



Smart Development Code Amendments

Oakridge, Oregon

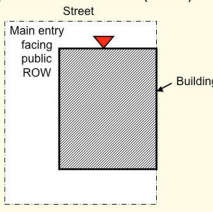



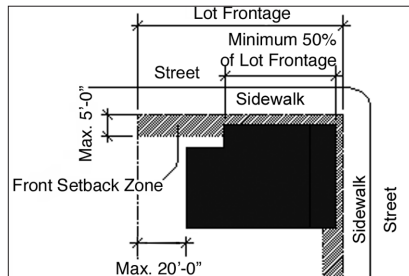
E 1st Street, existing conditions

E 1st Street, illustration of potential facade renovations according to the proposed standards

Old Town Site Development Standards (cont.)

- Front setback: 0 - 5 feet
- Side setback: 0 - 20 feet
- Rear: adjacent to residential: min. 10 feet, adjacent to non-residential: min. 0 feet
- Lot frontage: min. 50%
- Primary façade shall face public ROW
- Main entry shall face public street or plaza
- Building height: max. 35 feet





Lot Frontage Minimum 50% of Lot Frontage

Street

Sidewalk

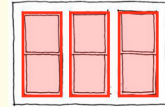
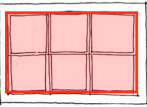
Max. 5'-0"

Front Setback Zone

Max. 20'-0"

Required elements (continued)

- Vertically oriented façade (window pattern, façade articulation)

Vertically oriented Horizontally oriented

Client
City of Oakridge
PO Box 1410
Oakridge, OR 97463

Reference
Kevin Urban,
Community Services Director

Designed
2004

Status
Adopted

Services
Urban & Streetscape Design
Building Design Guidelines
Code Graphics
Zoning Ordinance Language
Presentations to Committee

The project team assisted in an effort to “clean up” the City’s existing Zoning Ordinance, which has not resulted in the desired development patterns and architectural quality. Oakridge is a rural mountain community that has long lost its industrial employment base. The town is situated on a heavily traveled highway which bypasses the Old Town, located across the railroad tracks and out of sight. While the Old Town has an intact grid of streets and remnants of a “main street” – albeit much of it in disrepair and underutilized – the Highway 58 corridor is dominated by conventional strip commercial that fails to offer any unique identity, or any hint that there’s more to see.

The team was tasked with creating development and architectural guidelines for both areas, the Old

Town and the Highway 58 Corridor, that over time would help to transform both areas into distinct places, each with their own and unique identity. The Highway 58 Corridor was to offer travelers a gateway experience on their way in and out of town, and the sense of being in a place. The improvements to the highway were also intended to create an incentive to stop and visit the town, rather than simply passing through. Old Town was to be restored to a vibrant and pedestrian-oriented mixed-use town center, benefiting from the highway corridor improvements.

The team developed a set of recommendations and produced graphics and language that eventually was integrated into a revised Zoning Ordinance.