to be decided on and will be decided on as funding allows. Considering that this building is an institutional building that has no specific design standards, the architect will provide a design that is similar in nature to the surrounding buildings, specifically the Talent Library and City Hall. **The provisions of this section can feasibly be met.**

E. *Commercial Standard 130(E):* ***Vertical Facade Rhythm***

Reflecting the narrow lots common in Talent's downtown and creating visual interest that enhances the pedestrian scale, commercial facades shall have strong and clearly articulated vertical elements.

1. *Multiple Bays: All storefronts shall be divided into vertical "bays" through the use of structural members such as columns, pilasters, and posts, or by the use of other surface detailing that divides large walls into narrower visual panels. No structure shall have a single "bay" larger than 30 feet (based upon the lot width of the Original Plat of the Town of Talent). Buildings occupying one or more original town lots (i.e., greater than 30 feet in width) shall be visually divided into multiple bays of 30' or one-half the overall lot width, whichever is the lesser. For example, the facade of a 50-foot wide structure shall be visually divided into two 25' wide bays. An 80' foot structure may be divided into two 30' bays and one 20' bay or into four 20' bays, either of which will meet this standard.*

   a. *West Valley View: In the West Valley View area, buildings shall follow the above standard to maintain vertical rhythms to create attractive pedestrian scale on all primary facades (i.e. facing East Main, Wagner Street or the open space area). On primary facades no single bay shall be larger than 30 feet in width, as defined by articulated vertical elements such as pilasters, columns, posts or other surface detailing. Buildings occupying larger tax lots shall be visually divided into multiple bays of 30' in width or less. For example, the façade of a 100' wide structure may be divided into three 30' bays and one 10' bay, four 25' bays, two 30' bays and two 20' bays or any multiple thereof providing no single bay exceeds 30' in width. The use of asymmetrical bays of varied widths meets this standard and is encouraged.*

2. *Edge Definition: All storefronts shall use a pilaster, engaged column, or other structural or decorative vertical element at each side lot line, to create visual division from the adjacent structure. (See 130(C)(3), above, regarding the use of projecting elements). For structures that do not extend from sideline to sideline (as per 130(A)(3), above) the outermost building corner will be treated as the edge for compliance with this Standard.*

Finding: As detailed in the proposed front façade, the building divided into four vertical "bays" using various offsets, changes in materials, distinct elevation changes and the use of planters and "living walls". The use of a pergola ties all four divisions into a single elevation. No bay exceeds 30 feet in width. **The proposal meets the provisions of this section.**

F. *Commercial Standard 130(F):* ***Sense of Entry***

All commercial buildings shall have a clearly defined "sense of entry," with the primary public access serving as a focal point in the visual organization of the facade. This can be accomplished via structural articulation, such as in a recessed entry, or through the use of trim, materials, or other elements. A clear and defined sense of entry facilitates retail activity and adds significantly to the pedestrian interest of the street.

1. *No door may swing open into any public way.*

2. *Doors: Primary commercial entrances shall be primarily transparent with no less than 50% of the total surface consisting of glass.*

3. *Integration: Entryways shall be architecturally integrated into the vertical and horizontal rhythms of the facade.*

4. *Depth: Recessed entries shall be no less than three (3) feet in depth.*

Finding: The proposed main entry of the building is along the south facing façade of the building and exceeds the transparency requirement of 50%. The doors of the main entry open to a covered patio area away from the main thoroughfare. The entry is recessed nearly six (6) feet from the adjacent bay to the west. **The proposal meets the provisions of this section.**

*G. Commercial Standard 130(G): **Roof Forms***

Traditional commercial roof forms, including flat, single-slope, or bowstring and other trussed roofs, are all typical of downtown Talent. Other roof forms, particularly gables, were commonly screened from the public right-of-way.

