



Wecoma Place Apartments
Development Review Narrative
Land Use Application

Submitted to:

Stewardship Development
1247 Villard Street
Eugene, OR 97403

March 25, 2022

Prepared by:

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Project No. 20559.000

Requests

Development Review and Adjustment – Design Standards approvals are requested for the Wecoma Place Apartments, a 44-unit affordable housing development.

Site Information

Subject Property: Tax Lots 07-11-11-BB-00102-00 and 00100-00
Site Area: 0.98 acres
Zoning Designation: General Commercial G-C

Applicant/Property Owner

Applicant: Stewardship Development
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Appendix B	Land Use Storm Water Report dated March 14, 2022
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PLAN SET

Architectural

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Sheet A3.00	Exterior Elevations
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Landscaping

Sheet L0.01	Landscape Plan
Sheet L0.02	Plant Legend and Notes
Sheet L0.03	Planting Details

Survey

Sheet 1	Existing Conditions Plan
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1. Requests

Development Review and Adjustment – Design Standards approvals are requested for the Wecoma Place Apartments, a 44-unit affordable housing development.

2. Project Description

The application proposes development of the Wecoma Place Apartments, a 44-unit apartment building and associated site improvements. The site is currently vacant and is owned by the Housing Authority of Lincoln County (HALC), and the development is being completed through a partnership between Cornerstone Community Partners and Stewardship Development. The units will be affordable to households earning 30 to 60 percent of area median income (AMI) and will be targeted to seniors displaced by wildfire. The project is being funded, in part, through OHCS Local Innovation and Fast Track (LIFT) wildfire recovery funds.

The site consists of two tax lots zoned General Commercial (GC) and has frontages on Hwy 101 to the west and NE 29th Street to the south. The site is adjacent to the GC zone to the north and southwest; and Recreation-Residential (RR) to the east and southeast. The site to the northwest is developed as a commercial use; the site to the north is developed with a community of manufactured homes; and the sites to the east and south are developed with residential uses.

“Multi-unit dwellings” in the GC zone require Conditional Use (CU) approval. However, per the provisions of Senate Bill (SB) 8, the City can approve multi-unit dwellings within on a commercially zoned site without CU review if the following criteria are met. Specifically:

- (2) *A local government shall allow affordable housing, and may not require a zone change or conditional use permit for affordable housing on property if:*
 - (a) *The housing is owned by:*
 - (A) *A public body, as defined in ORS 174.109; or*
 - (B) *A nonprofit corporation that is organized as a religious corporation; or*
 - (b) *The property is zoned:*
 - (A) *For commercial uses;*

The subject site is zoned for commercial uses and is owned by the HALC, a public body as defined in the ORS. As such, the City can approve the proposed development through this Type II Development Review application.

3. Compliance with LCMC Title 17 Zoning

A. Chapter 17.20 Multiple-Unit Residential (R-M) Zone

RESPONSE: Per Subsection 17.32.040.K LCMC, multi-unit dwellings in the G-C zone are subject to the development standards of Chapter 17.20 LCMC and of Article III of Chapter 17.74 LCMC. The development standards of this chapter are addressed below; the design standards of Chapter 17.74 Article III are addressed further below.

17.20.050 Development standards.

Standard		Multi unit dwellings	Proposed	Finding
Min. lot width		25 feet	The front lot line has been defined as the western lot line. The existing lot is 67.9 ft. wide at its narrowest point.	This standard is met.
Min. lot area (square feet)		2,500	0.98 ac / 42,689 sq. ft.	This standard is met.
Min. density		15 dwelling units per net acre ^{2,3}	0.98 ac X 15 du = 14.7 44 units are proposed	This standard is met.
Max. building height (see also LCMC 17.52.190 and 17.52.200)				
a.	Primary buildings	40 feet	Average height of 37' - 5".	This standard is met.
b.	Accessory buildings, structures, uses	25 feet	No accessory buildings proposed.	This standard is not applicable.
Min. building setbacks (except garage/carport entrances) ⁴				
a.	Front porch	0 feet	No porches are proposed.	This standard is not applicable.
b.	Front wall	0 feet	0 ft. from Hwy 101	This standard is met.
c.	Side interior	5 feet	10+ ft. from northern property line.	This standard is met.
d.	Side street	0 feet	0 ft. from NE 29 th St	This standard is met.
e.	Rear	15 feet	15 ft. from eastern property line.	This standard is met.
Max. building coverage		65%	24.4 percent	This standard is met.
Common area		Required ¹	11,000 sq. ft. required; 4,432 sq. ft. proposed	This standard will be met at the time of building permit submittal.
Vehicle storage space		None required	None proposed.	This standard is not applicable.

1. A minimum of 250 square feet of common area per dwelling unit must be installed as follows:
 - i. Common area must be designed for passive or active recreational use and may include usable floor area in the development's recreation building or club house. Common area must be located outside of required setbacks and required parking areas. The common area requirement is allowed to count toward the minimum landscape percentage requirement in Chapter 17.55 LCMC.

- ii. *Common area must be available, accessible, and free for use by occupants and their guests without leaving the development.*
- iii. *Common area must be connected to primary building entrances (in the case of multi-unit dwellings) by an ADA-accessible walkway that is at least five feet wide. The square footage area of ADA-accessible walkways can count towards the minimum common area square footage requirement if they provide at least one connection to each other, connection to other common areas, or connection to public right-of-way or the parking area for the development.*
- iv. *All required common areas must include at least one amenity for users including seating, trash/recycling bins, dog waste stations, or play equipment – all of which must coordinate with and complement the development. If a common area has direct connection to an ADA-accessible walkway, then that connection and ADA-accessible walkway can count as the amenity for that particular common area. Common areas provided over and above the minimum requirement do not need to provide any amenities.*

RESPONSE: The proposed development contains 44 dwelling units, and 11,000 sq. ft. of common area is required under this provision; 4,432 sq. ft. is proposed. The applicant understands that a zoning text amendment has been initiated by the City (Case file #ZAO 2022-08) which, if approved, would reduce the amount of common area required for multi-unit development to 100 sq. ft. per dwelling unit. The applicant agrees to meet the common area requirements in effect at the time of building permit submittal.

[...]

17.20.060 Landscaping.

Landscaping shall be provided in accordance with Chapter 17.55 LCMC. (Ord. 2020-10 § 1)

RESPONSE: The provisions of Chapter 17.55 LCMC are address below.

17.20.070 Signs.

Signs shall be allowed in accordance with Chapters 9.34 and 17.72 LCMC. (Ord. 2020-10 § 1)

RESPONSE: No signs are proposed with this application. Future signs will be subject to these provisions.

17.20.080 Supplementary regulations and exceptions.

Supplementary regulations and exceptions shall be adhered to in accordance with Chapter 17.52 LCMC. (Ord. 2020-10 § 1)

RESPONSE: The provisions of Chapter 17.52 LCMC are address below.

17.20.090 Off-street parking and loading.

Off-street parking and loading shall be provided in accordance with Chapter 17.56 LCMC. (Ord. 2020-10 § 1)

RESPONSE: The provisions of Chapter 17.56 LCMC are address below.

17.20.100 Design standards.

Design standards shall be adhered to in accordance with Chapter 17.74 LCMC. (Ord. 2020-10 § 1)

RESPONSE: The provisions of Chapter 17.74 LCMC are address below.

B. Chapter 17.32 General Commercial (GC) Zone

17.32.040 Conditional uses permitted.

In a GC zone, the following are given as examples of those uses which meet the intent of this zone on a conditional basis:

[...]

K. Multi-unit dwellings developed under the standards and requirements for multi-unit dwellings in Chapter 17.20 LCMC and Article III of Chapter 17.74 LCMC;

RESPONSE: The proposed development is a multi-unit development within the G-C zone. However, as noted above, SB 8 permits the approval of affordable housing on commercially zoned properties without Conditional Use approval.

C. Chapter 17.52 Supplementary Regulations and Exceptions

17.52.030 Access requirement.

Every lot shall abut a street, other than an alley, for at least 25 feet. (Ord. 84-2 § 4.030)

RESPONSE: The lot abuts both Hwy 101 and NE 29th St for more than 25 ft. This standard is met.

