

Planning Department
 231 NE Fifth Street • McMinnville, OR 97128
 (503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

569-19-00011-Plng

Office Use Only:	
File No.	DDR 5-19
Date Received	10-1-19
Fee	1200. ⁰⁰
Receipt No.	201356
Received by	SA

Downtown Design Standards & Guidelines Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other Project Manager

Applicant Name RON BURCHAM Phone 971-241-0666

Contact Name _____ Phone _____
 (If different than above)

Address 1170 NE 19th St.

City, State, Zip McMinnville, OR 97128

Contact Email reburcham@gmail.com

Property Owner Information

Property Owner Name Mini Super Hidalgo LLC Phone 503-
 (If different than above)

Contact Name Blanca Ortiz Gonzales Phone project manager

Address 903 NE 3rd St.

City, State, Zip McMinnville OR 97128

Contact Email project manager

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 903 NE 3rd St. McMinnville, OR 97128

Assessor Map No. R4421 - BD- 4400 Total Site Area _____

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Commercial Zoning Designation C3

This request is for a:

Design Review

Design Waiver

1. Attach a written narrative that describes:

- A. The proposed project in detail, including descriptions of the architectural features and building materials being used;
- B. How the project meets the applicable downtown design standards and guidelines;
- C. How the project meets the historic preservation standards and guidelines (if applicable); and
- D. How the project will fit into the context of the downtown historic district.

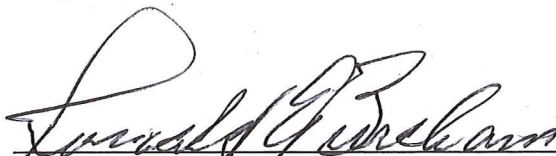
2. As part of this application, is a waiver to the standards and guidelines of Chapter 17.59 being requested? If so, explain in detail how the criteria for waiving a standard or guideline as listed in Section 17.59.040(A) have been met (attach additional pages if necessary).

SEE ATTACH NARRATIVE FOR WAIVER REQUEST
OF GLAZING TO FACING STREETS,

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size). For new construction or for structural modifications show the information listed in page one of the information sheet.
- Building and construction drawings including building elevations of all visible sides.
- A narrative describing the architectural features that will be constructed and how they fit into the context of the Downtown Historic District.
- Photographs of the subject site and adjacent property.
- Other information deemed necessary by the Planning Director.

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


Applicant's Signature

10/1/2019
Date


Property Owner's Signature

10-01-19
Date

MARCIA A. MIKESH
ARCHITECT, INC.

P: 503.474.1900
524 SE Hembree St., McMinnville, OR 97128-6051
www.goodhut.com
marcia@goodhut.com

9/30/19

Job #2019.06

Addition and Remodel for Mini Super Hidalgo, LLC

Location: 903 NE Third St, McMinnville, OR 97128

Yamhill County Tax lot R4421BD - 4400

Mailing Address: same

Primary Owner contact and decision maker: Blanca Ortiz Gonzalez Phone: verify e-mail: verify

Project Manager: Ron Burcham, 971-241-0666; reburcham@gmail.com
1170 NE 19th St, McMinnville, OR 97128

To: (via hand-delivered)
McMinnville Planning Dept.

We are sending you copies of:

Copies	Date	Description
1	9/30/19	Design Review application and \$1200fee
1	9/27/19	Phase 1 Design Review drawings: floor plan, exterior elevations, sections (24x36 and a set 11x17); site plan, photos of existing and neighbor buildings and context, color view (8.5x11).
1	9/30/19	Application Narrative, photo of proposed new pedestal sign, Waiver Request. <i>plus copy via pdf of drawings + narrative,</i>

These are transmitted for your review and comment.

Remarks:

- Respond with comments.