1. *False-front gables and parapets are required to hide pitched roofs, unless otherwise permitted by the review body.*
2. *Mansard roofs are prohibited.*

Finding: The historic standard does not address institutional structures and many of the recently built structures including City Hall and the Library have gabled rooflines and make sure of parapets. The proposed Community Center will use only gabled rooflines that have a 12/6 pitch. **The proposal meets the provisions of this section.**

*H. Commercial Standard 130(H): **Exterior Surface Materials***

Exterior building materials shall be consistent with those traditionally used in commercial construction in Talent.

1. *Permitted materials include, but are not limited to:*

   a. *Painted horizontal wood, cement fiberboard, or manufactured wood-based siding (all of which must be smooth finished rather than displaying a fake "wood grain" relief).*

   b. *Board-and-batten vertical wood siding, painted.*

   c. *Brick: Traditional use of brick laid in common bond is preferred. Split-faced or "Roman" brick may be appropriate for bulkheads or detail treatments but is prohibited as a primary building material. Highly decorative "washed", glazed, or molded brick forms are discouraged.*

   d. *Stucco.*

   e. *Poured concrete (painted or unpainted).*

   f. *Concrete block: Split faced concrete block is appropriate for foundations, bulkhead, or detail treatments but is prohibited as a primary building material. Smooth-faced concrete block is prohibited when visible from the public right-of-way, except when used for a building base.*

   g. *Corrugated metal (roof or wall) in traditional zinc/galvanized finish and profile only. Prefinished grey meets this standard; all other prefinished colors are excluded.*

   h. *Glazed ceramic tile, particularly for use in bulkhead or storefront areas.*

2. *Prohibited materials include:*

   a. *Stucco-clad foam (EIFS) and similar foam-based systems.*

   b. *Standing-seam metal sheet goods*

   c. *T-111 or similar 4' x 8' sheet materials, unless the material is rough-sawn and 1.5- to 3-inch batten is used on 12-inch to 16-inch centers.*

   d. *Horizontal metal or vinyl siding.*

   e. *Metal or glass curtain wall construction.*

   f. *Plastic (vacuum-formed or sheetgoods).*

   g. *Faux stone (slumpstone, fake marble, cultured stone) and all similar stone veneer surface treatments).*

   h. *Shingle siding, log construction, fake "rustic" wood, pecky cedar, or similar products designed to create a "frontier-era" effect.*

   i. *Cinder block for any use, because of its appearance and its low compressive strength.*

I. *Commercial Standard 130(I):* ***Awnings and Marquees***

Awnings and marquees projecting from the facade over the public right-of-way are a traditional commercial element and enhance pedestrian interest and use by providing shelter. Such features are encouraged but are not required in the zone. Where awnings or marquees are an element in a proposal they shall conform to the following:

1. *Scale: Awnings and marquees shall be proportionate in size to the facade and shall not obscure architectural detail.*

2. *Placement: Awnings should fit entirely within the window or door openings, retaining the vertical line of columns and wall surfaces. Storefront awnings may be full width, crossing interior posts, to a maximum of 25 feet, provided the edge-definition (See 130(E)(2), above) remains visible.*

3. *Awning Materials*

   a. *Permitted/Encouraged: Cotton, acrylic canvas, or canvas-like materials.*

   b. *Prohibited: vinyl awnings.*

   c. *Fixed metal awnings of corrugated metal are permitted provided the pitch is 5/12 or less.*

   d. *Wood shingle awnings are permitted provided the pitch is 5/12 or less.*

4. *Marquee Materials*

   a. *Preferred: Natural or painted metal surfaces over an internal structural framework are a traditional marquee design.*

   b. *Permitted: Painted wood marquees.*

   c. *Prohibited: Plastic panels or any form of internally illuminated marquees.*

   d. *Glass or transparent elements that reveal other light sources are excluded.*

5. *Shapes: Traditional single-slope awnings are preferred. "Bubble" or rounded shapes are prohibited except when used with rounded structural openings of the facade wall such as arch-topped windows. Projected "slab" marquees, with angled tie-backs as needed, are preferred.*

6. *Lighting: Internal awning lighting is prohibited. Canned 'downlights' within a marquee are permitted.*

7. *Signage: Signs or painted graphics are limited to the valance or "edge" of the awning or marquee only.*

Finding: No awnings or marquees are proposed. **The provisions of this section are not applicable.**

J. *Commercial Standard 130(J):* ***Secondary Elevations***

By nature, non-street or alley-facing elevations were less detailed than the primary facade. Rear and sidewall elevation may accordingly be less detailed than storefronts and built of simple materials.

