



AGENDA

DESIGN REVIEW COMMITTEE

December 4, 2014
5:30 p.m.
2nd Floor Council Chambers
1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. May 1, 2014
4. PUBLIC HEARINGS
 - a. Design Review DR14-06 by Tracy & Donna Black to construct an approximate 4,700 square foot, two-story commercial building at 1619 Marine within the Gateway Area in the MH - Maritime Heritage zone. Staff recommends approval of the request with conditions_.
5. REPORT OF OFFICERS
 - a. Update on Riverfront Vision Plan – Civic Greenway Area
6. STATUS REPORTS
 - a. Planner Johnson has included status report photographs of the following: DR13-02 for 2735 Mill Pond Lane and DR12-03 for 265 29th Street. All projects are complete and conditions have been met. These status report photographs are for Commission information.
7. ADJOURNMENT

<p>THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING SHERRI WILLIAMS, COMMUNITY DEVELOPMENT DEPARTMENT, 503-338-5183.</p>
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DESIGN REVIEW COMMITTEE
Astoria City Hall
May 1, 2014

CALL TO ORDER:

Vice President Gunderson called the meeting to order at 5:30 p.m.

ROLL CALL – ITEM 2:

Commissioners Present: LJ Gunderson, Derith Andrew and Paul Tuter; one vacancy

Commissioners Excused: Jared Rickenbach

Staff Present: Community Development Director / Assistant City Manager Brett Estes

APPROVAL OF MINUTES – ITEM 3:

Vice President Gunderson confirmed there were no changes to the minutes of the March 6, 2014 meeting and called for approval. Commissioner Andrew moved to approve the March 6, 2014 minutes as noted; seconded by Commissioner Tuter. Motion passed unanimously.

PUBLIC HEARINGS:

Vice President Gunderson explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were available from Staff.

ITEM 4(a):

DR13-03 Design Review DR14-03 by Patrick McGee Designs for John Ryan to construct a 3 story, approximately 3,982 square foot single family residence at 2495 Mill Pond Lane within the Gateway Area in the AH-MP, Attached Housing-Mill Pond zone.

Vice President Gunderson asked if anyone objected to the jurisdiction of the Design Review Committee to hear this matter at this time. There were no objections. She asked if any member of the Design Review Committee had any conflicts of interest or ex parte contacts to declare.

Vice President Gunderson declared that John Ryan had been working with an agent in her office. She was unaware of whether Mr. Ryan had hired the agent to sell his house, buy a house, or work on the house in this application. She did not see any conflict with her participation in the hearing.

Vice President Gunderson called for a presentation of the Staff report.

Director Estes reviewed the Findings and Conditions contained in the Staff report. No correspondence had been received and Staff recommended approval with conditions.

Vice President Gunderson called for questions of Staff. Hearing none, she opened the public hearing and called for testimony from the Applicant.

Patrick McGee, 697 34th Street, Astoria stated he was available to answer questions. There were none.

Vice President Gunderson called for testimony in favor of, opposed, or impartial to the application. Hearing none, she called for closing remarks from Staff. Staff had no closing remarks.

Vice President Gunderson closed the public hearing and called for Committee discussion and deliberation.

Commissioner Tuter and Commissioner Andrew believed the house looked great and was very well done.

Vice President Gunderson agreed the house was very well laid out and matched the area.

Commissioner Andrew moved to adopt the Findings and Conclusions stated in the Staff report and approve Design Review DR14-03 by Patrick McGee Designs for John Ryan with the conditions as stated in the Staff report; seconded by Commissioner Tuter. Motion passed unanimously. Ayes: Vice President Gunderson, Commissioner Andrew, and Commissioner Tuter. Nays: None

Vice President Gunderson read the rules of appeal into the record.

The Applicants excused themselves from the meeting. Vice President Gunderson noted that only Director Estes and the Design Review Committee remained.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

No reports.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:39 p.m.

ATTEST:

APPROVED:

Secretary

Community Development Director/
Assistant City Manager

STAFF REPORT AND FINDINGS OF FACT

November 24, 2014

TO: DESIGN REVIEW COMMITTEE

FROM: ROSEMARY JOHNSON, PLANNER

SUBJECT: DESIGN REVIEW REQUEST (DR14-06) BY DONNA AND TRACY BLACK TO CONSTRUCT A COMMERCIAL BUILDING AT 1619 MARINE DRIVE

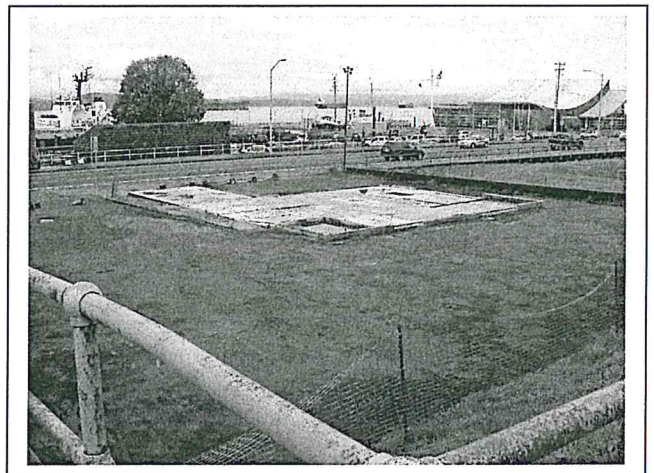
I. BACKGROUND SUMMARY

- A. Applicant: Tracy & Donna Black
2505 Mill Pond Lane
Astoria OR 97103
- B. Owner: Tracy Victor Black
Donna Isabelle Black
91854 Highway 104
Warrenton OR 97146
- C. Location: 1619 Marine Drive Map T8N-R9W Section 8DB, Tax Lot 2300;
Lots 5 & 6, Block 133, Shively
- D. Zone: MH (Maritime Heritage)
- E. Proposal: To construct an approximate 4,700 square foot, two story commercial building

II. BACKGROUND

A. Subject Property

The subject property is located on the south side of Marine Drive and east side of 16th Street. The lot is 100' x 120' (12,000 square feet). The site was formerly developed with a dry cleaner facility which has recently been demolished. It is located within the Gateway Overlay Zone and adjacent to properties designated as historic and therefore subject to that design review also.



B. Proposed Construction:

The proposed project is to construct an approximate 4,700 square foot, two story building at the southwest corner of the lot at the 16th and Duane Street sidewalks with storefronts on both the Marine Drive and Duane Street elevations. The parking would be at the Marine Drive level of the building.

Height: 2 stories with a height of approximately 37' which would be 48' to the peak

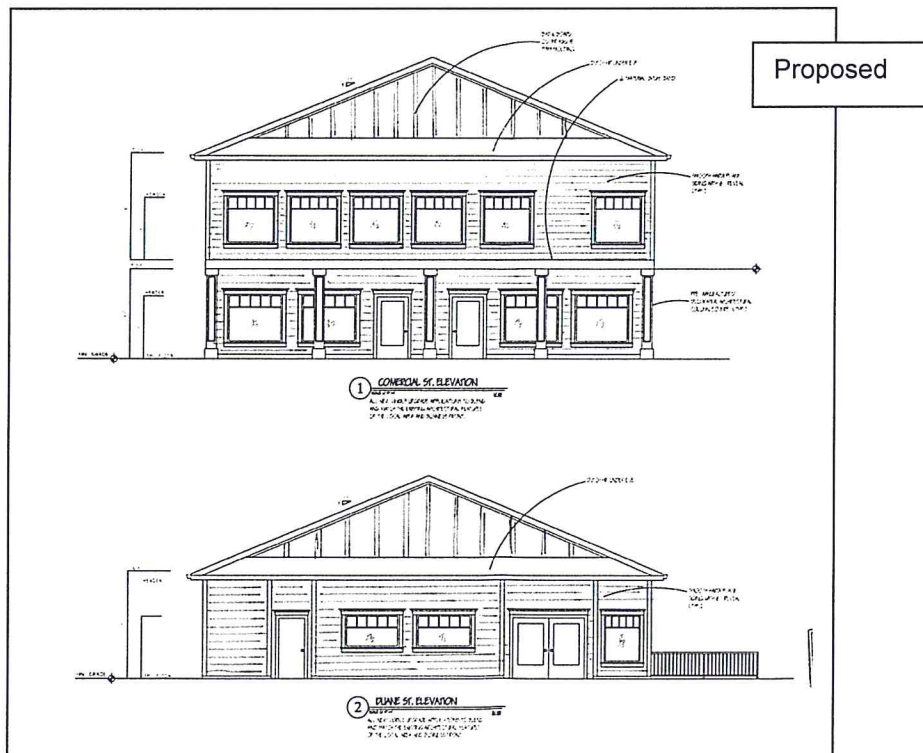
Roof: Front gable with Dutch hip under front and rear eaves; black composition roofing; 5:12 pitch

Siding: Smooth fiber cement horizontal plank siding, with board and batten in gable ends

Windows: Vinyl clad with simulated divided lites with exterior mutins; storefront windows with window headers and sills with 3/4" x 5.5" trim

Doors: Front doors full lite fiberglass or metal; east door would be solid with single lite

Other Features: Second floor viewed from Marine would extend beyond first floor and be supported by square, wrapped columns; metal staircase on east elevation; ADA ramp on south elevation



Light Fixtures: Can lights in first floor overhang and in second floor recesses;
proposed fixtures to have diffused lighting

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on November 7, 2014. A notice of public hearing was published in the Daily Astorian on November 26, 2014. Any comments received will be made available at the Design Review Committee (DRC) meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 14.015(A) states that in addition to conformance with the specific uses and standards of the individual zones, the following zones shall conform to the general regulations of the Gateway Overlay Zone in Sections 14.005 through 14.030. 1) Maritime Heritage; 2) Family Activities; 3) Attached Housing-Health Care; 4) Health Care; 5) Education/Research/ Health Care Campus; 6) Hospitality/Recreation; 7) Local Service; and 8) Attached Housing-Mill Pond.