Copy: Ron Burcham

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9/30/2019

Job # 2019.06

Addition and Remodel for Mini Super Hidalgo, LLC

Location: 903 NE Third St, McMinnville, OR 97128 Yamhill County Tax lot R4421BD - 4400
Primary Owner decision maker: Blanca Ortiz Gonzalez
Project Manager and primary contact: Ron Burcham 971-241-0666 reburcham@gmail.com
1170 NE 19th St, McMinnville, OR 97128

Phase 1 Design Review Application Narrative

Phase 1 is an addition under the existing roof (250 sf), infilling the existing building perimeter walls, and applying façade improvements per design standards. The total finished gross floor area will be 2020 sf. Phase 2 design revisions continue, so design review will be separate applications. Phase 2 will be an addition that will include a permanent restaurant replacing the food wagon and storage, and improvements to the existing parking lot and site.

A. Project description and details:

Phase 1 is an addition under the existing roof (250 sf), infilling the existing building perimeter walls, and applying façade improvements per design standards. The total finished gross floor area will be 2020 sf.

Architectural features include added storefront glazing, brick base on walls facing streets, new awning wrapping the street facing building walls, and an improved fascia with a new cornice trim.

The existing painted "stucco" finish will be improved to match with a new "stucco" finish on new construction. The new stucco finish will be a thin coat texture over new cementitious wall panels between new windows and at improved fascia. Some existing glazing is remaining unchanged.

B. How the project meets the applicable downtown design standards and guidelines:

Applicable overlay Design Standards: McMinnville Downtown Design Standards AND McMinnville NE Gateway Design Standards.

Site improvements are not required for a commercial building less than 3000 sf, so no additional landscaping or parking lot improvements are proposed or required (per preapplication meeting notes 7/23/2019).

NE Gateway PD overlay - Project site is located in Zone 1.

Per Section 3.D.2, the Gateway PD overlay does not apply to an expansion of an existing structure of less than 15%. Existing building is 1740 square feet (sf), and addition for phase 1 is 250 sf, or 14.6 % of the existing building area.

Per Section 7, the Downtown Design Standards and Guidelines, Sections 17.59.050 through 17.59.080 apply to zone 1 sites.

McMinnville Downtown Design Standards - This site is within the area for downtown design standards.

Per Section 17.59.020, Applicability, the Design Standards apply to all new building construction (addition), exterior building or site alteration (remodel and improvements, excludes existing elements and maintenance), and new signage.

This property is NOT a designated historic landmark (17.59.040.A2)

The proposed addition use is an extension of the existing retail space.

Phase 1 has been determined by planning director to require regular review per 17.59.030, significant façade changes require review as a "major review" by the historic landmarks committee and neighbors will be notified.

d. Irvine St: The new exterior façade wall along Irvine St. is minimal (6' long) with minor interior alterations. The interior layout of the existing and new space does not work with an exterior door along Irvine St. A new recessed doorway is not applicable.

e. A new decorative cornice or cap trim will be provided at the improved parapet façade at the roofline.

4. No change to rooflines proposed. Existing roof is very low pitched, screened towards public streets behind improved existing parapet façade.

5. The primary entrance to the building shall be a new recessed entry along the Third St. façade and will open to face the Third St public right-of-way. A second door is added flush along the Third St. facade.

6. New windows shall be installed so the glazing is recessed in the new wall, and not flush or project from the surface of the outer wall. New windows are oriented vertically.

7. The scale and proportion of altered or added building elements, such as new windows or doors, are visually compatible with the original architectural character of the building. The original architectural character of the building is very plain, appearing to be a cross between "convenience store" and "gas station".

8. Per item 3b, a new brick veneer base will be provided on Third and Irvine Streets from ground floor to the lower windowsills.

C. Building Materials.

1. Proposed exterior materials include extending the existing painted stucco finish onto new construction, with a new brick veneer base. The improved façade at the parapet will be painted stucco with decorative trim at the existing parapet top. New glazing will match existing glazing, and any coating shall be low reflective.

3. Exterior building colors shall be of low reflective, subtle, neutral or earth tone color.

17.59.060 Surface Parking Lots: No parking changes required for phase 1. Current existing parking spaces 12. Building shall be entirely Retail use. Building area, existing and with improvements, is 1990 sf. Retail requires 1 off-street parking space per 250 sf building area. 8 parking spaces required for phase 1 total building, which is less than 12 spaces existing. No changes proposed to existing surface parking lot.