1. *Public Rear Entrance: When a rear or alley entrance serves as the primary or secondary public entrance, such as an elevation facing the public open space area between Main and Wagner Streets, modest detail or highlight should create a "sense of entry" as in 130(F), above. Even when intended as the primary entrance to the use, rear entrances should remain essentially functional in character, thereby reinforcing the primacy of the street-facing elevation.*

2. *Corner Entrances: When a storefront includes a corner entry, both adjacent facades on the public rights-of-way shall both be treated as the "facades" for purposes of these Standards. When a storefront has a visible sidewall elevation as the result of 130(A)(3), above, that elevation shall be treated as a facade in addition to the primary facade.*

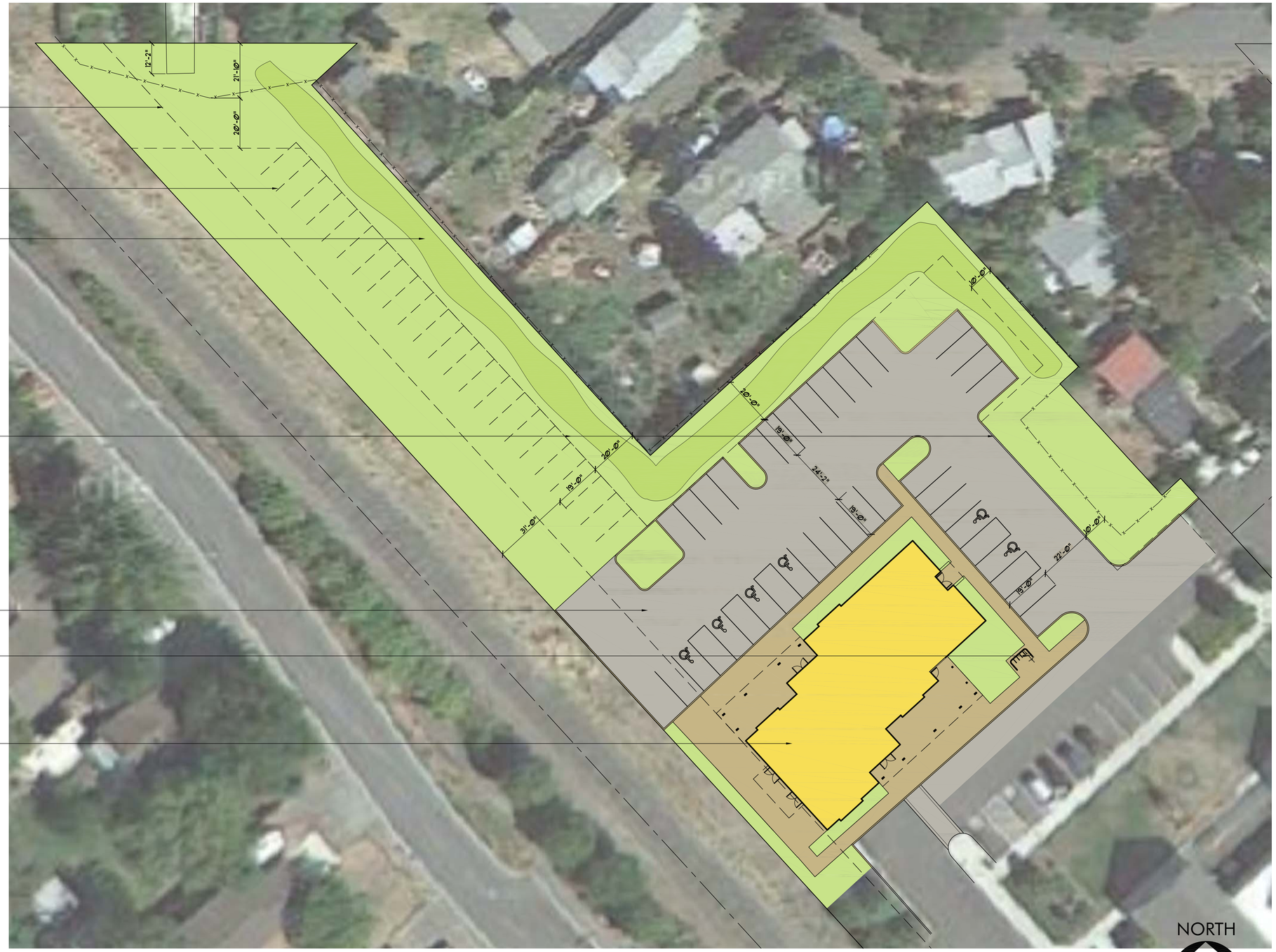
Finding: Each elevation has at least one (1) entrance. Each of the entrances provides a clear sense of entry that is similar in nature to that of the main façade. **The proposal meets the provisions of this section.**