Finding: The site of the proposed commercial building located in the Maritime Heritage Zone (MH) and shall conform to Sections 14.005 through 14.030 of the Development Code. This criteria is met.

- B. Section 14.015(B) requires that each public or private development proposal within the Gateway Overlay Zone will be reviewed for consistency with the Design Review Guidelines in Sections 14.020 through 14.030.

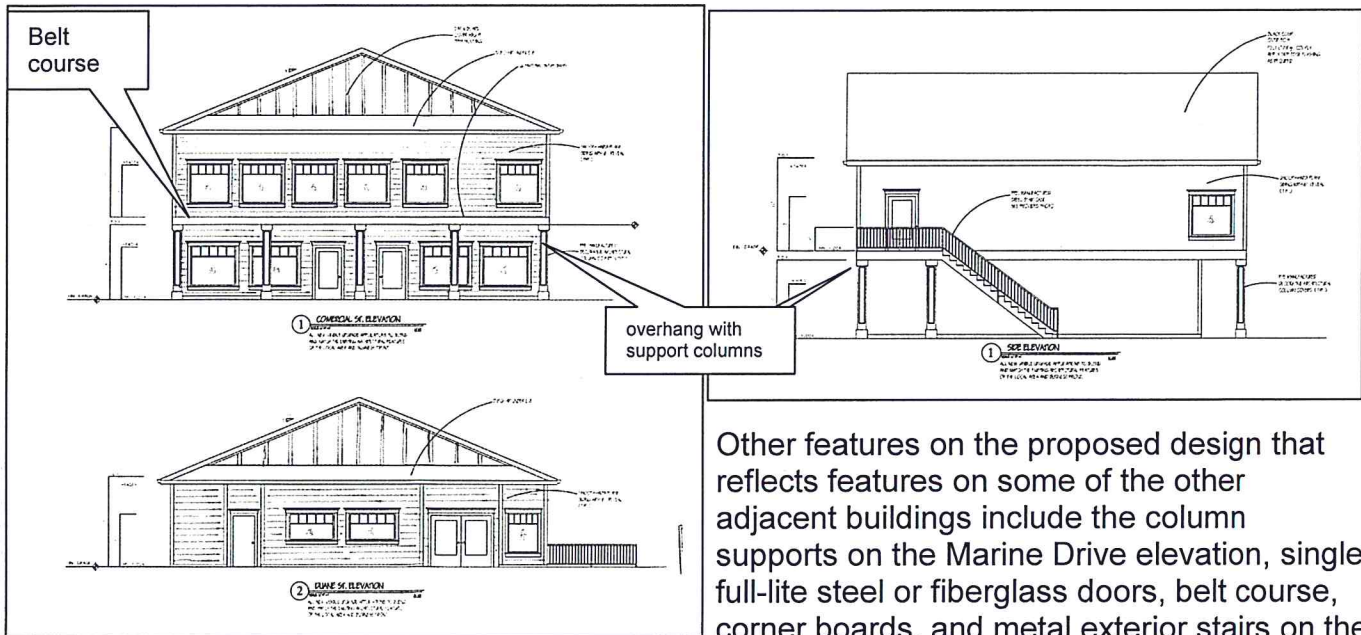
Finding: The proposed commercial building is a private development to be constructed within the Gateway Overlay Zone and as such will be reviewed for consistency with the Design Review Guidelines. This criteria is met.

- C. Section 14.020 states that the Design Review Guidelines shall apply to all new construction or major renovation. The guidelines are intended to provide fundamental principles that will assist in the review of the proposed development. The principles identify both "encouraged" and "discouraged" architectural elements. They are broad design objectives and are not to be construed as prescriptive standards.

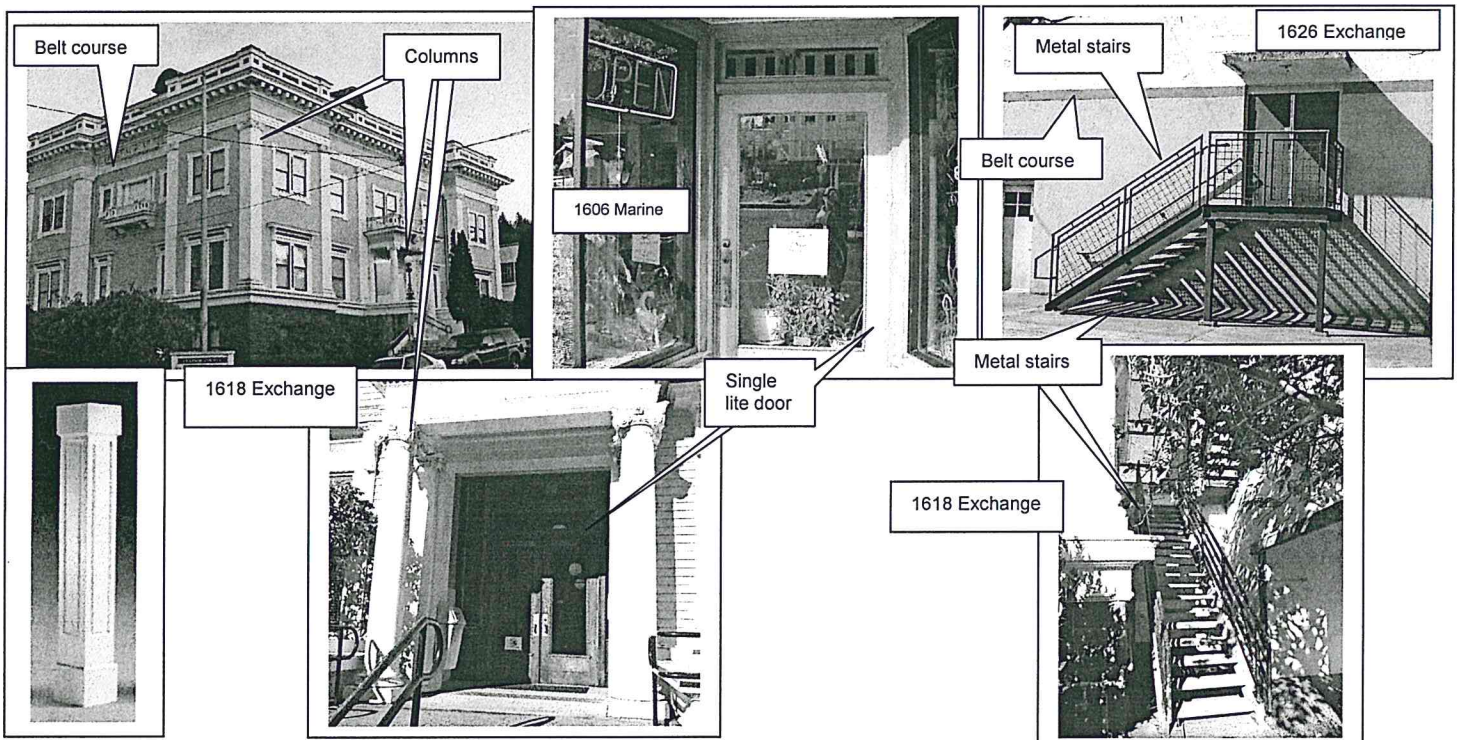
Finding: The structure is "new construction" and as such is subject to the Design Review Guidelines. This criteria is met.

- D. Section 14.025(A) describes the purpose of the Design Review Guidelines and states that the Gateway Plan encourages new construction to reflect building types found in the Uppertown area. Three historic building types commonly found in the area include waterfront industrial, commercial, and residential.

Finding: The structure reflects commercial types found in the Downtown and Uppertown areas. It has a 5:12 pitch gable end roof with a Dutch hip roof in the gable ends, multi-lite over one simulated divided windows, and front second floor overhang supported by columns. The horizontal siding and board and batten siding are typically found in Astoria. The rear elevation facing Duane Street would appear as a second front to the building as it has frontage and access from parallel streets at two different levels. These are features commonly found in Astoria. This guideline is met.



Other features on the proposed design that reflects features on some of the other adjacent buildings include the column supports on the Marine Drive elevation, single full-lite steel or fiberglass doors, belt course, corner boards, and metal exterior stairs on the east side of the building.



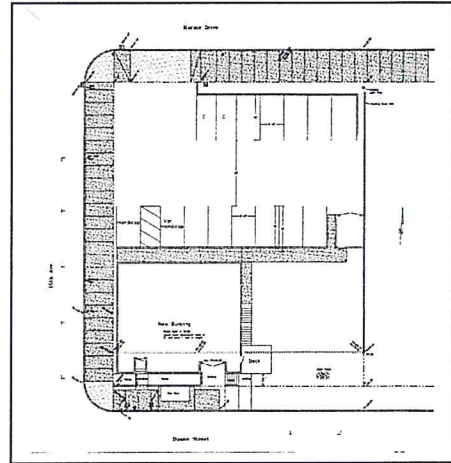
E. Section 14.025(B) identifies the building forms encouraged.

