

MEMORANDUM

DESIGN REVIEW NARRATIVE

To

City of Lincoln City

DATE

February 25, 2022

DISTRIBUTION

IHI, LRS

PROJECT

220102
IHI Lincoln City
Affordable Housing
Lincoln City, OR

Subject

Design Standard Review Application

Remarks

Project Description

The project is an affordable apartment complex consisting of **107 units in 7 garden style buildings** with associated site development. The development includes a community building with outdoor space, play areas, and associated parking. Small structures are included throughout the site to house mail, trash, maintenance, and bike parking. The residential units include a mix of 1, 2, and 3 Bedrooms in both flats and townhome layouts. See Architectural Site Plan exhibit.

The Community Building, centrally located on the site, provides common space for general resident use and a community laundry room, as well as property management and residential services offices. A covered outdoor area and adjacent outdoor play area, directly off and visually accessible from the large common space and laundry, allow for parents to socialize while overseeing playing children outside.

The **4.38 acre site** is accessed directly from Highway 101. Parking is dispersed throughout the site, allowing for convenient parking directly adjacent to the residential units. The internal drive forms a loop so that circulation is clean and allows for fire truck and other service vehicle access. NE 25th Street, and its associated Right of Way die into the adjoining property to the south and becomes a private drive. Due to grade changes, NE 25th Street is inaccessible from the site and blocked from view by retaining walls as it extends to the east. The site has a grade drop of approximately 70' across the site and many existing large trees.

Due to significant slope across the site, several of the buildings are built into the hill with primary unit entries off different sides and different levels. See Building Elevation exhibits as well as the N-S Site Section. A series of retaining walls throughout the site provide usable outdoor space, parking, and a series of walkways that connect the buildings closest to Hwy 101 at the west end of the site with the rest of the development as it goes up the hill to the east. Additional walls and ramps provide accessibility. The pedestrian walkway system includes access to a public nature trail that loops the perimeter of the site and connects to an existing public trail head at the

southeastern edge of the site. The nature trail allows residents and the public to wander through those areas of the site left in its natural state. These pathways will be surfaced so they are easily useable by most residents.

Conformance with General Development Standards is shown on the application and in the attached exhibits. Any specific standards that require additional explanation as well as details regarding project conformance with the Building Design requirements are included in the narrative below.

17.74.130 BUILDING DESIGN.

17.74.130.B Building Stepback –Adjustment Requested

Upper Floor Stepback. The upper elevations of building facades facing a public right-of-way or pedestrian space must step back above 25 feet or above the second story, whichever is the lesser height. The top floor must step back at least 10 feet; or Progressive setbacks of several upper floors must total at least 10 feet.

Design Response: The entire west façade of Building A fronts a public right-of-way (ROW). While Building B’s west façade partially faces the ROW.

Due to the stacking nature of the residential use, density needs for increased unit counts, and cost efficiency of construction, a 10’ stepback at the upper floor of the buildings, is not feasible for this project. To provide articulation, the top floor at Building A as it faces Hwy 101 is stepped back 18”. In addition, the building is set back from the sidewalk 13’ 6”, allowing for trees and plantings to provide texture and visual interest.

The South Façade of Building A along 25th is not stepped back, however, given the rise in grade along 25th, the east end of the building façade will read as a 2-story building.

An Adjustment to the Stepback Requirement is requested due to the difficulties caused by this requirement.

1. As this is an affordable housing development, overall efficiency of construction is critical so that the project is financially feasible. A key to this efficiency is the creation of repetitive unit plans that stack to allow for simple framing solutions and plumbing routes. A 10’ step at the top floor requires adjustments to the plans that would be impractical due to additional cost required due to more complicated construction.
2. A 10’ stepback would also negatively affect the unit sizes and potentially the overall number of units on the site. The sloped nature of the site has required great care in the location of the buildings, parking areas, and pedestrian system. Incorporating a step back in Buildings A and B would require a greater footprint at the ground plane which would then impact uses at the ground.

The Applicant believes the buildings as designed meet the City’s intent due to the high quality of the overall development. The façade design of all buildings was given great care to meet the City’s intent for articulation through the use of covered walkways, columned promenades, porches with metal railing systems, and variations of siding. All these elements help to enhance the pedestrian experience, whether along the ROW or throughout other areas of the site, in turn meeting the City’s intent to enhance and protect the quality of life both for the residents and the community at large.