M. *Commercial Standard 130(N):* ***Parking***

Private parking is not a requirement in the CBD Zone in order to encourage a more pedestrian and less auto-centric environment. Nevertheless, surface parking is permissible as long as there is one drive isle serving a single side of parking spaces which generally has a width of 43' (depends on type of parking space). Double row parking is permissible when not visible from the public right-of-way, within enclosed buildings, on second floor parking structures or within a basement area.

Finding: While parking is not required in the CBD, the proposed Community Center has the potential of serving a variety of different groups at the same time, increasing the demand for parking. The main parking for the Community Center will be north of the proposed building and hidden from the view of traffic along Home Street. The main access to the parking area is from the east side of the lot, using one drive isle and a single side of parking. A proposed landscape buffer is also proposed adjacent to the drive isle, providing separation of the parking area and the residential structures to the east. **The proposal meets the provisions of this section.**

Proposed Site Plan



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TALENT COMMUNITY CENTER
NEW BUILDING
TALENT, OREGON

SITE PLAN

SCALE: 1"=20'-0"
04-10-14

X1320SP

A1.1

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North Elevation

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TALENT COMMUNITY CENTER
NEW BUILDING
TALENT, OREGON

IMAGES

SCALE:
04-10-14

X1320_IMAGES

North Elevation Zoomed

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TALENT, OREGON

IMAGES

SCALE:
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X1320_IMAGES

South/West Elevation

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TALENT COMMUNITY CENTER
NEW BUILDING
104 EAST MAIN STREET; TALENT, OREGON