[...]

17.52.060 Clear-vision area requirement.

A. Requirement to Provide Clear Vision. For public safety purposes, all properties shall have triangular clear-vision areas (aka clear-vision triangles) where streets (public or private) intersect with other streets, commercial alleys and commercial driveways. Clear-vision triangles shall also be provided for street intersections with commercial driveways as provided herein. Clear-vision areas at local intersections shall meet the requirements in this section, which are meant to be adequate to allow drivers and pedestrians who are stopped or approaching with caution to see intersecting traffic in time to avoid collisions. Clear-vision areas at intersections with Highway 101 must meet with Oregon Department of Transportation approval and comply with the requirements of this section.

B. Definition of a Clear-Vision Triangle. This section defines a clear-vision triangle differently for (1) controlled intersections, where at least one street has a stop sign or traffic control light; (2) for uncontrolled intersections; and (3) in commercial zones, for alleys and driveways. The definitions for clear-vision triangles at the intersections of two streets use "Point A," which is the point of intersection of the lot lines (the property corner), or in the case of a curved lot line, the intersection of the tangents of the endpoints of the curve (Figure 17.52.060-1).

[...]

3. *Alleys and Driveways in Commercial Zones. Property owners shall maintain a clear-vision triangle on each side of a commercial driveway. One side of the triangle shall be along the edge of the commercial driveway extending 10 feet from the point of intersection with the right-of-way line. A second side along the right-of-way line shall extend from the point of intersection with the edge of the commercial driveway 50 feet. The third side shall connect the endpoints of the other two sides. (Figure 17.52.060-4.)*

RESPONSE: The site is commercially zoned, but is being developed with residential uses. As a result, the proposed driveway is not a commercial driveway and this standard is not applicable.

[...]

17.52.100 Landscaping.

- A. *Purpose. Landscaping is important to the community for its aesthetic value and environmental benefits, such as controlling erosion and functioning as part of the natural hydrologic cycle. By requiring landscaping for all new development and substantial improvements, the aim of this section is to maximize both benefits. Landscaping for each new development shall satisfy the following requirements.*
- B. *Applicability. Landscaping requirements in this section apply to:*
 1. *Newly developed lots.*
 2. *Previously developed lots whenever improved by 50 percent or more of the assessed value of the existing improvements.*

RESPONSE: The proposed development is a new development, and the requirements of this section are applicable.

- C. *Landscape Plan. A landscape plan shall be submitted with any building permit for new construction, as applicable under this section.*

[...]

2. *Uses other than single-family homes and duplexes.*
 - a. *Landscape plan shall be submitted with the site plan and shall be drawn to scale and shall include the location of buildings, impervious surfaces, and pervious surfaces. Plans must indicate the location, species, and number of proposed plantings and how the landscaped area will be irrigated.*
 - b. *Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be located in the front and another in one of the side areas. In all developments, the areas between buildings on the lot must be landscaped.*
 - c. *Materials in the plan shall not be installed until the plan has been approved.*

RESPONSE: A landscape plan is included as Sheet L0.01.

- D. *Impervious Surface Limits. The following limits on impervious surface apply to all lots:*

[...]

2. *All Development Other Than Single-Family Dwellings and Duplexes. Impervious surface shall be limited in accordance with Chapter 17.56 LCMC, Off-Street Parking and Loading Regulations, and subsection (E) of this section, and the applicable zoning designation.*

RESPONSE: The maximum lot building allowance is 65 percent; at least 15 percent of the site must be landscaped per subsection (E) below, and 10 percent of the parking lot must be landscaped per Chapter 17.56 LMC. As proposed and shown in the landscape plans, 60 percent of the site is impervious.

E. *Planted Area – Minimum Requirements.* For the purposes of this chapter, a planted area is any area designed to accommodate live vegetation. It includes the non-living ground cover that is distributed amongst and between the plants for erosion control, soil fertility, and beautification.

[...]

2. *All Development Other Than Single-Family Dwellings and Duplexes.* Except as modified by other sections of the zoning ordinance, a minimum of 15 percent of the total lot area shall be landscaped with plants and groundcover, as described in this section.

RESPONSE: The proposed development requires 15 percent site landscaping. As shown on Sheet L0.01, 22.8 percent of the site is landscaped. This standard is met.

F. *Groundcover Required.* All exposed ground, such as soils, clay, sand, etc., shall be landscaped with groundcover, either living or non-living, as described in the following:

1. *Living Groundcover.* Living groundcover must be evenly distributed throughout areas required by subsection (F)(1)(a) of this section.

a. *Coverage of Living Groundcover.* The slope of the planted area shall determine the required coverage of living groundcover. For the purposes of this section, slope is the ratio of vertical distance to horizontal distance on a surface. For example, a slope of one vertical foot (rise) over two horizontal feet equals a 1:2 ratio, as shown in the illustration below at right.

The minimum coverage of living groundcover shall be determined based on the maximum slope of an individual planted area in the following categories:

Category 1: For gradual slopes of 0 up to and including 1:6, living groundcover shall cover a minimum of 25% of the required planted area.

Category 2: For slopes greater than 1:6 up to and including 1:3, groundcover shall cover a minimum of 50% of the required planted area.

Category 3: For slopes greater than 1:3 up to and including 1:2, groundcover shall cover a minimum of 75% of the required planted area.

Category 4: Steep slopes greater than 1:2 shall meet requirements set out in Chapter 12.08 LCMC, Grading and Erosion Control.

RESPONSE: Proposed planting covers 85 percent of landscaped areas, which exceeds the standard for Slope Categories 1 – 3. Slope Category 4 is not proposed. See Sheet L0.01 for details.

b. *Groundcover Size.* Groundcover plants shall be sized and spaced so that they grow together to cover the minimum required area in subsection (E)(1)(a) of this section within three years of planting. Until new plants have grown to cover the required area, bare ground between plants shall be protected from erosion with non-living groundcover, as specified in subsection (F)(2) of this section. Wattle, bio-bags, or

similar methods approved by the city engineer shall be used in conjunction with organic, non-living groundcover to prevent erosion on slopes greater than 1:6.

RESPONSE: Groundcover is shown on Sheet L0.02. Plants will be 1-gallon containers and planted between 12 in. and 36 in. on center, depending on growth characteristics. This standard is met.

2. *Non-Living Groundcover. Depth of mulch shall be the minimum necessary (i.e., a two- to three-inch-thick layer) to ensure effective erosion control and to avoid leaching of excessive nutrients. Mulch between plantings shall consist of any of the following materials:*
 - a. *Organic materials. Examples include wood mulch and wood nuggets that are a minimum diameter of one inch, straw, and well-aged compost and leaves.*
 - i. *Mulch shall be weed-free.*
 - ii. *Mulching with manure that has not been composted or aged is prohibited.*
 - b. *Non-organic materials, such as loose (not compacted) small river gravel, river rock, and pumice.*

RESPONSE: As described in Note 11 of Sheet L0.02, mulch on site will be at least 3 in. deep. This standard is met.

G. Additional Required Vegetation.

[...]

2. *All Development Other Than Single-Family Dwellings and Duplexes. All areas to be landscaped and buffered shall be planted with a minimum of the following:*
 - a. *One large tree or two small trees per 20 feet of lot perimeter; and*
 - b. *One deciduous or evergreen shrub per five feet of lot perimeter.*
 - c. *Plantings shall not be higher than five feet if they would block the view of any shoreline of the Pacific Ocean, Siletz Bay or Devils Lake.*

RESPONSE: As shown and noted on Sheet L0.01, the site perimeter is 1,169.69 linear feet and 59 trees and 117 shrubs are required. Fifty-nine (59) trees and 788 shrubs are proposed. The site does not have a view of the shoreline of the Pacific Ocean, Siletz Bay, or Devils Lake. This standard is met.

