

NOPAL MIXED-USE



Florence Urban Renewal Plan Objectives

The Nopal Street Mixed-Use building was **carefully designed to accommodate the specific goals** of the Florence Downtown Urban Renewal Plan.

Goals of the renewal plan include:

- **Revitalization of deteriorating sections**
- **Enhancement**
- **Mixed-use “with Main St character”**
- **Revitalization of waterfront**
- **Walkability and bikeability**
- **Mixed-use devt for living, working, shopping and recreation**

Street Engagement

Many deteriorating streets in cities across the country share the **lack of accommodation to pedestrians, and the delicate balance between population growth, and amenities** provided within a short walking distance.

Mixed-use buildings create spaces that contribute to needed housing while providing additional amenities within the same building. In addition, the proposal takes care to provide the following:

- **Mixed-use retail and residential**
- **“Eyes on the street”**
- **Short-term bike storage**
- **Pedestrian amenities**
- **Public patio and sidewalk seating**
- **Street-side vegetative plantings**
- **Human-scaled bldg massing w/ attractive articulated planes & balconies**
- **Rich variety of colors, patterns, and textures of exterior finish materials**

Needed Housing & Living Amenities

Florence is growing and expanding. As a prime destination for both tourists and new residents, Florence needs to expand its housing supply and living amenities to meet this growing demand.

- **The proposal provides needed, attractive housing that supports living, working, recreating, and shopping within the primary tourist destination of Florence's Old Town district.**
- **The proposal provides new opportunities for retail, food and drink options**

Resiliency and Sustainability

Many buildings fall into a state of disrepair if building material aren't chosen carefully for their qualities of low maintenance and durability. This requires resources and time to keep the building in good working order and is less sustainable and less resilient. The proposed design incorporates **carefully chosen materials and construction strategies that are durable and require little maintenance.**

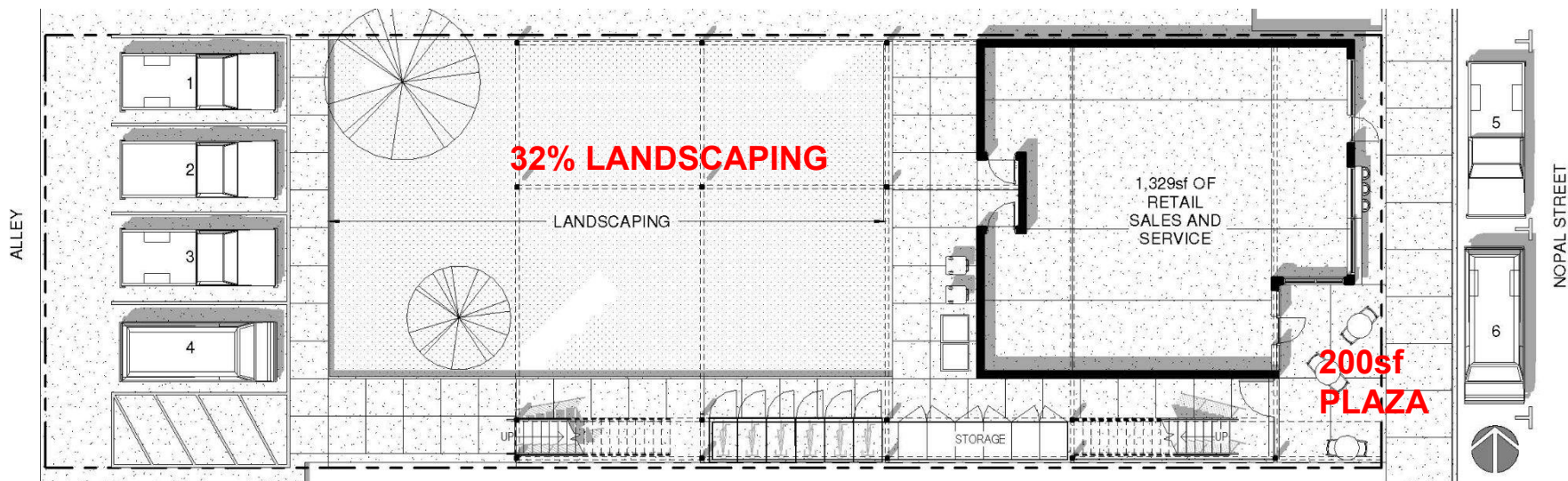
Sustainability features will include:

- **Long-lasting, low-maintenance, durable materials**
- **Enhanced energy-efficiency**
- **Enhanced access to natural daylighting and natural ventilation**
- **On-site management of stormwater**
- **Low-maintenance and low-water landscaping**
- **Longterm bike storage lockers**

FCC: Site and Development Provisions

FCC 10-17A-3-C	Site Lot coverage up to 90% with planning commission approval
FCC 10-17A-4	30' Height limit and two stories
FCC 10-17A-H	10% Landscaping

60% LOT COVERAGE,
(CONSIDERING BOTH LEVELS)

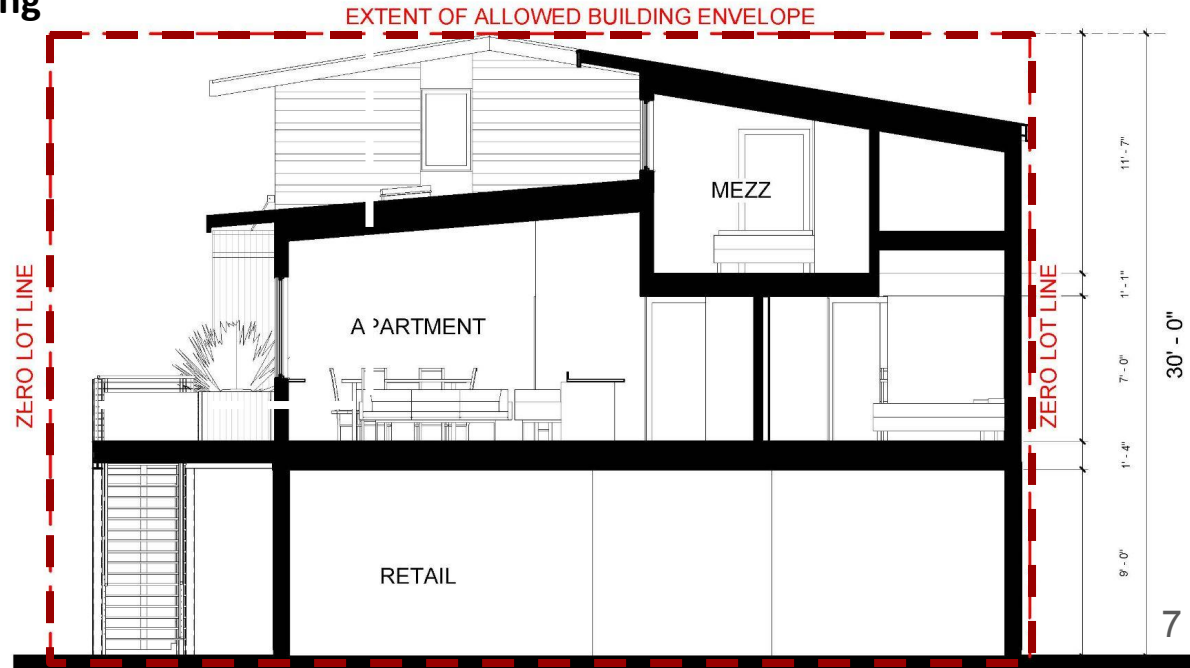


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OSSC CODE: Mezzanine

The proposal's mezzanine levels are in compliance with the Oregon Structural Specialty Code's definition.

OSSC, section 505.2, Definition of Mezzanine: *“An intermediate level or levels between the floor and ceiling of any story and in accordance with Section 505.”*

OSSC, 505.2 and 505.2.1 Mezzanine criteria:

- *The clear height above and below the mezzanine floor construction shall be not less than 7 feet.*
- *The aggregate area of a mezzanine or mezzanines within a room shall be not greater than one-third of the floor area of that room or space in which they are located.*

Studio.e Architecture has successfully complied with the OSSC, Section 505 on two previous projects in Lane County that have restrictions for building stories. In both cases, it was determined that the proposed mezzanines were in accordance to building code and were to be considered a level between floors. **These precedent projects were 522 Main Street in Cottage Grove, OR and The Friendly Garden in Eugene OR**

PARKING: Parking Tally

Spaces	Proposed parking	Florence City Code Req't
3 apartments	3	1 per 1-bed apartment
1 apartment	+ 1.5	1.5 per 2-bed apartment
Retail – 1329 sf	+ 4	1 per 333 sf (Table 10-3-1-C)
Retail 50% reduction	– 2	per 10-17A-4
Total spaces	= 6.5	
Final Total (Rounded down)	= 6	per FCC 10-3-4