SOUTH WEST CORNER

SCALE:
04-15-14

X1320_IMAGES

North/West Elevation

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NEW BUILDING
104 EAST MAIN STREET; TALENT, OREGON

SOUTH EAST
CORNER

SCALE:
04-15-14

X1320_IMAGES

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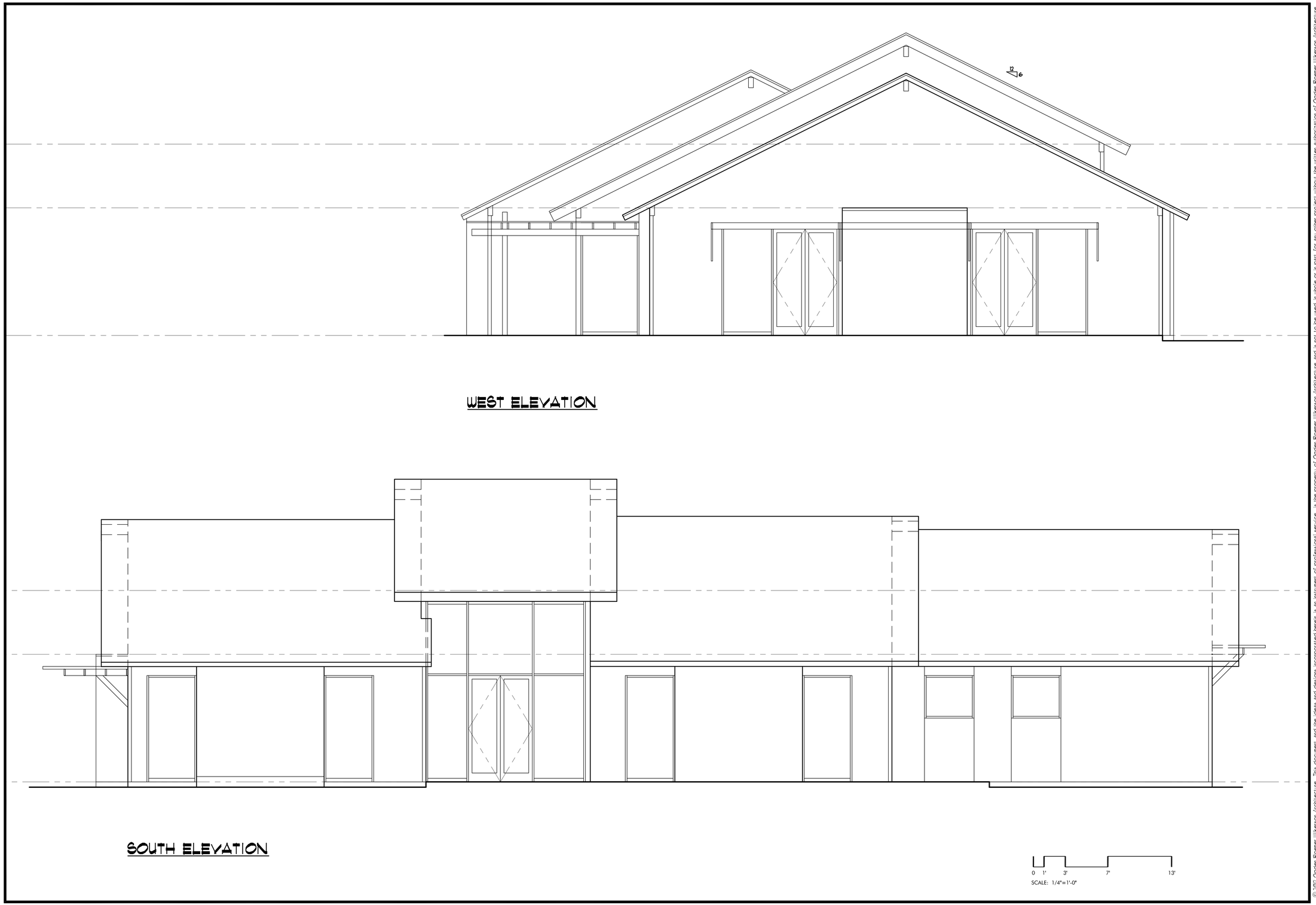

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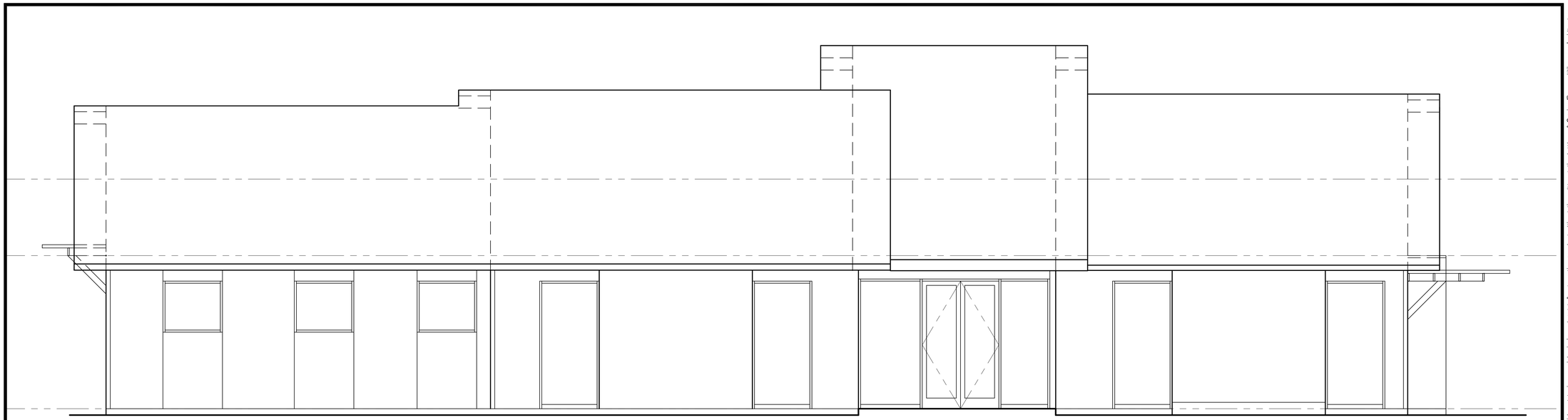
TALENT COMMUNITY CENTER
NEW BUILDING
TALENT, OREGON