1. All Building Types: a) Simple designs without extraneous details; b) Rectangular in plan; c) Square in plan.
2. Waterfront Industrial: a) Low in form; b) Cubic in form.
3. Commercial: a) Low in form.
4. Residential: a) Vertical in form; b) Cubic in form; c) Full front porch or front porch large enough to accommodate several seated persons.

Section 14.025(C) identifies the building forms discouraged.

1. All Building Types: a) Complex building footprints; b) Sprawling structures.

Finding: The building will be generally rectangle in plan. The building footprint is not complex, nor is it sprawling. The west side elevation will have an approximate 6' setback from the property line along the raised Duane Street sidewalk to allow for roof overhang and for the solid waste disposal area.



F. Section 14.025(D) identifies the windows encouraged.

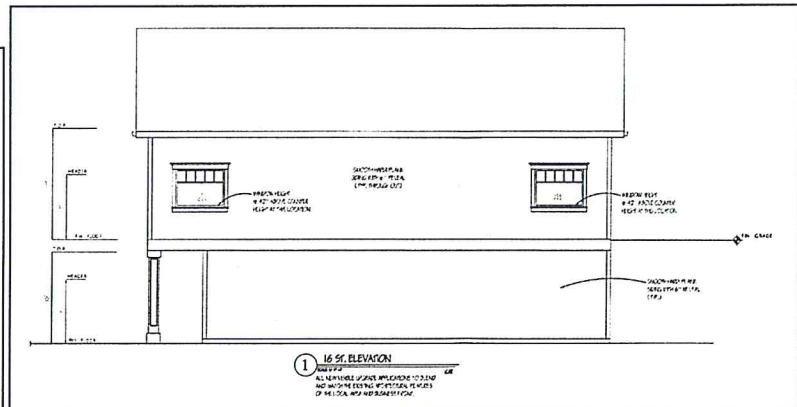
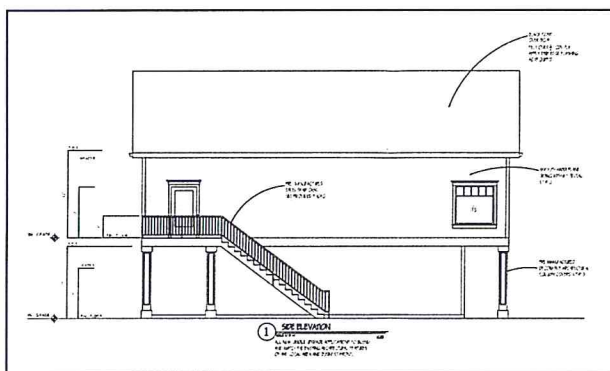
1. All Building Types: a) True-divided, multiple-light windows; b) Single-light windows; c) Applied muntins with profile facing window exterior; d) Rectangular windows with vertical proportions; e) Fixed windows; f) Double or single-hung windows; g) Casement windows; h) Windows should be spaced and sized so that wall area is not exceeded by window area, with the exception of commercial storefronts.
2. Waterfront Industrial: a) Square or rectangular windows with multiple lights.
3. Commercial: a) Storefronts: 1) Plate glass windows with multiple-light transom windows above; 2) Recessed entries; 3) Window to wall surface proportions may be exceeded; b) Upper Stories: 1) Window area should not exceed wall area.
4. Residential: a) Vertical rectangle or square windows; b) Combination of single and multiple-light windows; c) Single windows, paired windows, or

windows grouped in threes; d) Bay windows; e) Arched or decorative shaped windows used sparingly; f) Windows should use casings and crown moldings.

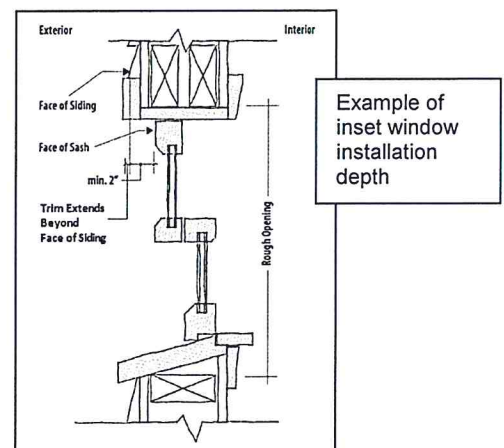
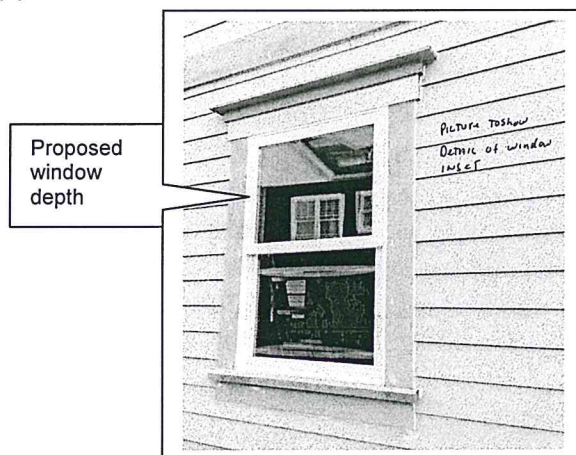
Section 14.025(E) identifies windows discouraged.

1. All Building Types: a) Applied muntins which have no profile; b) Smoked glass; c) Mirrored glass; d) Horizontal sliding windows; e) Walls predominated by large expanses of glass, except in commercial storefronts; f) Windowless walls. Large expanses of blank walls should only be located in areas which are not visible to the public; g) Aluminum frame windows, except in commercial storefronts.

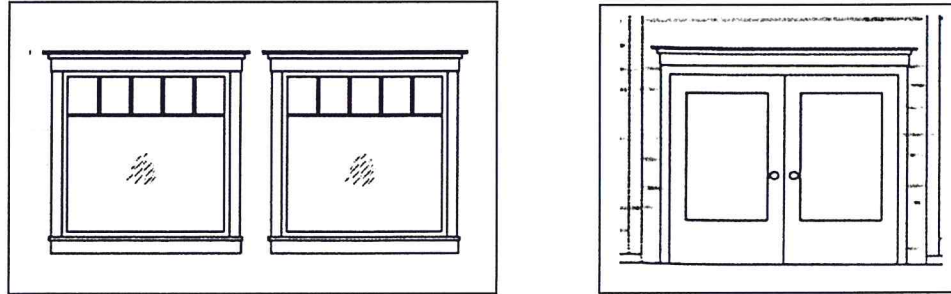
Finding: All windows are vinyl clad wood and are fixed storefront windows with simulated multi-lites above. The windows are mostly single, square with some more horizontal windows due to the interior configuration. All lites will need to be true divided or have external muntins (Condition 1). There are no blank walls.



The windows should be installed inset similar to a historic depth so that the windows do not protrude beyond the plane of the facade as indicated in the graphic (Condition 2). The applicant has shown the window inset similar to a window in the Gateway Overlay Area. However, the depth should be as per the example below which appears to be more than the picture provided by the applicant.



Window and door exterior casings proposed to be 5.5" x 3/4" or larger with crown and lower sill and shall protrude beyond the plane of the siding. Doors would be single lite fiberglass or metal.



The window divisions are proposed to have exterior muntins. The two front elevations have several storefront windows but are less than 50% of the facade. Window area does not exceed wall area. Windows shall be clear and not tinted or reflective except as required by Building Codes (Condition 6). This guideline is met.

G. Section 14.025(F) identifies exterior wall treatments encouraged.

1. All Building Types: a) Drop siding; b) Weatherboard siding; c) Horizontal siding with six inches or less exposure.
2. Waterfront Industrial: a) Board and batten style; b) Galvanized corrugated metal.
3. Commercial: a) Finished concrete; b) Brick veneer.
4. Residential: a) Clapboard; b) Wood shingle (rectangular); c) Decorative wood shingle.

Section 14.025(G) identifies exterior wall treatments discouraged.

1. All Building Types: a) Exposed textured, concrete block; b) Flagstone or other applied stone products; c) Precast concrete or decorative concrete panels; d) Wood shakes; e) Plywood paneling.

Finding: The structure is proposed to be clad in horizontal fiber cement boards with 6" reveal, and fiber cement board and batten on the gable ends. Fiber cement siding shall be smooth, not textured (Condition 3). There would be 5.5" x 3/4" corner boards. This guideline is met.

H. Section 14.025(H) identifies the roof elements encouraged.

1. Waterfront Industrial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves; d) Small shed roof dormers; e) Monitor roof on ridge line; f) Flat panel skylights or roof window.

2. Commercial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves behind parapet wall; d) Flat or gable roof behind parapet wall; e) Structural skylights.
3. Residential: a) Steep gable with broad eaves; b) Steep hip with broad eaves; c) Dormers with gable, hip, or shed roofs; d) Flat panel skylights or roof window on secondary elevations; e) Turrets or large projecting window bays used sparingly.

Section 14.025 (I) identifies the roofing elements discouraged.

1. All Building Types: a) False mansard or other applied forms; b) Dome skylights.

Finding: The roof will be a 5:12 pitch gable roof with Dutch hip roof below the gable ends. Eaves including gutters are proposed on all elevations of the building with an approximate 1' eave overhang plus gutters. This guideline is met.

I. Section 14.025(J) identifies roofing materials encouraged.

1. All Building Types: a) Cedar shingle; b) Composition roofing; c) Roofing material in gray, brown, black, deep red, or other subdued colors.
2. Waterfront Industrial: a) Galvanized corrugated metal; b) Low profile standing seam, metal roof; c) Roll down.
3. Commercial: a) Built-up.

Section 14.025(K) identifies roofing materials discouraged.