**The proposal provides 4 on-site spaces (including 1 ADA space)
+ 2 permitted on-street spaces (FCC 10-3-7)**

Building Geometry and Articulation (FCC 10-17A-4)

FCC 10-17-4-A Design Options

Requirement: Requires meeting 2 out of 4 design options

The proposal meets or exceeds all 4 design options



Building Geometry and Articulation (FCC 10-17A-4)

Design Option 1. Pitched or gable roofs, with offsets to break up the roof plane

The proposal is designed with a variety of roof angles and offset roof planes

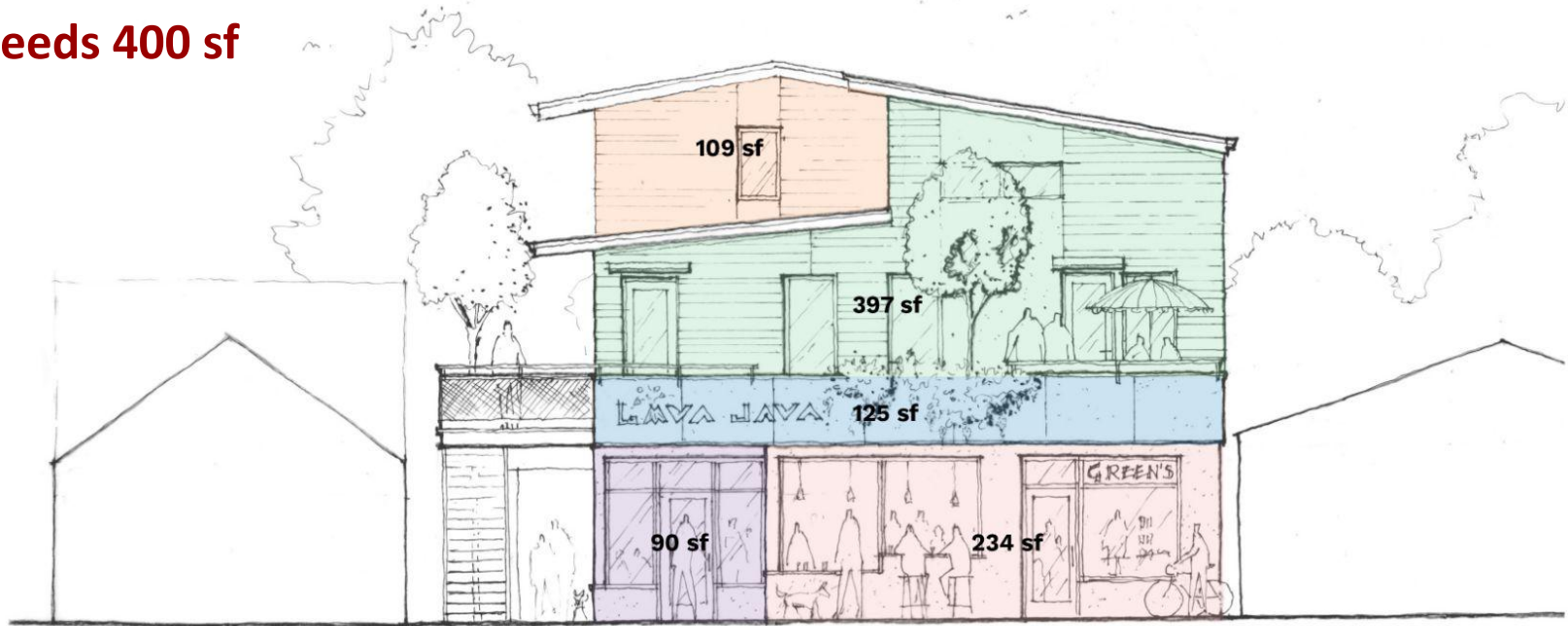


ELEVATION - EAST

Building Geometry and Articulation (FCC 10-17A-4)

Design Option 2: Building broken into shapes and planes of less than 750 sf

The proposal is designed with varied articulation of planes, none of which exceeds 400 sf



ELEVATION - EAST

Building Geometry and Articulation (FCC 10-17A-4)

Design Option 3: Windows, balconies, entryways, and arcades shall be used to create visual interest and break up the building mass.

The design proposal provides a great variety of wall planes, window types and sizes, recessed entryways and staircases, and multiple material colors and textures at the street.



Building Geometry and Articulation (FCC 10-17A-4)

Design Option 4: Public plaza, minimum 100 sf

The proposal offers an inviting public plaza that is twice the required size, and includes landscaping and seating protected from the weather



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THANK YOU