H. Standards for Plant Materials.

1. *Size.*
 - a. *Large trees shall be a minimum of one-inch caliper or six feet in height at time of planting.*
 - b. *Small trees shall be a minimum of one-gallon size or two years old at time of planting.*
 - c. *Shrubs shall be a minimum of one-gallon size when planted.*
 - d. *Perennials shall be a minimum of four-inch pot size.*

RESPONSE: As specified on Sheet L0.02, trees will be 2.5-in. caliper at the time of planting and shrubs will be 5-gallon size.

2. *Species and Practices.*
 - a. *Use of native and drought-tolerant species is advised generally, and required in subsection (G)(1) of this section for shrubs and perennials.*
 - b. *Invasive and noxious plants as defined in LCMC 8.12.010 or by the Oregon Department of Agriculture are prohibited.*

- c. *For all development other than single-family dwellings and duplexes, plant materials shall achieve balance between low-lying and vertical shrubs and trees.*
- d. *High fertilizer hydro-seeding is prohibited.*
- 3. *Condition. All selections must be healthy and disease-free.*

RESPONSE: The landscape plan includes native and drought-tolerant species and balances low-lying and vertical shrubs and trees. See Sheet L0.01.

- I. *Additional Pervious Surface. For areas of a lot not covered with impervious surfaces or required planted areas, any of the following is permitted:*
 - 1. *Pervious off-street parking surfaces.*
 - 2. *Pervious hardscape features, i.e., patios, decks, sidewalks and pathways, etc.*
 - 3. *Non-organic groundcover (e.g., rock) with or without vegetation.*
 - 4. *Organic groundcover with vegetation as per subsection (F) of this section (i.e., additional planted areas).*

RESPONSE: Areas of the lot not covered with impervious surfaces or required planted areas are covered with organic and non-organic groundcover.

- J. *Bark mulch placed to a depth of 3 inches is proposed at all pervious areas.*

[...]

- 3. *Landscaping shall be in conformance with the general visibility requirements set out in LCMC 17.52.260.*

RESPONSE: LCMC 17.52.260 addresses standards for single-family dwellings development and is not applicable to the proposal.

- 4. *Any constructed earth berms shall be between three feet and four feet in height, and topped with ground cover and shrubbery.*

RESPONSE: No constructed earth berms are proposed on site. This standard is not applicable.

- 5. *Uses within a development that might provide objectionable views, such as garbage and trash collection stations, and laundry areas in multifamily developments, shall be landscaped with screen plantings, or landscaped masonry wall or fencing.*

RESPONSE: A solid waste and recycling enclosure is located adjacent to NE 29th St. It is intended to be screened with 8-ft. fiber cement or wood composite siding.

- 6. *Drainage pipes and appurtenances located on an ocean front parcel shall be secured and screened with landscaping to the extent feasible, and the discharge shall be placed to limit erosion. (Ord. 2015-10 §§ 5, 6; Ord. 2010-6 § 10)*

RESPONSE: The site is not an ocean front parcel. This standard is not applicable.

[...]

17.52.120 Utilities.

[...]

- B. *In all zones, all electrical, telephone and cable television utility service installations or connections made as part of new construction of a building or structure shall be placed*

underground in accordance with city standards. (Ord. 2020-15 § 11; Ord. 95-15 § 11; Ord. 91-1 § 1; Ord. 84-2 § 4.120)

RESPONSE: As shown on Sheet C3.00, all new utility services will be placed underground.

17.52.160 Required setbacks – Exceptions.

A. *Architectural Features.* Architectural features such as cornices, eaves, canopies, sunshades, gutters, chimneys, flues, awnings, and bay windows not more than four feet wide or high may project up to 18 inches into a required setback area.

RESPONSE: There are no required setbacks on the western and southern property lines. No architectural features are proposed within the northern or eastern setbacks.

B. *Accessory Structures.* A required side or rear setback may be reduced to three feet for an accessory structure, provided the structure is detached from other structures by five feet or more and does not exceed a height of one story nor an area of 200 square feet.

RESPONSE: One accessory structure, a solid waste and recycling enclosure, is proposed. There is no minimum setback along the southern/NE 29th St property line, and the structure is located at the property line.

C. *Fences.* Fences, which may be located within required setback areas up to the property line, may not exceed three and one-half feet from the grade of the street centerline in the required front setback area, and shall not exceed six feet in other setback areas nor conflict with requirements of a clear vision area as provided in LCMC 17.52.060 or the clear vision areas of adjacent private driveways.

RESPONSE: Fencing is proposed along the retaining walls east of the parking area for fall protection. See Sheet L0.03 for design details. No fences are proposed within required setbacks.

D. *Retaining Walls.* Retaining walls may be constructed in required setback areas, subject to the following limitations:

1. *One or more retaining walls, none of which individually exceeds four feet in height, may be used, provided each successive wall is set back or stepped from the next lowest wall at least one foot for each one foot of height for that wall;*
2. *Within side and rear building setbacks that are not adjacent to a street or right-of-way, the height of a retaining wall exposed toward the interior of the property may be allowed that is up to eight feet in height. Those exposed toward the exterior of the property shall be limited as in subsection (D)(1) of this section.*

RESPONSE: Retaining walls are proposed on site, outside of the required side and rear setbacks. See Sheet C1.00 for details.

E. *Disabled Access Facilities.* Disabled access facilities may be constructed in required setback areas as additions to existing buildings if exclusive of railings they do not exceed the height of the building's ground floor and do not conflict with the clear vision requirements of LCMC 17.52.060. For purposes of this section disabled access facilities include ramps, sidewalks, curbing and entrances constructed for the purpose of making a building accessible to a disabled person. Disabled access facilities must be constructed in accordance with any applicable requirements of the building code in effect at the time of their construction.

Disabled access facilities constructed as additions to a nonconforming structure shall not be considered an alteration or extension of the nonconforming structure.

RESPONSE: No disabled access facilities are proposed within setbacks. This standard is not applicable.

F. Bridges. Unenclosed and uncovered pedestrian or vehicular bridges for access to a dwelling may be constructed in a required setback area. Such bridges may not have a slope up from the adjacent roadway exceeding the maximum allowed for driveways.

RESPONSE: No bridges are proposed. This standard is not applicable.

G. Porches, Decks, and Stairs. Unenclosed and uncovered porches, decks, and stairs may be constructed in a required setback area, provided no part of the porch, deck, or stairs is more than 30 inches above the ground or otherwise requires a building permit. (Ord. 2020-15 § 12; Ord. 2016-08 § 1; Ord. 2010-04 § 4)

RESPONSE: None of these features are located within a required setback area.

17.52.170 *Solid waste, garbage, trash, recycling, and composting receptacle storage areas.*

All solid waste, garbage, trash, recycling, and composting receptacles shall be located within a building or within an enclosure that is at least 20 feet or more from any pedestrian space which screens the receptacle from the view of neighboring property, pedestrian space, or from right-of-way, except those receptacles associated with a detached single-unit dwelling, attached single-unit dwelling, duplex, or manufactured dwelling. (Ord. 2020-13 § 26; Ord. 84-2 § 4.170)

RESPONSE: A solid waste and recycling area is proposed adjacent to the NE 29th Ave sidewalk. This area is intended to be screened from view with an 8-ft. enclosure. This standard is met.

17.52.180 *Placement and screening of mechanical equipment.*

A. Any heating, air conditioning, or other mechanical equipment installed on or near a building to be used to serve the building or a function performed therein, and any propane tanks, shall be screened from the ground level view from adjacent properties, pedestrian spaces, and from public right-of-way, and shall not be located within 20 feet of pedestrian space.

RESPONSE: No external mechanical equipment is proposed. This standard is not applicable.

B. Rooftop mechanical units shall not be visible from any public right-of-way and shall not exceed the allowable building height.

RESPONSE: No rooftop mechanical units are proposed. This standard is not applicable.

C. Ground-mounted mechanical units shall be limited to the sides or rears of buildings and screened from view from adjacent properties and from public right-of-way.

RESPONSE: No ground-mounted mechanical units are proposed at this time.

D. Standpipes, meters, vaults, and similar equipment shall not be placed on a front elevation when other alternative locations exist. (Ord. 2020-13 § 27; Ord. 98-11 § 4; Ord. 84-2 § 4.180)

RESPONSE: Electrical meters are located on the northern/side elevation of the building.