1. All Building Types: a) High profile standing seam, metal roof; b) Brightly colored roofing material.

Finding: The roofing material proposed is architectural composition roof shingles. The proposed color is black which is a subdued color. This guideline is met.

J. Section 14.025(L) identifies signs encouraged.

1. All Building Types: a) Hanging blade signs; b) Signs painted on building facade; c) Signs applied to building facade; d) Front lit; e) Graphics historic in character.
2. Commercial: a) Exterior neon.

Section 14.025(M) identifies signs discouraged.

1. All Building Types: a) Pole mounted freestanding signs; b) Plastic or internal and back lit plastic.

Finding: No signs are included in this application. The applicant shall work with the Planner on the design and location of any proposed signage (Condition 4). This guideline does not apply.

K. Section 14.025(N) identifies exterior lighting encouraged.

1. All Building Types: a) Decorative lighting integrated with architecture; b) Metal halide or incandescent; c) Pedestrian and traffic signals combined with street lamps; d) Light fixtures that direct light downward and eliminate glare.
2. Waterfront Industrial: a) Industrial pan light with goose neck; b) Low bollard lighting.
3. Commercial: a) Historic street lamps along walks and parking lots.

Section 14.025(O) identifies exterior lighting discouraged.

1. All Building Types: a) Sodium vapor (amber); b) Fluorescent tube; c) Cobra head street lamps or other contemporary fixtures; d) Fixtures with undiffused, undirected light that do not focus the light to the ground and that will potentially destroy the night sky view.

Finding: Exterior light fixtures are proposed under the second floor overhang and in the recesses of the second floor. They are proposed to be recessed can lighting. The fixtures shall have diffused lighting (Condition 5). This guideline is met.

L. Section 14.025(P) identifies other design elements encouraged.

1. Commercial: a) Canvas awnings or fixed canopies for rain protection.

Section 14.025(Q) identifies other design elements discouraged.

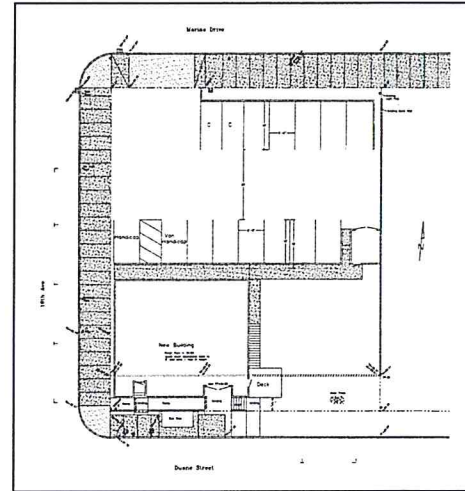
2. Commercial: a) Vinyl awnings; b) Back lit awnings.

Finding: No awnings or canopies are proposed for this structure. This guideline does not apply.

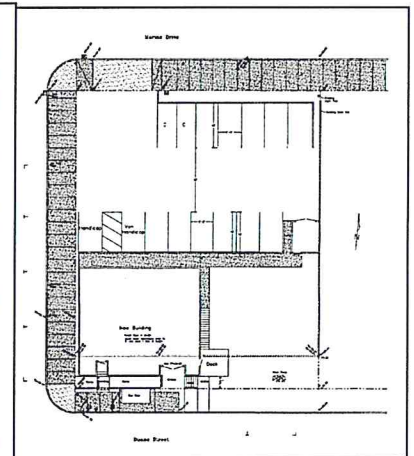
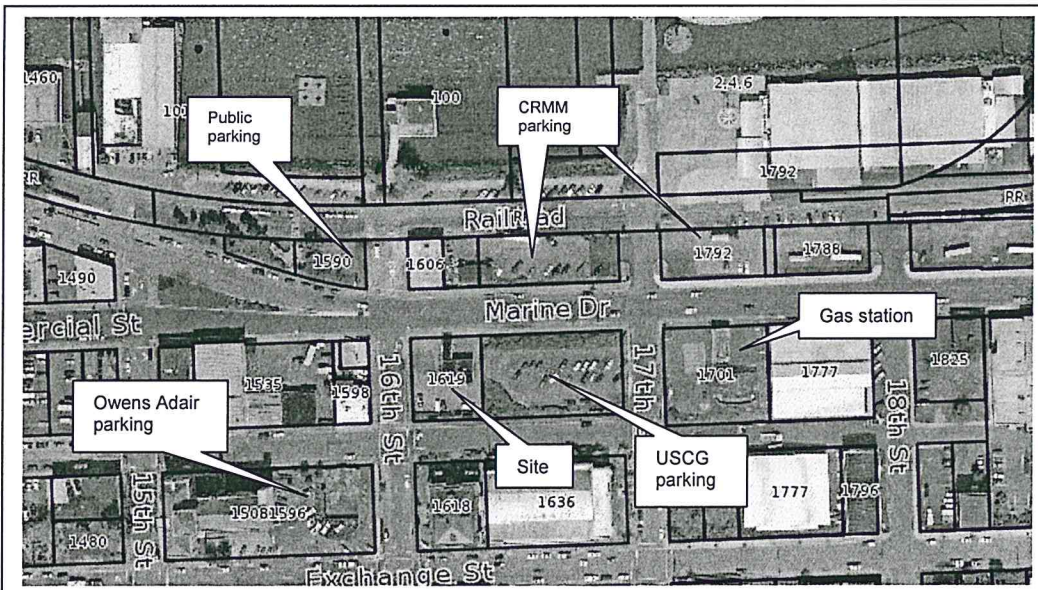
M. Section 14.030(A)(1) concerning building orientation states that development projects should form visually continuous, pedestrian-oriented street fronts with no vehicle use area between building faces and the street. Exceptions to this

requirement may be allowed to form an outdoor space such as a plaza, courtyard, patio, or garden between a building and a sidewalk. Such a larger front yard area should have landscaping, low walls, fencing, railings, a tree canopy, or other site improvements.

Finding: The proposed project fronts onto both Marine Drive and Duane Street with non-accessible frontage along 16th Street. The building is proposed to be placed approximately 6' from the 16th Street sidewalk to allow for building eave overhang and for location of the solid waste disposal enclosure. It would be approximately 5' from the Duane Street sidewalk to allow for a handicap accessible ramp. There will be landscaping separating the parking from the sidewalk areas.



The Columbia River Maritime Museum across the Marine Drive right-of-way to the north sits on the shoreline with a large parking lot in front between the building and Marine Drive. The Owens Adair Apartments across the 16th and Duane Street right-of-way sits on the west side of the block long lot with a parking lot on the east side facing the subject property. To the east of the site is the City's USCG parking lot and a gas station. The proposed location is consistent with the location of other buildings in this area. This criteria is met.



- N. Section 14.030(A)(2) concerning building orientation states that new uses should be sited to take advantage of the Columbia River and hillside views.

Finding: The siting and design of the proposed project primarily takes advantage of the Columbia River view. This criteria is met.

- O. Section 14.030(A)(3) concerning building orientation states that if the proposed project is large or situated so as to become an entrance or major focus of the City, the design should recognize the project's prominence and should be both compatible with its surroundings and complementary to the City as a whole.

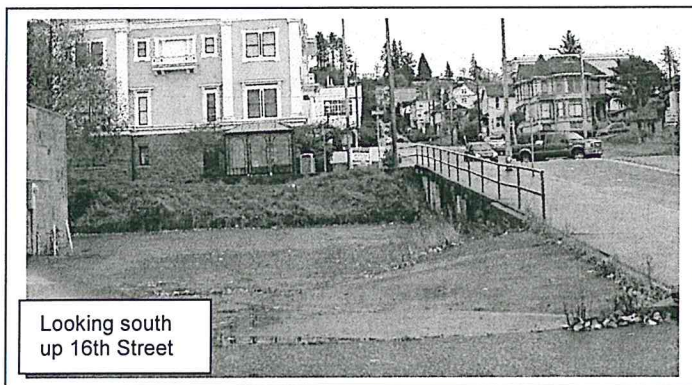
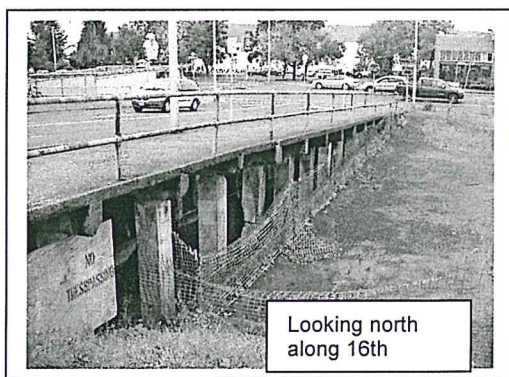
Finding: The proposed project orientation is typical with most of the other commercial buildings in this block. The structure has two fronts facing both Marine Drive and Duane Street. The proposed structure would be fairly square and would be located on the southwest corner of the lot with the parking in front on the Marine Drive frontage of the building.

The Marine Drive frontage of the structure may be visible from the City River Trail and will have a variety of form and texture similar to other structures in the commercial areas of Astoria. The proposed project will be compatible with its surroundings. This criteria is met.

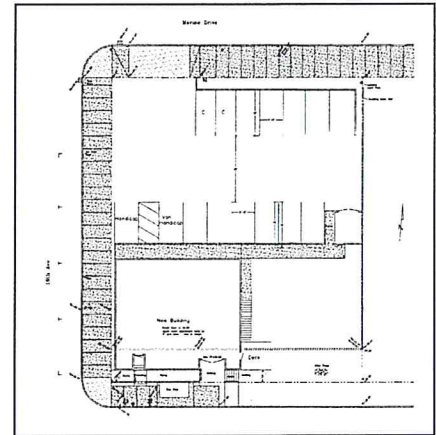
- P. Section 14.030(B)(1) concerning building massing states that buildings should have a floor area ratio on their lots of at least 1:1 (One square foot of building area for one square foot of lot area), in order to maximize use of the land.