17.74.130.C Building Form

All buildings must incorporate elements to preclude blank building elevations facing a public right-of-way or pedestrian space. Along the facade of the structure, such features must occur at a minimum of every 30 lineal feet, with each floor containing at least two of the listed features:

1. *Roof line offset of at least two feet from the top surface of one roof to the top surface of the other;*
2. *An offset on the building face of at least eight inches from one exterior wall to the other;*
3. *A section of the facade, at least four feet in width, that is either recessed or bumped out by at least one foot deep from the front wall plane;*
4. *A recessed building entry at least two feet deep, as measured horizontally from the face of the main building facade, and at least four feet wide;*
5. *A balcony at least four feet deep and eight feet wide, that is accessible from at least one interior room;*
6. *A covered porch at least two feet deep (measured horizontally from the face of the main facade) and at least four feet wide;*
7. *Recess with a minimum depth of four feet; or*
8. *Extension projecting a minimum of two feet and running horizontally a minimum of four feet.*

Design Response: The west façade of Building A faces the public ROW in its entirety as stated in the Building Stepback response; as does a portion of the Building B's west façade. These buildings meet the requirements for building form as follows:

Building A:

Both the Front (facing Hwy 101) and South facades (facing SW 25th ROW) of Building A are required to meet this design requirement. The building is an "L" shape with a break at the turn which visually reduces the scale and provides for a look of 2 separate buildings. Each stack of residential units has its own roof form, approximately 24' in width.

As shown on the Building A Building Elevations exhibit, the Front West elevation is highly articulated with variation of roof lines, a plane change between the ground floor and the 2nd floor, and smaller roof projections over balconette's at the 2nd floor and over living space windows on the ground floor. A mix of lap and board and batten siding in a pleasing pattern provides additional interest. At the ground floor, unit entries have patios surrounded by a low concrete wall, set away from the building face three feet.

The South façade continues the roof line offset shown on the front façade. The gable ends are articulated with decorative gable brackets. The second and third floor units feature balconette's like those on the front façade. Both facades include a variety of openings with a combination of doors and windows providing for a nice rhythm that finishes off a composition that is clean but not monotonous. Due to grade changes the south end of this façade of Building A will read as just two floor levels from the ROW.

Required Features Included for the West Facade:

- Roof line offset of at least two feet from the top surface of one roof to the top surface of the other.
- A section of the facade, at least four feet in width, that is either recessed or bumped out by at least one foot deep from the front wall plane; - This is accomplished with the individual roof overhangs at the first and 2nd floors.
- Extension projecting a minimum of two feet and running horizontally a minimum of four feet. This is accomplished with the individual roof overhangs at the first and 2nd floors.

Design Requirement is Met for the West Elevation of Building A

Required Features Included for the South Facade:

- Roof line offset of at least two feet from the top surface of one roof to the top surface of the other.

An Adjustment to the Building Form Requirement is requested for the South Elevation due to the difficulties caused by this requirement.

As this is an affordable housing development, overall efficiency of construction is critical so that the project is financially feasible. Variation of roof forms, recesses and extensions to the wall plan, and the addition of balconies all contribute to construction complexity and cost and are impractical for greater use on the project. Since the West Elevation of Building A serves as the Front of the entire development and is the most prominent, the building was designed to focus efforts and expenditures for these elements on this elevation. Additionally, the South Side Elevation is not only much shorter in length but is visually impacted by a rise in elevation along NE 25th St, making it just over 25' at its east end.

The Applicant believes the buildings as designed meet the City's intent due to the high quality of the overall development. The façade design of all buildings was given great care to meet the City's intent for articulation through the use of covered walkways, columned promenades, porches with metal railing systems, and variations of siding. All these elements help to enhance the pedestrian experience, whether along the ROW or throughout other areas of the site, in turn meeting the City's intent to enhance and protect the quality of life both for the residents and the community at large.

Building B:

As stated previously, most of the Front elevation of Building B is blocked from view of Hwy 101 by Building A. Approximately 39' of Building B faces the ROW and is subject to this requirement. As shown in the Building B – Building Elevations Exhibit, the building has variation in roof forms and window sizes and includes covered walkways at the 1st and 2nd floors. A mix of lap siding at the lower floors and board and batten siding at the upper floor provides for additional interest.

Required Features Included for the West Facade:

- Roof line offset of at least two feet from the top surface of one roof to the top surface of the other. – Covered walkways at both the ground and 2nd floor accomplish this requirement.
- A covered porch at least two feet deep (measured horizontally from the face of the main facade) and at least four feet wide; - Covered walkways that serve the individual unit entries at both the ground and 2nd floor accomplish this requirement

Design Requirement is Met for the West Elevation of Building B

17.74.130.D Roof Form

Sloped roofs are required for buildings with a front facade width less than 50 feet.

Sloped roofs are the preferred roof form for buildings with a front facade width 50 feet or greater. Flat roofs should be avoided.

Design Response: As shown in the Elevation Exhibits, the primary roofs on all the buildings are sloped regardless of size. There are some sloped canopies included which add another level of articulation and interest to the elevations. Due to the climate conditions in Lincoln City, flat roofs will be avoided.