EXTERIOR ELEVATIONS

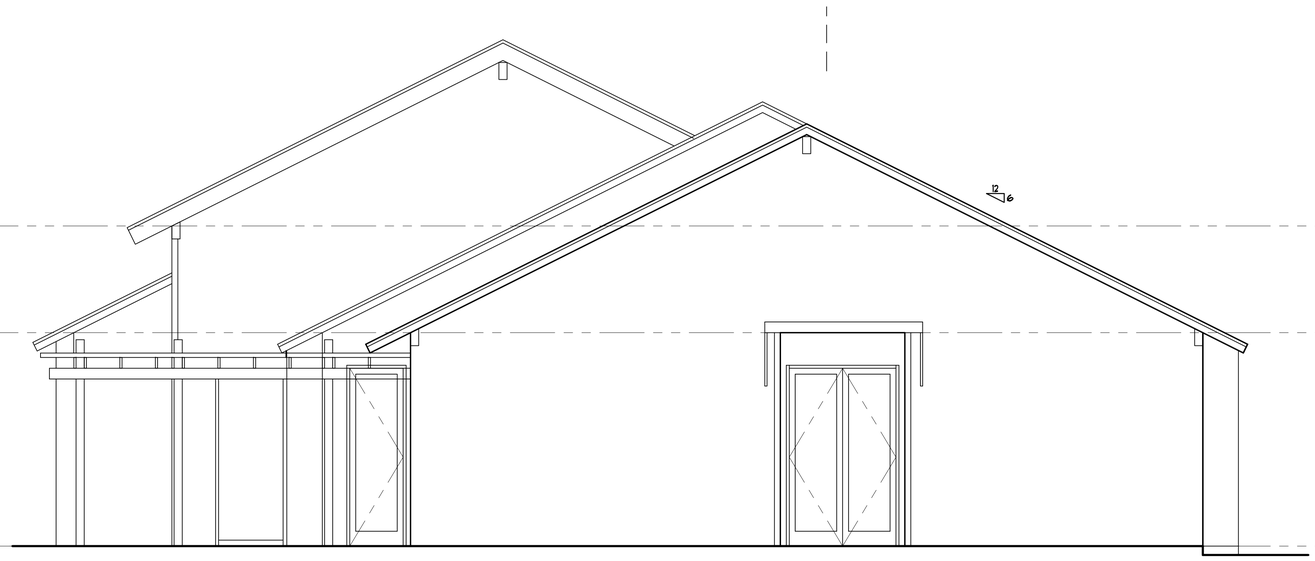
SCALE: 1/4"=1'-0"
04-10-14

X1320EE

A7.1



NORTH ELEVATION



EAST ELEVATION

0 1' 3' 7' 13'

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

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TALENT COMMUNITY CENTER
NEW BUILDING
TALENT, OREGON

EXTERIOR
ELEVATIONS

SCALE: 1/4"=1'-0"
04-10-14

X1320EE

A7.2