Finding: The lot area is approximately 12,000 square feet. The total square footage of the building is approximately 4,700 square feet. The ratio is approximately 1:0.4 and does not meet the minimum floor area ratio.

The subject property is located on the east boundary of Downtown where many structures have more land and have more open space on the lots. Buildings in this area have a mixture of locations on their sites. The lot is sloped and the applicant is maximizing the topography with a two story building accessed from two different elevations.



A large portion of the lot is required for the needed off-street parking and vehicle maneuvering. The location adjacent to historic structures limits the size of the building so as to be compatible with the historic development of this area. There is some room for expansion of the building in the future toward the east side of the property. At this time, the proposed construction does not meet the 1:1 ratio.

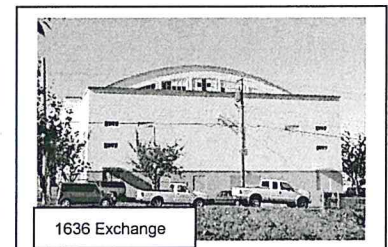
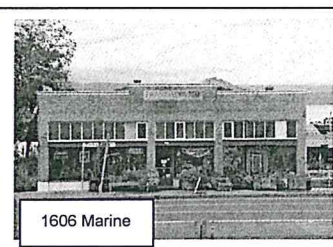


- Q. Section 14.030(B)(2) concerning building massing states that *“Buildings should be a minimum of 24 feet in height from grade to highest point of the structure, excluding those features exempt from building height as identified in Development Code Section 3.075.”*

Finding: The structure measures approximately 37' in height, measured from grade to the midpoint between the eave and ridge of the highest roof. The peak would be at 48'. This criteria is met.

- R. Section 14.030(B)(3) concerning building massing states that the height, mass, and scale of buildings should be compatible with the site and adjacent buildings. Use of materials should promote harmony with surrounding historic structures and the character of the waterfront.

Finding: There are one, two, and three story buildings in the Downtown and Uppertown area. Buildings in this block include one, two, and three story structures. The proposed structure is two stories facing Marine Drive and one story facing Duane Street. The adjacent historic building exterior walls include aggregate stone, brick veneer, wood clapboard, and finished concrete. The proposed design would be smooth horizontal fiber cement siding with 6" reveal, and board & batten in the gable ends. This would most closely reflect the horizontal siding of the Heritage Museum at 1618 Exchange. The use of fiber cement horizontal and board and batten siding materials is characteristic of and harmonious with the buildings in the surrounding area and the character of the waterfront.



The doors are proposed to be fiberglass or metal, and windows are proposed to be vinyl clad wood with external muntins.

Building sizes Downtown are generally governed by the size of the lot. The proposed building is 44' x 50' (2,200 square feet). This site is 100' x 120' (12,000 square feet) and could accommodate a larger building. However, the lot is located in a zone that requires off-street parking and landscaping which is not required within the Downtown area, creating a need for open space and parking. As a comparison, the Shallon Winery at 1598 Duane is approximately 50' x 45' and Bach n' Rock at 1606 Marine is approximately 50' x 72'. The other adjacent buildings are larger. The proposed building would be comparable in size to other buildings in this portion of Downtown and in the general area and compatible with other larger buildings. The proposed project will be compatible in height, mass, and scale with the surrounding buildings. This criteria is met.

V. CONCLUSION AND RECOMMENDATION

The request meets the design objectives of the Design Review Guidelines. Staff recommends the Design Review Committee approve the proposal with the following conditions:

1. Any windows with grids shall be true divided or shall have external grids.
2. Windows and casings shall be installed so that the windows do not protrude beyond the plane of the facade, and so that the casing protrudes beyond the siding.
3. Fiber cement siding shall be smooth, not textured.
4. The applicant shall submit a sign permit for review and approval of the Planner for the design and location of any proposed signage to comply with the requirements of the Gateway Overlay Zone.
5. Exterior light fixtures shall have diffused lighting.
6. Windows shall be clear and not tinted or reflective except as required by Building Codes.
7. Any change in design or material shall be submitted to the Community Development Department for review and approval.

The applicant should be aware of the following requirements:

The applicant shall obtain all necessary City and building codes permits.



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



DR 14-06

Fee: \$250.00 *K Visa*

DESIGN REVIEW

Property Address: 1619 MARINE DRIVE ASTORIA, OR 97103

Lot 5 & 6

Block 133

Subdivision Shively

Map 8-09-08DB

Tax Lot 2800

Zone MH *OK*

Applicant Name: TRACY + DONNA BLACK

Mailing Address: 2505 MILL POND LANE ASTORIA, OR 97103

Phone 818 822 6539

Email: tblack2831@yahoo.com

Property Owner's Name: TRACY + DONNA BLACK

Mailing Address: 2505 MILL POND LANE ASTORIA, OR 97103

Phone: 818 822 6539

Email: tblack2831@yahoo.com

Signature of Applicant: Tracy V Black / Donna Black Date: 10/20/2014

Signature of Property Owner: Tracy V Black / Donna Black Date: 10/20/2014

Proposed Construction: 2 STORY Building

Site Dimensions & Square Footage: 12,000 SQ FT / FOOT PRINT 2,500 SQ FT

Building Square Footage: 1st Floor: 2,200 (2nd & 3rd Floor: 2,500 Garage: NA

Accessory Building Information: Det. 132 sq ft

to construct an approx 4,700 sq ft, 2 story commercial bldg within the

FILING INFORMATION: The Design Review Committee meets on the first Thursday of the month, as needed depending on date of applications. Complete applications must be received by the 23rd of each month. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Design Review Committee meeting is recommended.

Gateway Overlay Zone area.

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>10/23/14</u>
Labels Prepared:	<u>10/21/14</u>	Tentative DRC Meeting Date:	<u>12-4-14</u>
120 Days:			

All information concerning construction materials, design, dimensions, etc. is REQUIRED. If submitting large format plans, please also submit a reduced copy at 11" x 17" for reproducing.

Briefly address each of the Design Review Guidelines and state whether the project complies with the guideline, if applicable, and why this request should be approved. Please provide manufacturer information and/or detailed information for use of any material or design not selected from the "Encouraged" list in the Design Guidelines. (Use additional sheets if necessary.):

1. **Building Form.**
Basic Shape: SQUARE with 2nd floor overing Hanging 1st floor
Porches & Balustrade - Design, Dimension, Features, Materials: _____
Balconies & Balustrade - Design, Dimension, Features, Materials: _____
Other: _____
2. **Windows.**
Material: VINYL CLAD
Divided Windows (true divided, external muntins, etc.): TRUE or SIMULATED TRUE
DIVIDED LITES where Required with MUNTIN PROFILE TO EXTERIOR
Operation (casement, single hung, etc.): FIXED
Size & Material of Exterior Casings (minimum 5/4" x 4"; provide detail diagram): _____
3/4" x 5/2" HARDI TRIM or APPROVED equal
Other: _____
3. **Exterior Wall Treatments.**
Material & Dimensions of Siding (note if material is smooth or textured): _____
SMOOTH HARDI PLANK, Board & BATTON HARDI Board 6" REVEAL ON PLANK
Decorative Features: DUTCH HIP UNDER EYE
Other: _____
4. **Doors.**
Material & Design: FIBERGLASS OR METAL WITH Clear GLASS
2nd floor service door NO GLASS
Other: _____
5. **Roof Elements.**
Style and Pitch of Roof: Black Comp Shingles 5/12 PITCH
Material: Comp Owens Corning "OAK RIDGE" ONYX BLACK
Color: BLACK
Decorative Features (eave brackets, etc.): RAIN GUTTERS OGEE PROFILE
Seamless Prefinished Aluminum continuous - White finish
Other: _____