Sloped roofs must have a pitch between 6:12 and 12:12. Mono-pitch (shed) roofs must have a pitch of at least 4:12.

Design Response: All primary roofs have a pitch between 6:12 and 12:12. Exact pitches are noted on the elevation exhibits. There are a few secondary roofs that are mono-pitched (shed roofs). These include walkway covers, accent roofs and canopy elements. These add both weather protection and character to the project. They are minor or decorative in nature and not serving as primary roofs.

In instances where sloped roofs are not practicable and a flat roof is the only option, the flat roof must have projecting cornices to create a prominent edge when viewed against the sky. Cornices must be made of a different material and color than the predominate siding of the building, except that brick siding may include matching brick cornices.

Design Response: Other than some moderately sloped canopies intentionally placed throughout the buildings, Building B is the only building that includes a flat roof. As stated above, this is on a 1-story minor appendage that houses a common laundry room and includes a metal cornice of a differing color than the siding to create a prominent edge. See Building B – Building Elevations Exhibit.

Dual-pitched or hipped “mansard” and A-frame roof forms are not permitted.

Design Response: There are no dual-pitched, hipped mansard, or A-Frames roofs on any of the buildings in the project.

Design Requirements for Roof Form are met

17.74.130.E Building Entrances

Porches. Useable porches and stoops are recommended to form a predominant motif of the building design and should be located on the front and/or side of the building to respond to the climatic conditions and the character of nearby residential uses.

Design Response: Due to the complexities of grade changes throughout the site, each building is situated uniquely on the site. This creates a situation where most of the buildings have entries on multiple sides. As such, a variety of building entry treatments are used for the individual residential units. These include both individual and shared covered porches as well as entries from shared walkways and colonnades.

Primary Entrances. Buildings must have clearly defined primary entrances that provide a weather protection shelter for a depth of not less than five feet extending from the building entry.

Design Response: Due to the nature of the development, the Community Building (Building I) is the only building that has a primary entrance. The entry is protected with a canopy structure that extends off the front of the building providing a depth of 12' 0". The rest of the buildings are all residential with individual entries for each unit. These entries are well marked through canopies and porches as well as entry doors painted with a complimentary accent color so they are highly visible.

Accessibility. Each building must have at least one ADA-compliant entrance connecting required parking to the building.

Design Response: Every building is connected to a parking area and has at least one ADA entry.

Design Requirement is Met

17.74.130.F Building Windows

Facades Facing a Public Right-of-Way. At least 15 percent of the area of each facade that faces a public right-of-way must have, and maintain, clear and transparent windows or main entrance doors. Windows or doors contributing to this standard must allow views from inside the building to the street. Only transparency in doors at the main entrance and facing the street property line counts toward this standard.

Design Response: The project has just two buildings that face the Public Right-of-Ways. Building A faces both Hwy 101 and SE 25th; and the northern end of the west façade of Buildings B faces Hwy 101. As shown in the Building A – Articulation, Colors and Window Percent exhibit, 15% of transparent glass is included on both the West Elevation along Hwy 101 as well as the South Elevation facing 25th for Building A. Only a portion of Building B faces the ROW as it is blocked from view by Building A for much of the length. 15% of the portion exposed has transparent glass as shown on the Building B – Building Elevations Exhibit. The entire project is residential in use so all windows are to living spaces and allow for views from inside the building to the street. To the west end of the South Elevation of Building A there is an open air stair tower. Open slats allow for light and views from the tower to the street.

Design Requirement is Met

17.74.130.G Building Materials

Exterior walls of all buildings and structures, including accessory, must be primarily clad in wood clapboard, cementitious fiber board, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, or architectural-grade synthetic materials. Natural materials or natural stain or unfinished wood is the preferred primary cladding.

Design Response: All buildings are clad with cementitious fiber board in various combinations of Lap Siding, Board and Batton, and Shingle Siding. See Exterior Elevations for Buildings A, B, C, E, F, G, H and I.

Design Requirement is Met

17.74.130.H Building Colors

Facade colors must be low reflectance and be muted earth tones or neutral colors. Variations in color schemes and building material must be provided to articulate entryways so as to draw attention to these features.

Design Response: Façade colors for all the buildings in the project will be of low reflectance. Exact colors are still being refined but will be in muted earth tones or neutral colors as required. All the buildings will utilize the same colors providing for consistency and tying the development together. Each building has a slightly different articulation and form so there will not be a repetitive feel to the buildings. The Building A – Articulation, Colors and Window Percent Exhibit shows an example of a color scheme that might be used. Specific color information will be included with the permit submittal.

Design Requirement will be met.

17.74.130.I Garage Requirements

NA: There are no garages proposed on this project.

Respectfully submitted by:

Trish L. Nixon, Managing Partner