17.52.190 Building height limitations.

A. *No structure used for human habitation that exceeds 45 feet in height shall be permitted in any zone unless consent is first approved by the voters of the city at a regular or special election. For the purpose of this section, "height" means the average vertical distance from the grade at the center of all walls of the building to the highest point of the roof, excluding those excepted in LCMC 17.52.200.*

RESPONSE: The maximum height of the R-M zone is 40 ft. The proposed structure does not exceed 45 ft. in height.

B. *No structure that exceeds 35 feet in height shall be permitted in a residential zone within 500 feet of any shoreline without prior approval as a Type III procedure.*

RESPONSE: The site is not within 500 ft. of any shoreline. This standard is not applicable.

C. *No structures used for human occupancy shall be permitted to exceed the building height limitations of the zones in which they are located. To ensure that this standard is met the following rules apply:*

1. *Building permit applications must include elevations of all exterior walls of the proposed structure showing:*
 - a. *The line of the approved grade in the plane of the wall; and*
 - b. *The highest part of the structure.*

RESPONSE: Sheets A3.00 to A5.00 include this information.

2. *The grade may not rely on retaining walls, riprap, other artificial restraints, or berming to increase elevation at the point of height measurement.*

RESPONSE: As shown in Sheet C1.00, retaining walls are proposed at the southwestern and eastern portions of the site. The retaining walls in the southwestern corner create usable outdoor common area, and the retaining walls in the eastern portion of the site support the surface parking area. The site grade does not rely on any artificial means to increase elevation.

3. *For the purposes of this subsection, "approved grade" means:*
 - a. *The existing grade, meaning one of the following:*
 - i. *The ground level before any human disturbance as shown by survey or other reliable evidence; or*
 - ii. *The ground level shown on the city's 2009 LIDAR data (which is available from the planning and community development department); or*
 - iii. *If the proposed building site has existing structures or other disturbances to the land that existed lawfully prior to October 1, 2010, the ground level established when the structure or disturbance was created (which may be determined by any of the above means); or*
 - iv. *If there has been grading on the proposed building site, without a grading permit, the planning and community development director, in consultation with the city engineer, will determine the existing grade.*
 - b. *The grade shown on a grading plan approved as a part of one of the following:*
 - i. *A final master plan for a planned unit development under LCMC 17.77.120; or*
 - ii. *A partition or subdivision under Chapter 16.08 LCMC; or*
 - iii. *A development review under LCMC 17.77.070; or*

- iv. *A conditional use permit under LCMC 17.77.060; or*
- v. *A grading plan under Chapter 12.08 LCMC; or*
- vi. *A building permit for a structure not subject to any of approvals in subsections (C)(3)(b)(i) through (v) of this section. (Ord. 2020-15 § 13; Ord. 2010-04 § 5; Ord. 84-2 § 4.190)*

RESPONSE: A grading plan is included in this application as Sheet C.200 and is the approved grade for the purposes of height measurement. The grade falls by approximately 107 ft. to 75 ft. from west to east.

17.52.200 Building height limitations – General exception.

Projections such as chimneys, spires, domes, elevator shaft housing, towers, aerials, flagpoles, and other similar objects not used for human occupancy are not subject to the building height restrictions of this title. (Ord. 2010-04 § 6; Ord. 84-2 § 4.200)

RESPONSE: There is an elevator shaft housing on the roof. This elevator shaft housing is not subject to the restrictions of this title. A parapet is also included above the building roof. This area is not used for human occupancy and is also not subject to the building height restrictions of this title.

17.52.220 Tree protection and removal.

A. *Scope. This section applies to all trees within the city wherever located.*

[...]

D. *Tree Removal Prohibitions.*

1. *Tree removal is prohibited, except as allowed in this section. Violations of this section are enforceable as Class B violations.*
2. *Topping is prohibited, except where necessary for utility work or public safety, in which case it requires a tree removal permit. The burden of proof is on the applicant to demonstrate in the permit application that topping is necessary, the only means of accomplishing the task, and preferable to removal. The city will rely on the most recent version of the ANSI A300 Standards for Tree, Shrub, and Other Woody Plant Maintenance to distinguish topping from pruning, and will keep a copy of the publication at the planning and community development department for review.*
3. *Removal of protected trees is prohibited. Protected trees must be maintained according to applicable tree protection plans, CC&Rs (conditions, covenants and restrictions), and other recorded agreements.*
4. *Removal of trees in wetlands that fall under the jurisdiction of state or federal government removed without concurrence from those state and/or federal agencies that have jurisdiction is prohibited.*
5. *Removal of trees as part of commercial forestry operations, as described in this section, is prohibited, and commercial forestry is not permitted, except as specifically allowed by this section.*

RESPONSE: There are no protected trees, wetlands, or commercial forestry operations on site.

E. *When Tree Removal Is Allowed Without a Tree Removal Permit.*

1. *Generally.*
 - a. *In all cases, removal of trees must be conducted in a manner consistent with LCMC 12.08.050(B), which regulates land-disturbing activities.*

- b. *Removal of trees less than six inches in diameter is permitted without a tree removal permit, unless they are protected trees.*

RESPONSE: As noted in the arborist report included as Appendix A, there are seven trees on site, and they all exceed six inches in diameter. All trees are proposed for removal and a tree removal permit is required.

[...]

- F. *When a Tree Removal Permit Is Required. Except as allowed in subsection (E) of this section, no person shall engage in or cause land clearance or tree removal without first having obtained a tree removal permit issued by the city.*

- 1. *A tree removal permit may be issued only for:*

[...]

- b. *Multifamily Dwellings, Commercial or Industrial Sites, Undeveloped Sites, Trees More Than 100 Feet from Single-Family Dwellings and Duplexes or Two-Family Dwellings, and Attached Single-Family Dwellings on the same lot. Removal of trees is allowed with a permit for the following reasons only:*

- i. *Diseased or Dead. Removal of dead trees or diseased tree(s) weakened by age, storm, fire or other injury. If a visual inspection by the city staff cannot establish that the tree is dead or diseased, the applicant shall, at the applicant's cost, obtain the services of a certified arborist to make that determination. If the arborist determines that the tree is dead or diseased and cannot be saved, the director of planning and community development shall approve its removal;*
- ii. *Solar Access. Removal of tree(s) to allow solar access to the south face of buildings during solar heating hours, taking into account latitude, topography, microclimate, existing development, existing vegetation, and planned uses and densities, which cannot be accomplished by pruning as demonstrated by an appropriate professional;*
- iii. *Surveyor Access. Selective removal of tree(s) and vegetation to allow reconnaissance surveys, topographical determinations of a project site, coring to permit geotechnical evaluation and soil surveys, and similar efforts, to the extent the applicant demonstrates such removal is necessary to perform such surveys;*
- iv. *Spread of Disease, Insects and Threat of Natural Hazard. Where removal is necessary to prevent the spread of disease or insects declared to be a nuisance by a government agency or certified arborist, or to correct or eliminate a verified natural hazard to the property owner, surrounding properties, or the community at large;*
- v. *Selective Thinning on Open Space and Park Zoned Land. Where crowding is impairing the health and vigor of trees as determined by an appropriately qualified forester, after notice and hearing pursuant to LCMC 17.76.020 and 17.76.030 the city council may allow selective thinning on property zoned open space or park according to an acceptable maintenance plan to improve the health of the forest and using the lowest impact forestry methods practical;*
- vi. *Development. Removal of tree(s) for the placement of structures and other improvements, in accordance with subsection (F)(9) of this section and provided:*
 - (A) *The city has approved a site plan, subdivision, planned unit development or building permit; and*
 - (B) *The city has approved a tree protection plan, if required by subsection (H) of this section.*

RESPONSE: The removal of trees is for the placement of structures and other improvements per iv above.