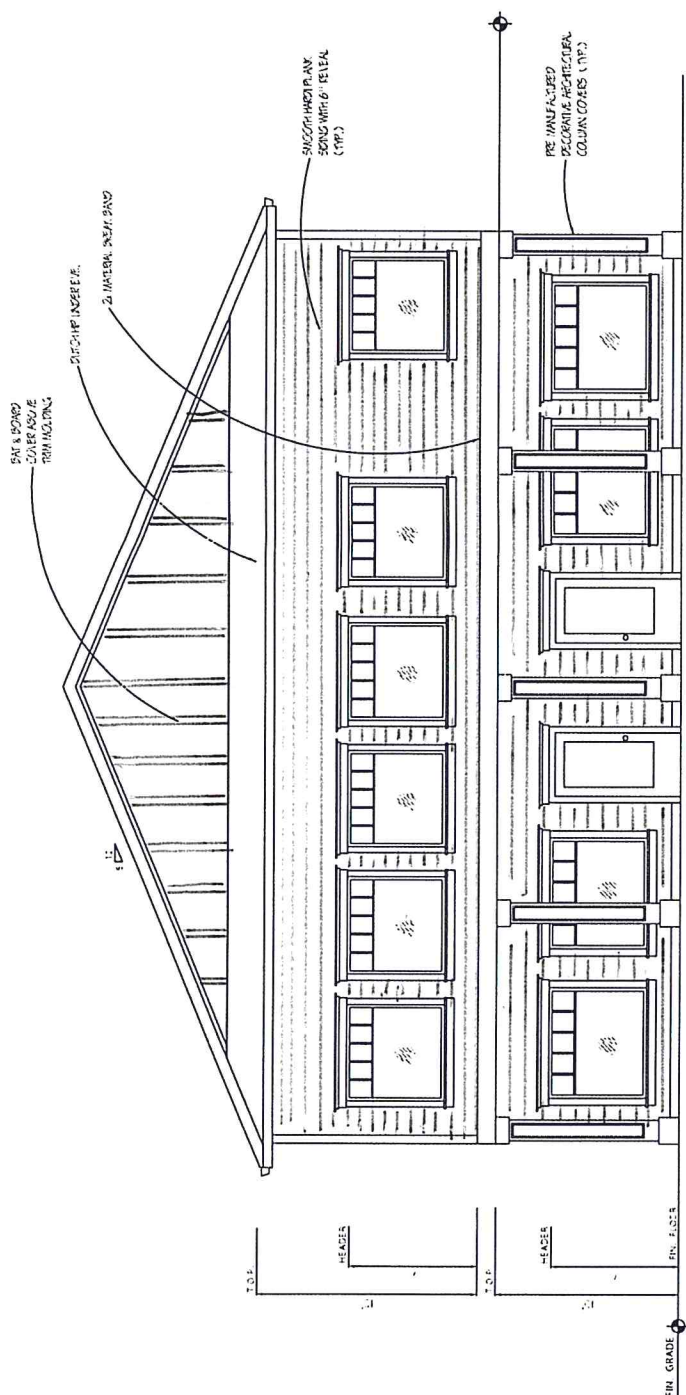
6. **Garage.**
 Garage Door Material & Design: NA
 Window Material & Design: _____
 Roof Style & Material: _____
 Other: _____
7. **Signs.**
 Dimension & Square footage: 128 TOTAL Sq ft
 Location: INARINE DR, 16TH STREET AND DUANE
 Type, Material & Design: BLADE signs + FLAT signs
 Other: _____
8. **Exterior Lighting.**
 Fixture & Lamp Design: CAN Lighting TO front Light Signs
 Location: 1ST floor CAN Lighting IN OVER HANG, 2ND floor CAN Lighting IN
 Other: BUMP INS
9. **Other Design Elements.**
 (Fences, out buildings, corner boards, belt course, etc. with dimensions): Dumpster
Shelter, concrete block with chainlink fence with SLATS
10x12' ?
10. **Building Orientation.**
RIGHT REAR OF PROPERTY
11. **Building Massing.**
 Building to Lot Ratio: 21%
 Other: _____
12. **Access and Parking Design.**
 Number of Off-street Spaces: 16
 Other: _____
13. **Landscaping.**
10%
14. **Underground Utilities.**
yes, WATER, GAS, ELECTRIC,

PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used are required. Scaled free-hand drawings are acceptable. The City may be able to provide some technical assistance on your proposal if it is adjacent to a historic structure and will require additional review by the Historic Landmarks Commission.

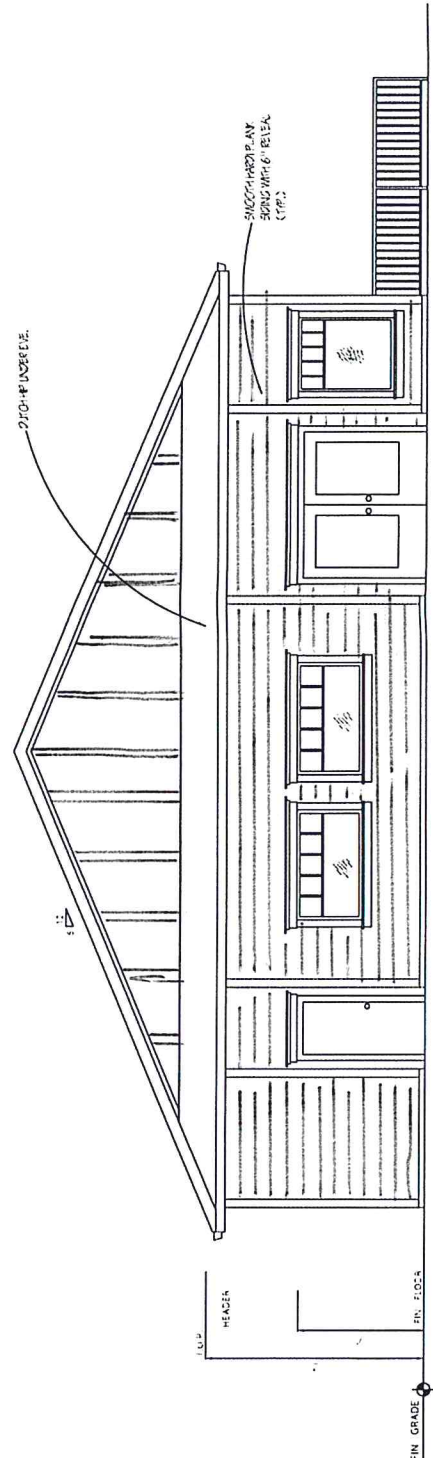
If submitting large format plans, please also submit a reduced copy at 11" x 17" for reproducing.

City Hall • 1095 Duane Street • Astoria, OR 97103 • Phone 503-338-5183 • Fax 503-338-6538

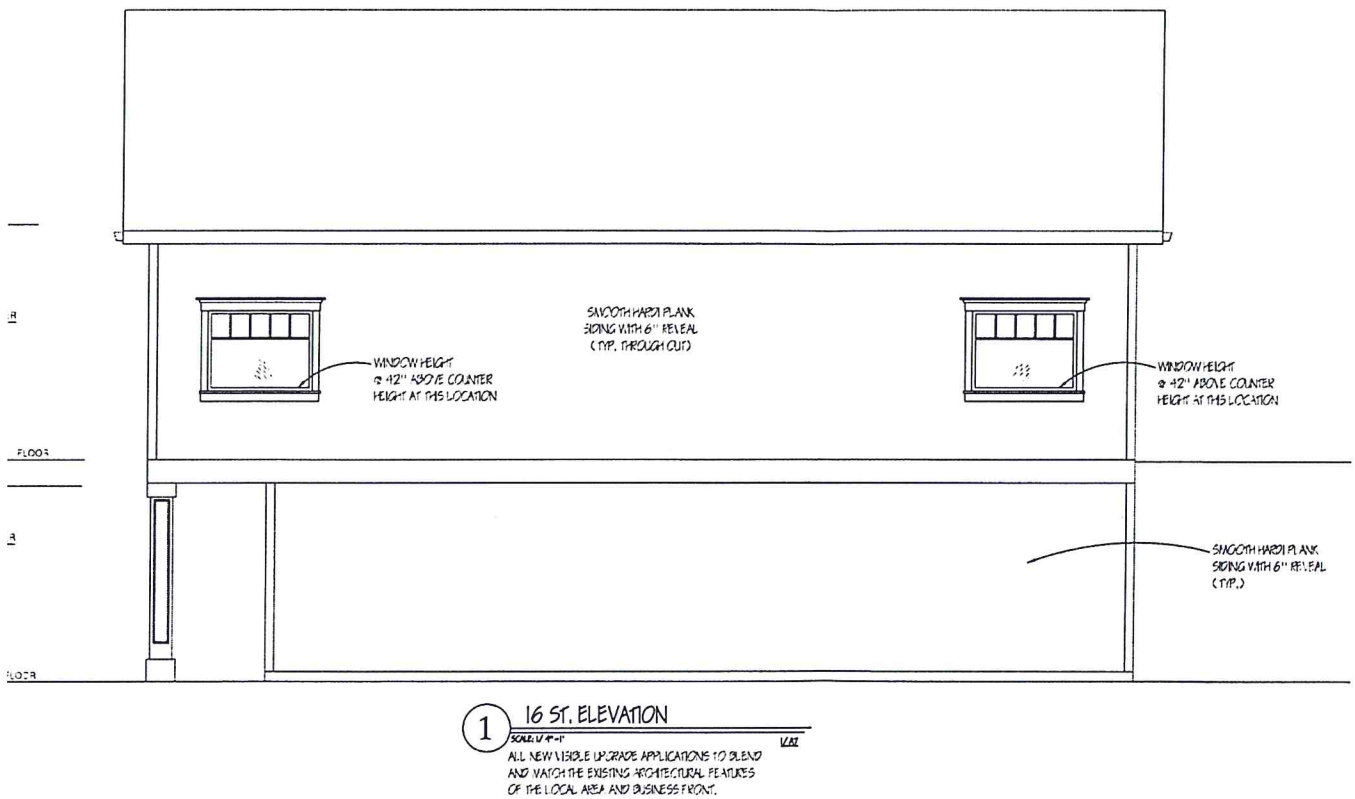
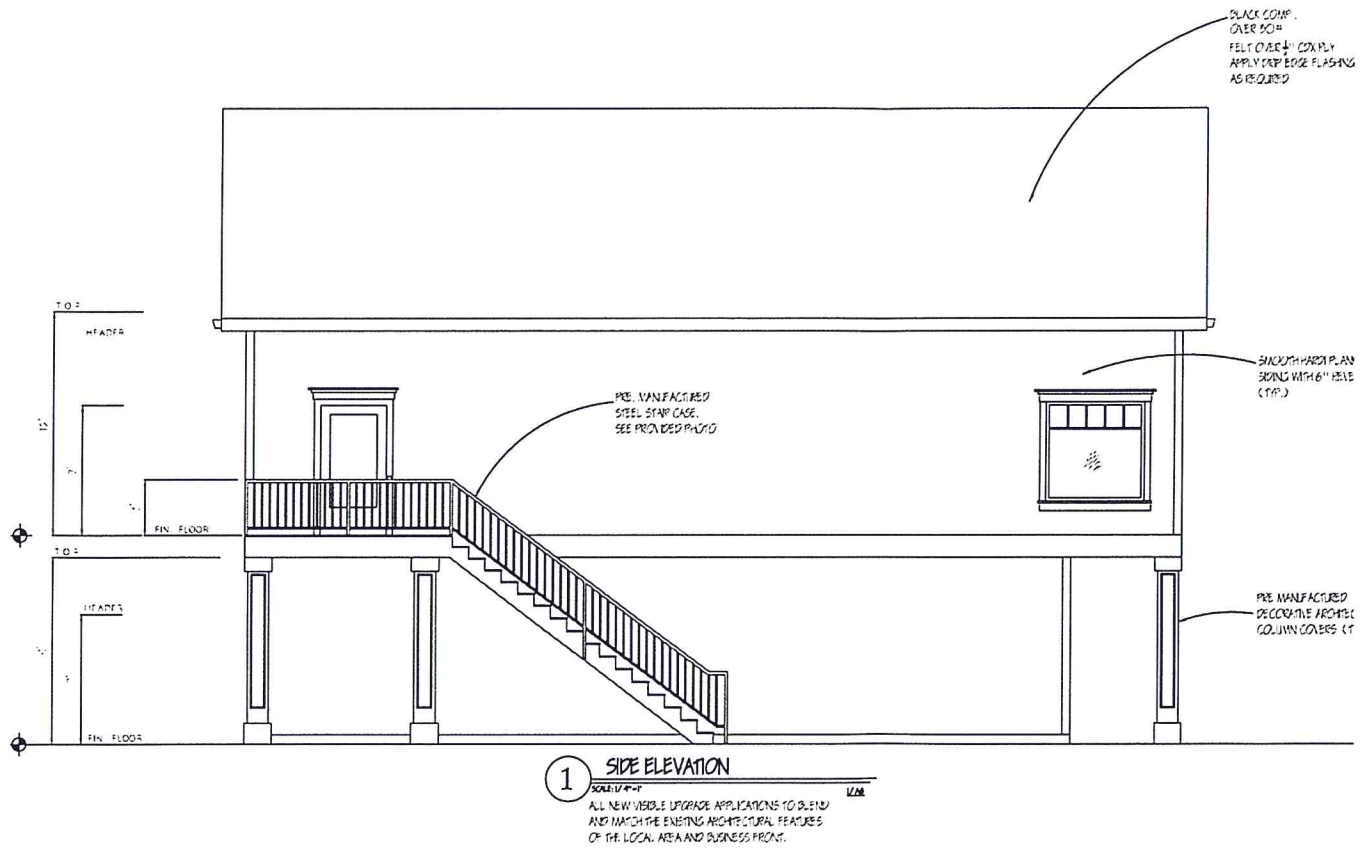
rjohnson@astoria.or.us • www.astoria.or.us