17.59.070 Awnings: New awnings are proposed on both Third and Irvine Street facades. There are no existing building features to obscure. Awnings will be continuous matt finished fabric over metal frame attached to wall. There are no existing adjacent buildings to align with, although the awning will be at a similar level to the awnings on Golden Valley Brew Pub. Awnings are shown placed at 8', the head of the new windows and transom over exterior doors. Awnings are proposed to be of a low reflective, subtle, neutral or earth tone color. Awnings will not be internally illuminated.

17.59.080 Signs - The existing non-compliant pole sign will be removed.

A. Signage will meet design standards:

1. New pedestal sign mounted at corner, see attached proposal. Sign will be 2 sided, 3'x8', 24 sf each side. Pedestal is also 3'x8', masonry.

2. Flush wall-mounted sign similar to existing, painted wood material, located on fascia above new awning, below building cornice. Sign will be about 40 sf, one sided.

B. Single business occupies building.

D. Building frontage = 62'. Site frontage = 120'.

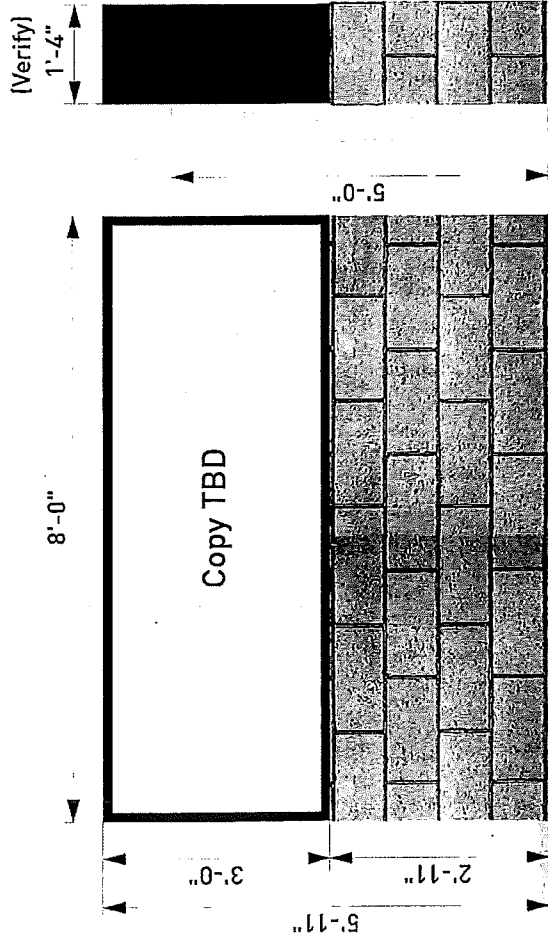
Signage area allowed: $1.5 \text{ sf} \times 62' = 93 \text{ sf}$ (less than 200 sf).

Signage area proposed = $24+24+40 = 88 \text{ sf}$, less than 93 sf allowed.

E.3: The existing non-compliant pole sign will be removed. There are no other prohibited types of signage on the site or existing building. Existing signage is located on the building façade, is modest in size, and will be replaced for phase 1.

17.62.020 Signage Scope (McMinnville Zoning Ordinance): "... further, this chapter does not apply to lands within the areas described in Section 17.59.020(A) of the Downtown Design Standards and Guidelines ..." (because there are signage requirements in the downtown design standards).

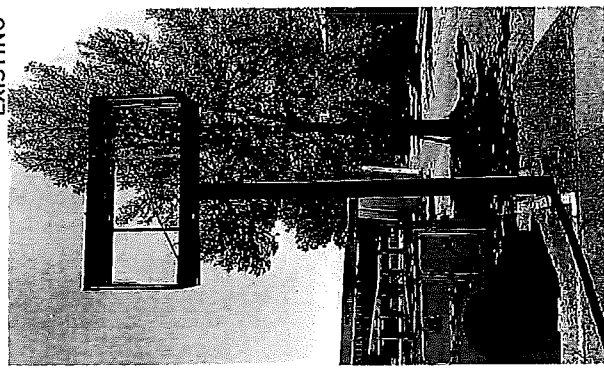
Double Face Internally Illuminated Monument Display