2. *Conditions. The city may place conditions on any tree removal permit as appropriate to assure that the tree removal is conducted in a manner consistent with this section and LCMC 12.08.050(B), which regulates land disturbing activities. Where conditions of a permit conflict with requirements of this section, the more restrictive shall apply.*
3. *Review Process. If part of a project that requires subdivision review, site plan review, or a conditional use permit, the permit for tree removal shall be processed as part of development or conditional use permit review. Other tree removal applications shall be reviewed by the director of planning and community development, who may require an erosion control plan to determine conformance with Chapter 12.08 LCMC, Grading and Erosion Control, and rules issued by the public works department. Where a tree protection plan is required for development review, the city shall not issue a tree removal permit until the applicant has demonstrated compliance with all conditions of the development approval that are required to be met prior to the start of any land clearing, grading, or construction.*

RESPONSE: The request for tree removal is included with the required Development Review application and will be reviewed concurrently.

[...]

9. *Tree Removal for Development. Removal of tree(s) for the placement of structures and other improvements shall comply with the following:*
 - a. *Timing of Permit Issuance.*
 - i. *Building. A permit for tree removal from individual building lots shall be issued in conjunction with, and not prior to, issuance of the building permit.*
 - ii. *Infrastructure. A tree removal permit may not be issued under this subsection for removal for installation of street, gutter, curb, sidewalk, sanitary sewer, storm sewer, and water system improvements until the city engineer has given final approval to the design of the improvements and to the grading and erosion control plans, and, to the extent otherwise required by this section or this code, the owner has entered into a public infrastructure improvement agreement for the improvements and provided financial security therefor, including for tree mitigation; and the director of planning and community development has approved a tree protection and mitigation plan, if required.*
 - iii. *Phased Developments. For phased developments, a separate tree removal permit is required for each phase of infrastructure development, which will not be issued until such time as public works approves commencement of grading for the phase. Tree removal permits issued for infrastructure development shall apply only to the minimum area necessary to accommodate the improvements.*
 - b. *Tree removal shall conform to the approved tree protection and replacement plan, if required by subsection (H) of this section, and to subsection (I) of this section, Tree Protection and Replacement Plan Required.*
 - c. *Revegetation. Immediately following completion of the improvements, areas disturbed by tree removal shall be revegetated in accordance with the requirements of LCMC 17.52.100(F), (G), (H), and (I).*
 - d. *Bond Required. Whenever trees are removed that according to this chapter require replacement, if removal is in conjunction with a development, the anticipated cost of replacement trees and vegetation required shall be covered by the bonding*

mechanism approved for the development, or a separate bond expressly for the purpose of required tree replacement.

RESPONSE: Acknowledged.

G. Replacement of Trees Lawfully Removed.

1. *Applicability. The standards of this section apply to trees removed with a permit required by subsection (F) of this section that are more than 100 feet from a building subject to site plan review, or conditional use approval, or that are removed to allow development of parking in excess of the amount of required parking, or that are removed for purposes other than compliance with a governmental requirement. If the tree being removed is dead, dying, diseased or dangerous to life or property, replacement is encouraged, but not required, unless the tree is a protected tree, in which case replacement is required.*

RESPONSE: The trees proposed for removal are within 100 ft. of the proposed building. No excess parking is proposed, and no governmental requirement applies. This section is not applicable.

[...]

H. Design Modifications for Tree Retention – Design Modifications of Public Improvements. *The planning commission, with input from the city engineer, may adjust design specifications of public improvements to accommodate tree retention where possible and where it would not interfere with safety.*

RESPONSE: There are no trees within the location of required public improvements. No design modifications of public improvements are requested.

I. Tree Protection and Replacement Plan Required.

1. *Applicability. Requirements of this subsection apply to any lot, parcel or combination of lots or parcels for which an application for a subdivision, site plan review, planned unit development or conditional use is filed if the proposed project will involve tree removal.*

RESPONSE: This application is for site plan/development review and the requirements of this section are applicable.

2. *Elements of a Tree Protection Plan. The owner of lots or parcels specified in subsection (I)(1) of this section shall provide a tree protection plan for the planting, maintenance, removal and protection of trees, prepared by a certified arborist to meet the approval of the director of planning and community development and the city engineer. The tree protection plan shall include all of the following items; however, the director of planning and community development and the city engineer may waive one or more of the items where the required information already has been made available to the city, or is not necessary to review the application.*
 - a. *Identification of the location, size and species of all existing, large trees and protected trees.*
 - b. *An accurate topographical survey, subdivision map or plat map that bears the signature of a qualified, registered surveyor or engineer, and showing:*
 - i. *The shape and dimensions of the property, and the location of any existing and proposed structures or improvements;*

- ii. *The location of the individual large trees and protected trees on the site, and indicating species, approximate height, diameter, canopy spread and common name; and*
- iii. *The location of existing and proposed easements, as well as setbacks required by existing zoning requirements.*
- c. *In lieu of the map or survey required in subsection (l)(2)(b) of this section, an applicant proposing to remove trees may provide aerial photographs with overlays, GIS documentation, or maps approved by the director of planning and community development, that clearly indicate the information required by this subsection.*

RESPONSE: The arborist report and tree inventory included as Appendix A was prepared by a certified arborist and includes the above information. There are seven large trees on site. There are no protected trees on the site.

- d. *Arborist Report. The report, prepared by a certified arborist, shall describe all large trees and all protected trees on the site and any large or protected trees removed within the period of one year prior to application for a tree permit. The report shall include the following:*
 - i. *Information on the health and condition of all large trees and protected trees;*
 - ii. *Information on species, common name, diameter, and approximate height and age of all large trees and protected trees; and*
 - iii. *Indication of those subject to removal or transplanting.*

RESPONSE: An arborist report is included as Appendix A.

- e. *Tree Identification. Unless specifically exempted by the director of planning and community development and the city engineer, a statement that any trees proposed for removal will be identified by a method obvious to a site inspector, such as tagging, painting, or flagging, in addition to clear identification on construction documents.*

RESPONSE: See the arborist report is included as Appendix A for this information.

- f. *Replacement Plan. A detailed description and map of the proposed tree replacement program, meeting the standards of subsection (l)(2) of this section and including the information on the number, size, species, and cost.*

RESPONSE: A landscape plan is included as Sheets L0.01 to L0.03.

- g. *Covenants, Conditions and Restrictions (CC&Rs). Where the applicant is proposing to remove trees on common areas in a recorded subdivision or planned unit development, the applicant shall provide a copy of the applicable CC&Rs, including any landscaping provisions.*

RESPONSE: The applicant does not propose any CC&Rs.

- h. *Tree Protection Program. A program describing how preserved trees will be protected during tree removal and construction that meets the requirements of subsection (l) of this section, unless specifically exempted by the director of planning and community development. The tree protection program shall commit the property owner to a maintenance plan that promotes the vitality of all protected trees.*

RESPONSE: No onsite trees are proposed for protection.

3. *Recording of Tree Protection Plan. Approved tree protection plans shall be recorded, either separately or included in development agreements required in LCMC Titles 16 and 17 for planned unit developments (PUDs) and subdivisions. The property owner shall record a deed restriction as a condition of approval of any development permit affected by this section to the effect that trees preserved and planted in accordance with an approved tree protection plan may be removed only with a permit and only for the reasons described in subsection (E) of this section, in which case the tree shall be replaced. The form of this deed restriction shall be subject to approval by the director of planning and community development and the city attorney. Except as provided in this subsection, removal of a tree designated for protection under a tree protection plan recorded as a condition of development approval shall constitute a Class B violation.*

RESPONSE: No onsite trees are proposed for protection.

[...]

17.52.230 Public infrastructure improvement requirements.

- A. *Infrastructure Easement and Improvement Requirements. The issuance of a structural permit for the addition, alteration, or repair, within any 12-month period, exceeding 50 percent of the assessed value of an existing building or structure, or for a new building or structure in connection with any permitted or conditional use within any zone as described in this title, or of a development review approval for development for which development review is required under LCMC 17.77.070, shall be subject to the following requirements:*
 1. *The applicant shall submit, as part of a structural permit application, a site plan drawn to scale showing the nature, size, and location of:*
 - a. *Proposed buildings and improvements;*
 - b. *Proposed access and off-street parking;*
 - c. *Proposed private and public utility lines, facilities, and easements;*
 - d. *Proposed curbs, gutters, pavement, and sidewalks and related easements;*
 - e. *Proposed storm water detention, treatment, and drainage features, facilities, and easements;*
 - f. *Existing private and public utility lines, facilities, and easements;*
 - g. *Existing storm water detention, treatment, and drainage features, facilities, and easements;*
 - h. *Existing lot lines; and*

RESPONSE: The above-listed information is included in the submitted plans. Proposed buildings and improvements, access, and off-street parking are shown on Sheets A1.00 and C1.00; proposed utilities are shown on Sheet C3.00; proposed curbs, gutters, pavement, sidewalks, and easements are shown on Sheet C1.00; and existing lot lines are shown on Sheets 1, A1.00, and C1.00.