1
COMMERCIAL ST. ELEVATION
 ALL NEW, VERBIE UPGRADE APPLICATIONS TO SAND AND MATCH THE EXISTING ARCHITECTURAL FEATURES OF THE LOCAL AREA AND BUSINESS TYPE.



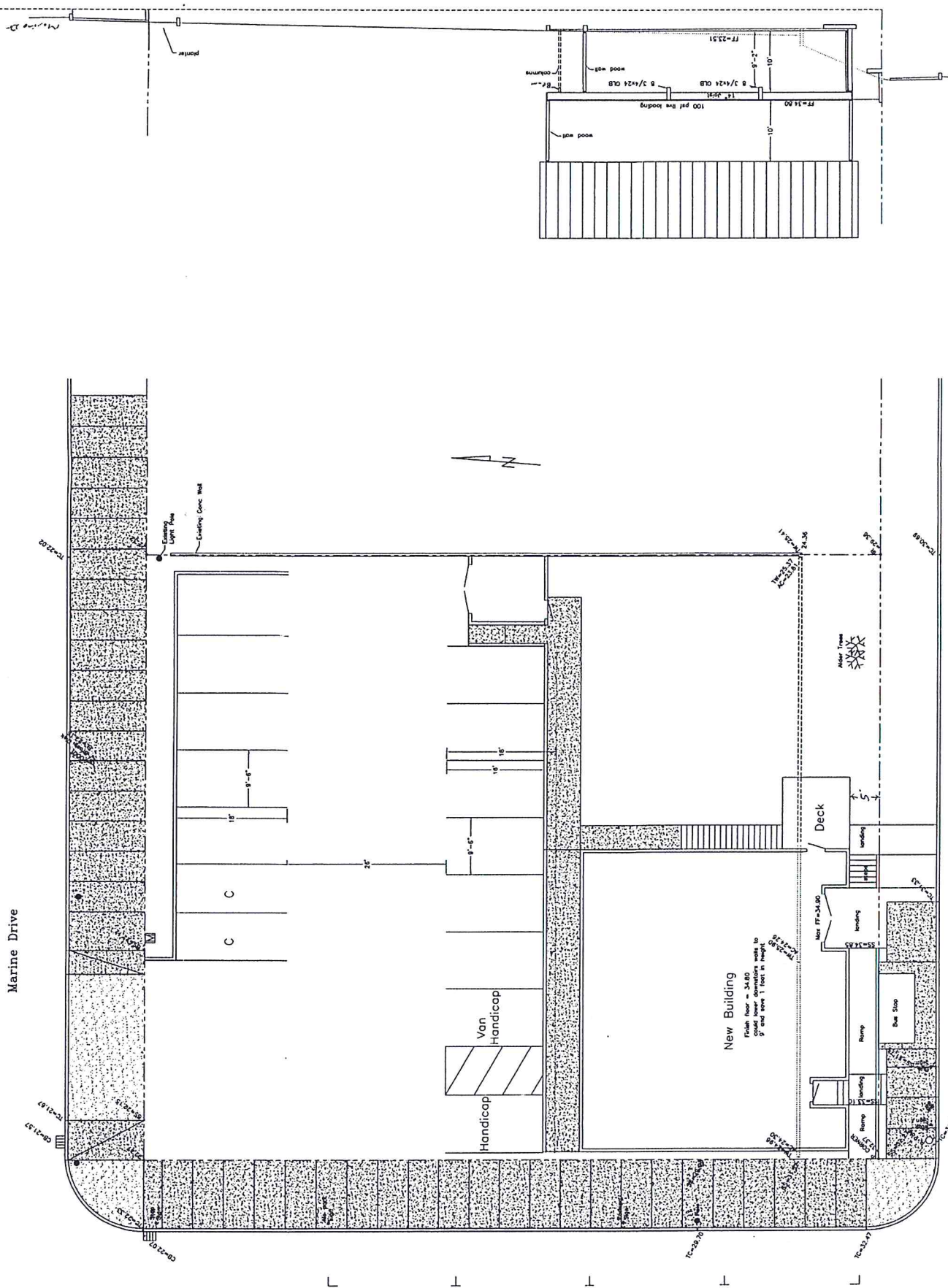
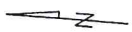
2
DUANE ST. ELEVATION
 ALL NEW, VERBIE UPGRADE APPLICATIONS TO SAND AND MATCH THE EXISTING ARCHITECTURAL FEATURES OF THE LOCAL AREA AND BUSINESS TYPE.