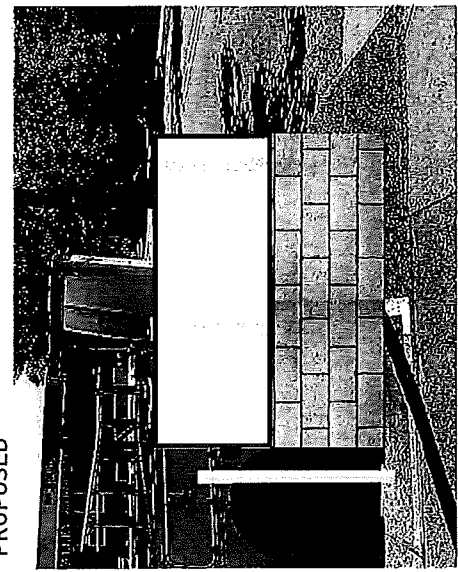
*Block Base TBD; Done By Others

*New sign to use existing pole & footing.

EXISTING



PROPOSED



SPECIFICATIONS

CABINET:
 Custom Metal
 Fabricated;
 Painted Black
 (Verify)

FACES:
 3/16" White Acrylic

ILLUMINATION:
 White LED's

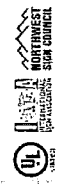
VINYL:
 TBD

BUMPER POLES:
 Two bumper poles;
 4" pipe, painted
 yellow (Verify)

SCALE: 1/2" = 1'-0"



Salem Sign Co., Inc.
 1825 FRONT ST. N.E.
 SALEM, OR 97301
503-371-6362
 FAX 503-371-0901
 e-mail signs@salemesign.com
 CCB # 65297



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SK# 21469-19

JOB TITLE: Ronald Burcham LOCATION: McMinnville, OR DATE: 8-26-19 DRAWN BY: E.D. SALES: Corey Spady APPROVED BY:

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Phase 1 Design Review Application - Design Standards Waiver Request

Phase 1 is an addition under the existing roof (250 sf), infilling the existing building perimeter walls, and applying façade improvements per design standards. The total finished gross floor area will be 2020 sf.

A.3: Design Standards Waiver requests

For Third St. glazing requirements per 17.59.050.B.3.c.

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

There is a demonstrable difficulty in meeting the glazing requirements of this Chapter due to the existing structure. The existing original structure is unreinforced masonry walls (concrete block) supporting an existing wood heavy-frame roof system. The existing roof framing system divides the existing building into structural bays which affect the new window placement.

The existing east addition is a wood frame structure that will have new openings added to the Third St. façade for a new recessed entry, and new windows.

New wall construction is to be 2x6 wood frame, with three new steel columns and foundations supporting the existing roof beams. The new wall facing Third St. will have new openings, however, a new shear wall is required along this new wall, and it needs to be located with a new column under an existing roof beam. The 5'-6" wide shear wall shown is the minimal length required to improve the existing structure along gridline C. Except for the shear wall, there are small parts of solid wall separating sets of windows.

b. There is demonstrable evidence that the alternative design accomplishes the purpose of this Chapter in a manner that is equal or superior to a project designed consistent with the standards contained herein;

The original Third St. façade has 32% glazing below 8'. The proposed new glazing will be 61% of wall area below 8', a significant glazing improvement over the existing façade, but less than the 70% required in the design standards.

The new and existing Third St. and Irvine St facades will include a 24" brick veneer bulkhead (required by design standards). This height is common on other Third St. buildings downtown, and will help protect the new large windows from deliveries and foot-traffic along the building façade.

The new window and door openings along the Third St. new construction façade are grouped in proportional bays aligned with the existing roof beams bearing on the new wall. The narrow portions of walls between the window groups will appear to vertically divide the bays.

The proposed alternate design is consistent with the design standards.

c. The waiver requested is the minimum necessary to alleviate the difficulty of meeting the requirements of this Chapter.

Due to the structural requirements of the existing building, this waiver is requesting the minimum glazing change necessary to alleviate the difficulty of meeting the design standards for glazing.

For Irvine St. glazing requirements per 17.59.050.B.3.c.

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