2. *Except as otherwise provided in subsections (B) and (C) of this section, the applicant shall agree to:*
 - a. *Install curbs and gutters along adjacent streets not having curbs and gutters, and also pave the roadways from the curbs to 12 feet beyond centerline of unpaved or partially unpaved streets contiguous to the property proposed for development, in accordance with applicable standards of this title, street design standards in the city's transportation system plan, public works/engineering standards, and LCMC Title 16 (Subdivisions). If existing rights-of-way for streets contiguous to the property are not*

adequate in width to meet the standards of this title and LCMC Title 16 (Subdivisions), the applicant shall dedicate right-of-way to the city sufficient to allow streets that are adequate in width; and

RESPONSE: As shown in Sheet 1 curb and gutter currently exists along NE 29th Street and Hwy 101. As shown in Sheet C1.00, the project will reconstruct both site frontages to the city's transportation plan standards and public works/engineering standards, which require the following improvements:

- 6-ft. curb tight sidewalks on NE 29th St
- 6-ft. bike lane and 6-ft. sidewalk along Hwy 101 frontage
- New ramps at Hwy 101 and NE 29th St

Adequate Hwy 101 right-of-way exists, and no dedication is necessary. Existing NE 29th St improvements appear to be off-center and encroach onto the site. No right-of-way dedication is proposed along NE 29th St.

b. Dedicate to the city utility easements five feet in width along rear lot lines, or along front lot lines, as required by the city; and

RESPONSE: See Sheet C1.00 for the location of proposed utility easements.

c. Dedicate easements for drainage purposes, and provide storm water detention, treatment, and drainage features and facilities, as approved by the city engineer, in order to accommodate expected runoffs as determined by a registered professional engineer licensed in Oregon, according to generally accepted drainage accommodation principles; and

RESPONSE: Private stormwater will be managed onsite, and public stormwater will be managed within the right-of-way. See the preliminary stormwater report included as Appendix B for details.

d. Install sidewalks in accordance with street design standards in the city's transportation system plan and public works/engineering standards along boundaries contiguous with streets, within existing right-of-way if adequate in width; and, if existing easements are not adequate in width, to deed easements to the city sufficient to allow sidewalks of required width;

Exceptions: In lieu of the sidewalks required by subsection (A)(2)(d) of this section, the applicant shall agree as follows:

- i. For properties in a commercial zone east of Highway 101 that abut the D River, to install sidewalks five feet in width adjacent to the river, and to deed easements to the city sufficient to allow the city to add additional width to the riverfront sidewalks so that they can be a total of 10 feet in width;*

RESPONSE: The site is east of Highway 101 but does not abut the D River. This requirement is not applicable.

e. Install and connect to the city systems water and sewer lines and appurtenances that conform to adopted city standards; and

RESPONSE: Sidewalks are proposed along both site frontages. The existing Hwy 101 right-of-way width is adequate to accommodate the sidewalks. As shown in Sheet C3.00,

the existing NE 29th Street improvements are partially located within an easement. No right-of-way dedication is proposed, and new sidewalks and improvements along NE 29th Street will be placed within easements as necessary.

- f. Place underground all existing electrical, telephone, and cable television utility service installations or connections between any building or structure and the utility distribution system, in accord with city standards, in addition to meeting the requirements of LCMC 17.52.120; and*

RESPONSE: The requirements of LCMC 17.52.120 are addressed earlier in this document. Existing utility service will be placed underground as shown in Sheet C3.00.

- g. Develop the site and construct all buildings and improvements in strict conformity to the tendered site plan; and*

RESPONSE: Site development will comply with the materials in this application except where modified by a condition of approval.

- h. Provide any of the following transit-related improvements, if development includes or is adjacent to existing or planned transit stops shown in the city transportation system plan or an adopted plan prepared by a transit provider, as determined by the city engineer or community development director:*
 - i. Reasonably direct pedestrian connections between the transit stop and building entrances of the site. For the purpose of this section, "reasonably direct" means a route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for users;*
 - ii. An easement or dedication for a passenger shelter or bench, if such an improvement is in an adopted plan; and*

RESPONSE: The development is not adjacent to an existing or planned transit stop, and does not include a transit stop. No transit improvements are required or proposed.

- i. Maintain the sidewalk, landscape strip, and curb adjacent to the property to standards in LCMC Title 12, Streets, Sidewalks, and Public Places. In lieu of a required improvement, the city manager or a designated representative may accept a deferred improvement agreement, fee-in-lieu agreement, or other cost-allocation agreement, in a form approved by the city manager or designate, for installation of curbs, gutters, sidewalks, street paving, water and sewer lines and appurtenances, and storm water detention, treatment, and drainage features and facilities, if the city manager or designate determines that a delay is appropriate prior to the commencement of construction of these improvements. The cost to the developer shall equal the cost of installation, including engineering and design, as determined by the city engineer, based on the applicable city standards in effect at the time of application. The applicant shall pay the fee or sign an alternative agreement prior to approval of the final plat or issuance of a building or development permit. Property owners who pay a fee in lieu of constructing a required specific improvement shall not be responsible for any future additional costs associated with that same improvement. The city shall use all such fees for construction, repair, or maintenance of the public infrastructure improvements of the type identified above and located within the city which provide a benefit to the subject property; and*

RESPONSE: The applicant is not requesting deferral of required improvements with this application.

3. *The city manager or a designated representative finds that the building site is not subject to natural hazards such as flooding, falling rock, landslides, or mass movement, and that the building site is capable of accommodating the proposed structure without danger to users of the site or to the citizens of the city; and*

RESPONSE: The site is within a high landslide hazard area, and the civil/site work and structural/building development are being designed to reflect this status. The resulting site developments will project the safety of the users of the site and the broader community.

4. *If no street is contiguous to the property from which safe and convenient access and egress can be obtained for pedestrians and vehicular traffic, the applicant shall agree, if required by the city manager or a designated representative, to dedicate a street right-of-way and to construct improvements to adopted city standards as provided in subsection (A)(2)(a) of this section.*

RESPONSE: Access is proposed from NE 29th Street, which is contiguous to the property.

5. *As to applications for development review approval, if the site consists of more than one lot and any lot does not conform to the minimum access or lot requirements for the zone in which the lot is located, the owner shall agree that, prior to issuance of a structural permit, or commencement of development if a structural permit is not required, the owner will either:*
 - a. *Provide to the city a covenant that the lots comprising the site, unless subsequently partitioned or subdivided, will be treated as a single lot for all purposes of the municipal code and this title and that the lots comprising the site will not be sold separately; or*
 - b. *Reconfigure the lots comprising the site, in accord with the applicable legal procedures, so that all lots comprising the site will conform to the minimum lot and access requirements for the zone in which the lots are located.*

RESPONSE: The site consists of one lot (divided into two tax lots) and has direct access to NE 29th Street.

- B. *Limitations on Infrastructure Requirements. If the applicant asserts that it cannot legally be required, as a condition of structural permit or development review approval, to provide easements or improvements at the level otherwise required by this section, then:*

1. *The structural permit or development review application shall include a rough proportionality report, prepared by a qualified civil or traffic engineer, as appropriate, showing:*
 - a. *The estimated extent, on a quantitative basis, to which the improvements will be used by persons served by the building or development, whether the use is for safety or for convenience;*
 - b. *The estimated level, on a quantitative basis, of improvements needed to meet the estimated extent of use by persons served by the building or development;*
 - c. *The estimated impact, on a quantitative basis, of the building or development on the public infrastructure system of which the improvements will be a part;*
 - d. *The estimated level, on a quantitative basis, of improvements needed to mitigate the estimated impact on the public infrastructure system; and*

2. *The applicant shall, instead, be required to provide easements and improvements that are roughly proportional to what is needed for the safety or convenience of persons served by the building, structure, or development, plus those additional easements and improvements that are roughly proportional to what is needed to mitigate the impact of the building, structure, or development on the public infrastructure system of which the improvements will be a part, if the impacts are not fully mitigated by the easements and improvements needed for the safety or convenience of persons served by the building, structure, or development.*

RESPONSE: The applicant has not provided a rough proportionality analysis for the required infrastructure improvements.