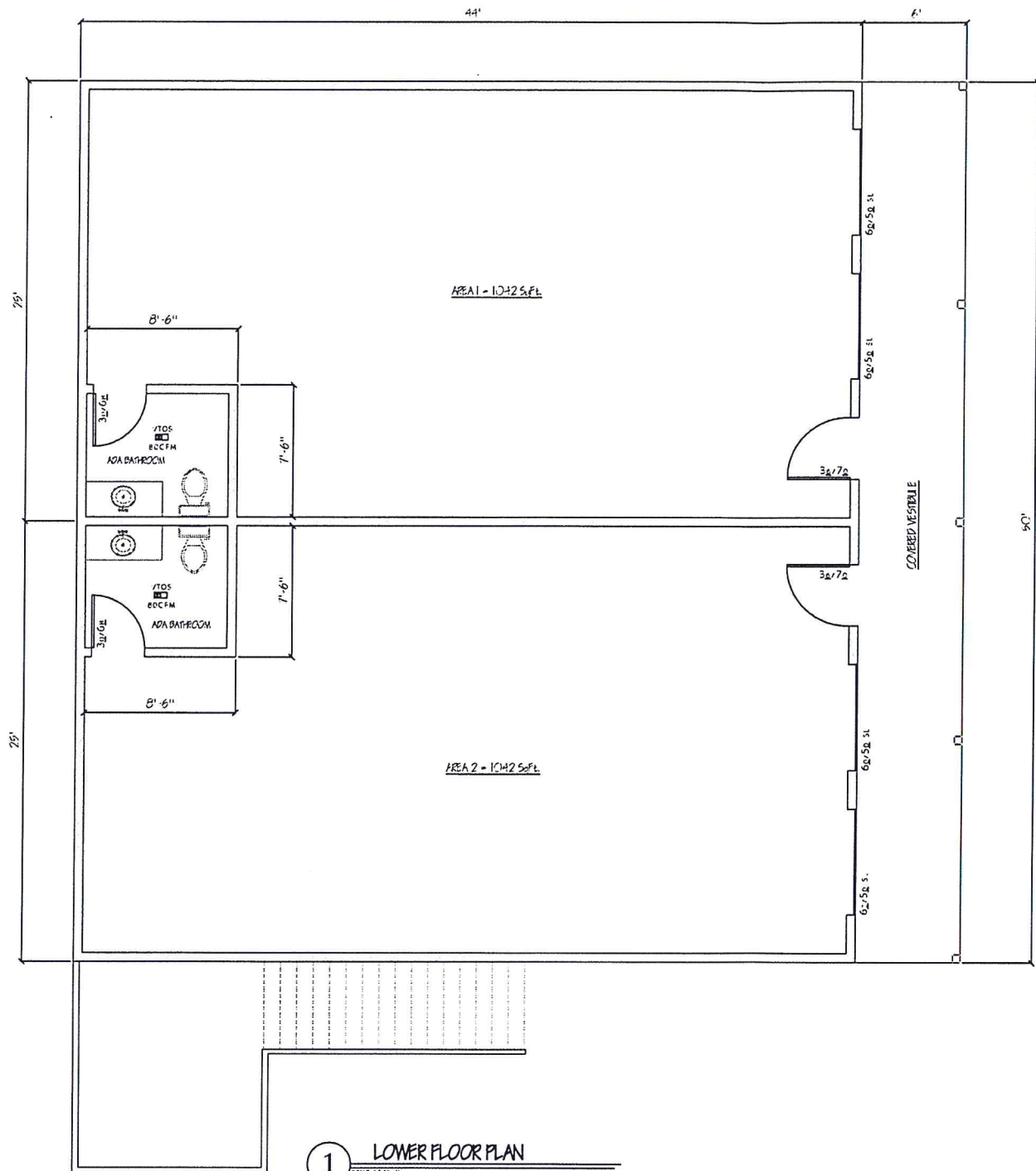
Marine Drive

Duane Street

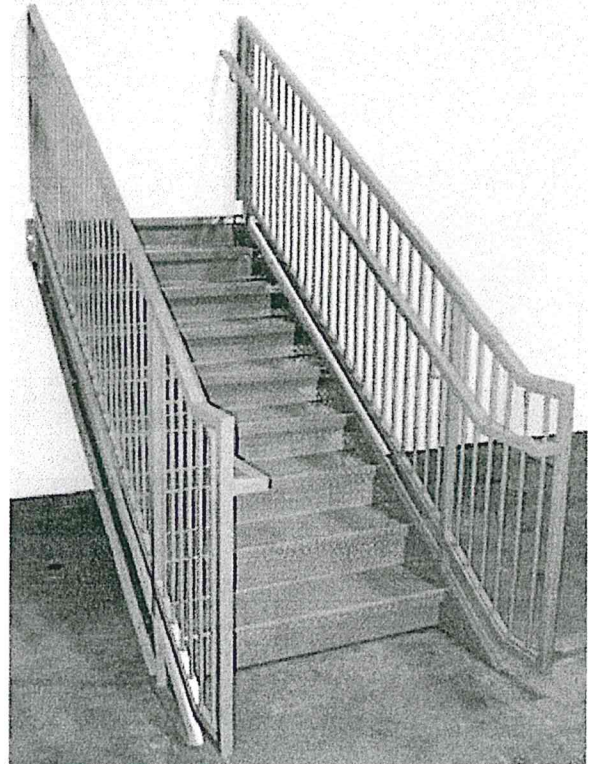
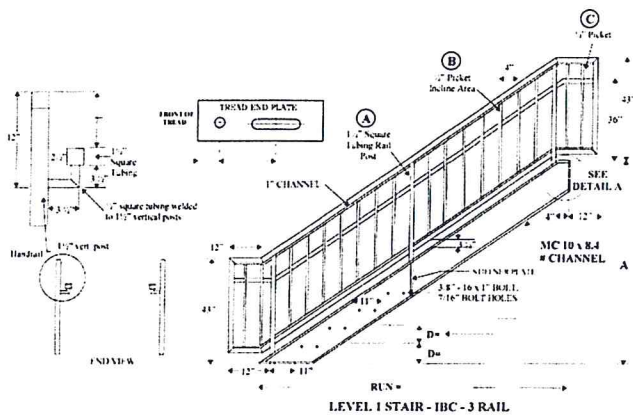
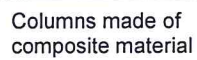
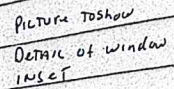
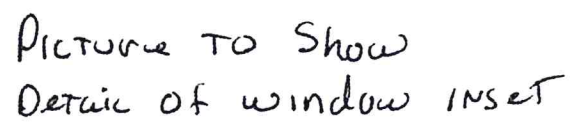
16th Ave



T/J 2900
TAX MAP 6-01-0008
1619 Marine Drive
1619 Marine Drive
Drawn: 7/24/00 = 22.15'
MAG-08



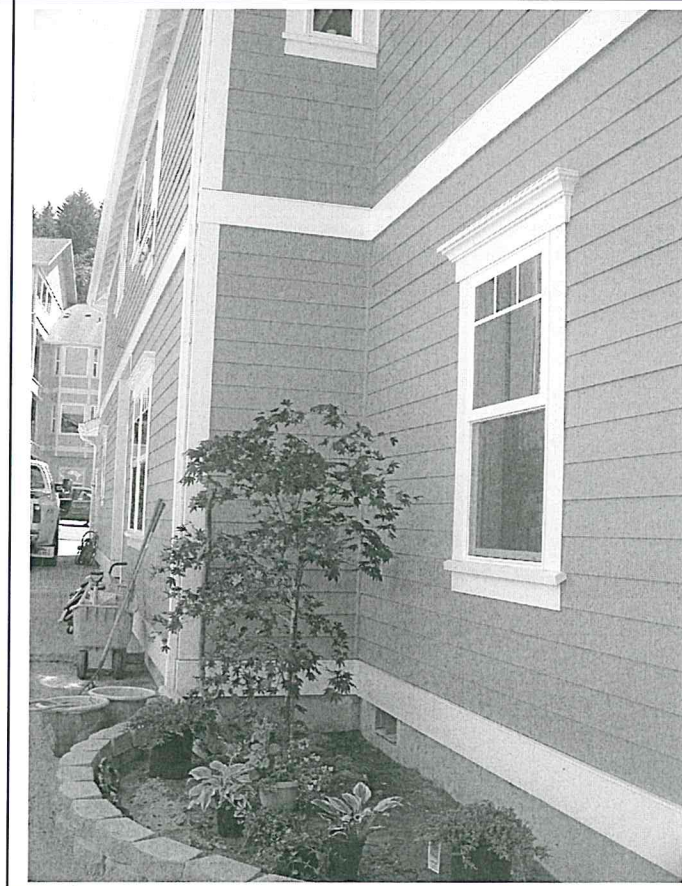
1 LOWER FLOOR PLAN
 SCALE: 1/4"=1'-0"
 ALL NEW VISIBLE UPGRADE APPLICATIONS TO BLEND
 AND MATCH THE EXISTING ARCHITECTURAL FEATURES
 OF THE LOCAL AREA AND BUSINESS FRONT.



2735 Mill Pond Lane

DR13-02

8-6-14

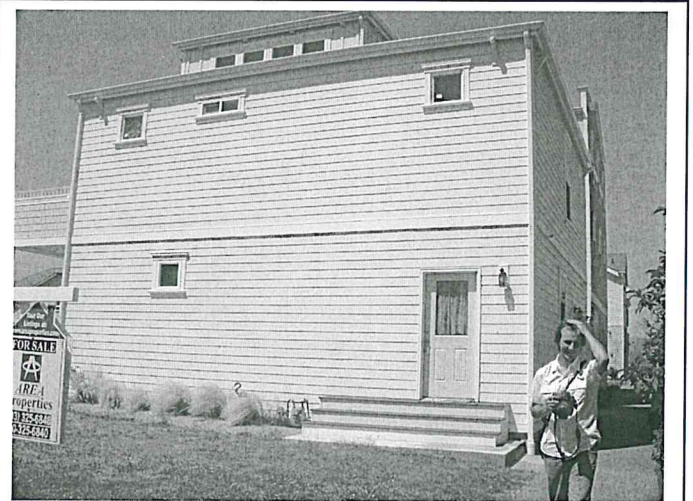
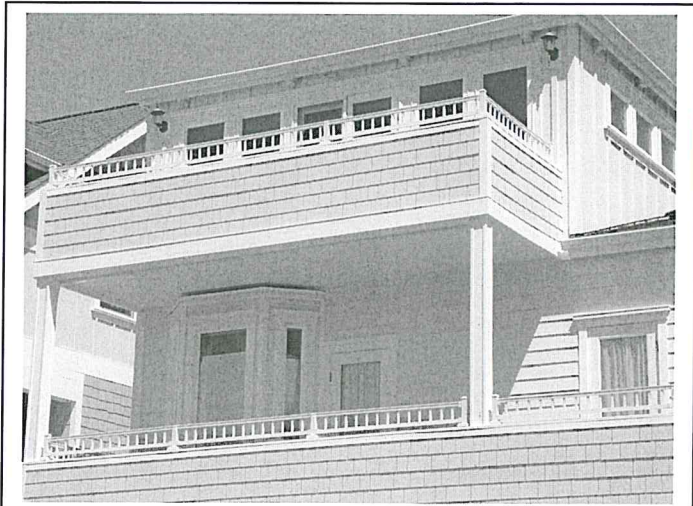


New SFD. All conditions met.

265 29th Street

DR12-03

8-6-14



New SFD. All conditions met.