- C. *Easements and Improvements Deferred from Land Divisions. If a prior land division approval under LCMC Title 16 affecting the building, structure, or development site has deferred, until submission of a structural permit or development review application, the definition of the level of easements or public infrastructure improvements required to be provided in relation to the land division, based on an assertion that the level of easements or improvements required cannot be defined until actual development is proposed for the divided land, then the owner shall provide with the application a report as described in subsection (B) of this section and, as a condition of application approval, shall be required to dedicate easements and provide public infrastructure improvements required under LCMC Title 16, to the extent the easements and improvements meet the standards set out in subsection (B)(2) of this section.*

RESPONSE: No known prior land division approvals affect the site.

[...]

17.52.300 Traffic impact study (TIS) requirements.

- A. *Purpose. The purpose of traffic impact study (TIS) requirements is to implement Sections 660-012-0045(2)(b) and (e) of the Oregon Transportation Planning Rule that require the city to adopt standards and a process to protect the future operations of roadways and transit corridors. This section establishes when a land use application requires a TIS and the city's criteria for approval. This section establishes the TIS as a basis for requiring improvements to minimize impacts to transportation facilities and ensure adequate facilities for both motorized and nonmotorized modes of transportation, access, and circulation. The city will coordinate its traffic impact study requirements with ODOT, so that an applicant need complete only one such study to comply with the requirements of both agencies.*
- B. *Applicability. A TIS shall accompany a land use application at the request of the city engineer, if the proposal involves one or more of the following:*
 1. *An amendment to the Lincoln City comprehensive plan or zoning map;*
 2. *A new direct property approach road to US 101;*
 3. *Likely generation of 50 or more p.m. peak-hour trips on US 101, or 100 or more p.m. peak-hour trips on the local transportation system, according to the Institute of Transportation Engineers (ITE) Trip Generation Manual;*
 4. *If use on any street or direct property approach road intersecting with US 101 increases by 10 vehicles or more per day that exceed 20,000 pounds gross vehicle weight;*
 5. *An existing or proposed access driveway that does not meet minimum spacing or sight distance requirements, or a driveway located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard; or*

6. *A change in internal traffic patterns that may cause safety problems, such as back-up onto the highway or traffic crashes in the approach area.*

RESPONSE: None of the above conditions apply to the proposed development, and a TIS is not required.

[...]

D. Chapter 17.55 Landscaping Standards

17.55.020 Applicability

The standards of this chapter shall apply to:

- A. *All Type II and Type III procedures.*
- B. *New construction.*
- C. *Previously developed sites whenever improved by 50 percent or more of the assessed value of the existing improvements. (Ord. 2020-13 § 25)*

RESPONSE: The proposed development is subject to Type II Development/Site Plan Review and is subject to these standards.

[...]

17.55.040 Landscaping requirements for all development other than detached single-unit dwellings, attached single-unit dwellings, manufactured dwellings, and duplexes.

- A. *Landscaping is required on all portions of the site not covered by buildings, structures, or impervious surfaces.*

RESPONSE: As shown on Sheet L0.01, landscaping is provided on all portions of the site not covered by buildings, structures, or impervious surfaces. This standard is met.

- B. *Fifteen percent of the total gross area of the site shall be landscaped with live vegetation according to the standards contained within this chapter. Existing plants and trees that are healthy and noninvasive count towards the 15 percent live vegetation requirement, provided they will be protected during development adequately enough to ensure future preservation.*
 1. *At a minimum, the site shall contain three distinct and separate landscape areas, containing an overall total of the following spaced and/or grouped according to best planting practices and aesthetics:*
 - a. *One tree per 20 feet of total lot perimeter; and*
 - b. *One shrub per 10 feet of total lot perimeter; and*
 - c. *Living ground cover.*

RESPONSE: As shown on Sheet L0.01, 22.8 percent of the site is landscaped. The site contains three distinct and separate landscape areas: the eastern side planting area is landscaped with a combination of Japanese Flowering Cherry trees and ground cover, adjacent to a hedge row screen; the parking area planting area includes landscaped islands with a combination of trees, shrubs, and ground cover; and the west side planting area includes a combination of pavers, landscaping, and resident amenities.

2. *If islands are required in parking areas, each island must contain at least one tree, sized appropriately for the area of the island. The remainder of the island must be covered with shrubs and/or living or nonliving ground cover, subject to the standards set out in*

subsection (C) of this section and LCMC 17.55.050. Islands count towards both the parking landscaping requirement and the 15-percent landscaping requirement.

RESPONSE: Four parking lot islands are required, and five are provided. Each island contains one tree and a combination of shrubs and living groundcover.

C. Ground Cover and Mulch.

1. *Ground cover used as mulch between plantings shall be placed at a minimum two- to three-inch-thick layer to ensure effective erosion control and to avoid leaching of excessive nutrients.*
2. *Acceptable mulch materials are straw, well-aged compost and leaves, wood mulch or bark dust, or wood nuggets that are a minimum diameter of one inch. Mulching with manure that has not been composted or aged is prohibited.*
3. *Nonliving ground cover materials such as noncompacted pea gravel, river rock, pumice, stones, boulders, bark dust, and cedar chips are acceptable ground cover.*
4. *Standards for living ground cover are those set out in LCMC 17.55.050. (Ord. 2020-13 § 25)*

RESPONSE: As noted on Sheet L0.02, mulch will be a minimum of 3 in. deep and will consist of bark. A gravel walkway is proposed north of the building to allow access to the electrical meters.

17.55.050 Selection, preparation, and installation for all landscaping.

A. Selection of Materials.

1. *Invasive and noxious plants as defined in LCMC 8.12.010 or by the Oregon Department of Agriculture are prohibited.*

RESPONSE: No invasive or noxious plants are proposed.

2. *Hydro-seeding is prohibited.*

RESPONSE: No hydro-seeding is proposed.

3. *All selections must be healthy and disease-free at the time of planting.*
4. *Sizes of Plantings.*
 - a. *Deciduous trees must be a minimum of one and one-half caliper inches at the time of planting.*
 - b. *Conifer trees must be a minimum of five feet in height at the time of planting.*
 - c. *Ground cover plants must be at least four-inch pot size.*
 - d. *Shrubs must be at least three-gallon size at the time of planting, unless three-gallon sizes are not available for purchase at the time of planting for the particular shrub selected. In those instances, one- or two-gallon size is allowed.*
 - e. *Plantings at their mature height shall not be higher than five feet if they would block the view of any shoreline of the Pacific Ocean, Siletz Bay or Devils Lake.*
 - f. *All plantings must be one, or a combination of, the following: native to the Pacific Northwest; selected from the City of Lincoln City Guide to Landscape Selections; or suitable for the site conditions as certified by a written and signed statement from a landscape architect licensed in the state of Oregon or a landscape nursery person.*

RESPONSE: As noted on Sheet L0.02, trees will be 2.5 caliper inches at the time of planting. Ground cover plants are specified to be 1 gallon pot size, and shrubs are specified to be 5-gallon pot size. All plantings have been selected from the City of Lincoln City Guide to Landscape Selections.

[...]

17.55.060 Irrigation and maintenance.

A. *Irrigation. The intent is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering. Irrigation systems shall be provided for all planted areas for a period of at least two years, or until it is demonstrated that new plants have become naturalized.*

RESPONSE: As noted on Sheet L0.01, all landscape areas will be watered by a fully automated underground irrigation system.

[...]

17.55.070 Clear-vision requirements.

Landscaping shall be in conformance with the clear-vision area requirements set out in LCMC 17.52.060. (Ord. 2020-13 § 25)

RESPONSE: Landscaping will comply with the clear-vision requirements of LCMC 17.52.060.

17.55.080 Living landscaping as screening.

- A. *When screening is required, the applicant may choose to use vegetation as the screening method. If so, the following standards must be met:*
1. *Screening shall be in the form of a hedge.*
 2. *The hedge shall consist of evergreen shrubs and shall be native to the Pacific Northwest and suitable for the site conditions as certified by a nursery person or a landscape architect licensed in the state of Oregon or selected from the City of Lincoln City Guide to Landscape Selections.*
 3. *Selected shrubs must have a mature height of at least six feet.*
 4. *Shrubs must be of sufficient size and number to provide solid sight obstruction, at a minimum of six feet in height, at the time of planting. (Ord. 2020-13 § 25)*

RESPONSE: No screening is required. This standard is not applicable.

E. Chapter 17.56 Off-Street Parking and Loading

17.56.010 Applicability.

The requirements of this chapter are applicable for all zoning districts, unless specifically stated otherwise, and shall be adhered to when:

- A. *A new building is hereafter erected; or*
- B. *An existing building is enlarged to the extent that the cost of construction exceeds 50 percent of the improvement value of the building as shown on the Lincoln County Property Report from the Lincoln County assessor's office or to the extent that the building's capacity is increased by more than 50 percent in terms of units listed in LCMC 17.56.050; or*

C. *The occupancy classification of an existing building, or any portion thereof, is changed and the building enlarged; parking spaces shall be provided in proportion to the increase only, provided the increase is less than 50 percent of the existing building area. If the increase exceeds 50 percent, parking shall be provided for the entire structure in accordance with the requirements of this chapter. If the structure in which the change of use is to occur is not enlarged, no additional parking shall be required. (Ord. 2020-13 § 24)*

RESPONSE: The proposed development is a new building, and the requirements of this chapter are applicable.

[...]

17.56.030 Number of off-street parking spaces required.

RESPONSE: The proposed development includes 44 units and is subject to the multi-unit dwelling off-street parking requirements.

Standard	Required	Proposed	Finding
1.5 spaces per dwelling unit for those units with two or more bedrooms and 1 space per dwelling unit for one bedroom or studio units	2 BR: 11 x 1.5 = 16.5 (17) 1 BR: 33 x 1 = 33 49.5 spaces total	45 spaces	The applicant has provided 5 additional bicycle parking spaces near the primary building entrance, which reduces the vehicle parking requirements by 10 percent, or 5 spaces. With this reduction, these standards are met.
Reduction per B.2 below		10 percent / 5 spaces	

B. *Exceptions to the Number of Off-Street Parking Spaces Required. One or more exceptions may apply to a development.*

- There are no off-street parking requirements for commercial uses, commercial buildings, or the commercial portion of mixed use buildings located within the boundaries of any of the pearls (Wecoma, Oceanlake, DeLake, Taft, Nelscott, Cutler City), said boundaries as identified on the city's adopted zoning map.*
- The number of off-street parking spaces may be reduced by 10 percent of the off-street parking requirement for every five bicycle parking spaces provided over and above the standard requirement for bicycle parking spaces.*

RESPONSE: The applicant has provided 5 additional bicycle parking spaces, and the 10 percent (5) off-street parking reduction is applicable.

- The number of off-street parking spaces may be reduced by 10 percent of the off-street parking requirement by preserving at least two mature and healthy trees. To receive this credit, a licensed Oregon arborist must certify the trees to be preserved are healthy, and the grading plan must show enough protection and lack of disturbance around the roots (again, as certified by a licensed Oregon arborist) that the trees will be protected and preserved throughout construction and thereafter.*

RESPONSE: The applicant is not pursuing this reduction.

C. *Uses Not Listed in Table 17.56.030-1. Uses not specifically listed in Table 17.56.030-1 shall furnish off-street parking as required by the director. In determining the off-street parking requirements for unlisted uses, the director shall use Table 17.56.030-1 as a general guide, and shall determine the minimum number of off-street parking spaces required to avoid undue interference with the use of public right-of-way. (Ord. 2020-13 § 24)*

RESPONSE: The proposed multi-unit dwelling use is listed in Table 17.56.030-1.

17.56.040 *Number of off-street loading spaces required.*

- A. *Every building hereafter erected or established, for a use other than residential, having a gross floor area of 10,000 square feet or more shall provide and maintain at least one off-street loading space plus one additional off-street loading space for each additional 20,000 square feet of gross floor area.*
- B. *Each loading space shall be not less than 10 feet wide by 25 feet in length and 14 feet in height. (Ord. 2020-13 § 24)*

RESPONSE: The proposed development is a residential use, and no loading spaces are required.

17.56.080 *Development standards for off-street parking and loading areas for all uses other than detached single-unit dwellings, attached single-unit dwellings, and duplexes.*

- A. *Location.*
 - 1. *Off-street parking and loading areas shall be located on the same lot or parcel as the use or on a separate lot or parcel not farther than 1,000 feet from the building or use they are intended to serve, measured in a straight line from nearest property corner to nearest property corner.*
 - a. *The burden of arranging for such off-premises parking or loading rests upon the person who has the responsibility of providing off-street parking and loading.*
 - b. *Proof of such off-premises parking arrangements shall be provided. Acceptable forms of proof include deeds, leases, or contracts for such arrangement.*

RESPONSE: The off-street parking area is located on the same lot as the proposed building.

- 2. *Area in a public right-of-way or an alley shall not be eligible as fulfilling any part of the off-street parking or loading requirements.*

RESPONSE: No parking within the public right-of-way is proposed to fulfill the off-street parking requirements.

- 3. *Off-street parking and loading spaces shall be located above, beneath, to the rear, or to the side of buildings.*

RESPONSE: The off-street parking spaces are located to the side of the building on site. See Sheet A0.01.

- 4. *Parking and loading spaces must be outside of required building setback areas.*

RESPONSE: As shown on Sheet A0.01, parking spaces are outside of the required building setback areas.

5. *Parking and loading spaces must be at least 10 feet from public right-of-way, and the space between the public right-of-way and the parking and loading spaces must be landscaped according to the standards in Chapter 17.55 LCMC.*

RESPONSE: As shown in Sheet L0.01 parking spaces are 10 feet from the back of sidewalk and approximately 20 ft. from the public right-of-way.

6. *In no case shall any parking area or parking or loading space be located between the front of the building and the front property line.*

RESPONSE: The western property line has been identified as the front property line. No parking is located between the front of the building and the front property line. See Sheet A1.00.

7. *Parking and loading spaces must be located such that there are no backing movements or other maneuvering within public right-of-way. Backing movements or other maneuvering within alleys or private streets is allowed, however.*

RESPONSE: Backing and maneuvering movements will be accommodated within the parking area access drives. No backing and maneuvering will occur within the public right-of-way.

B. Surfacing.

1. *Parking spaces, parking areas, and driveways shall have permanent, dust-free surfaces and shall be constructed to support use by solid waste vehicles and firefighting apparatus.*
2. *Surfaces shall consist of one or more of the following materials:*
 - a. *Concrete or asphalt;*
 - b. *Block pavers of concrete, stone, brick, or similar material. This surface is considered impervious unless, through consultation with the city engineer, the spacing and installation are determined to be sufficient to count as an allowable pervious surface;*
 - c. *Pervious concrete or asphalt; or*
 - d. *Other materials, as approved by the city engineer.*

RESPONSE: The parking area and driveways will consist of asphalt, an approved material.

- C. Redevelopment.** *Site design shall incorporate the conversion of existing parking areas located in front of buildings to pedestrian spaces as properties redevelop.*

RESPONSE: The proposed development is not a redevelopment. This standard is not applicable.

D. Installation and Maintenance.

1. *Materials shall be installed and maintained adequately for all-weather use, including proper drainage so as to avoid flow of water across sidewalks and any property line.*
2. *All pervious surfaces shall be designed, installed, and maintained to ensure proper storm water infiltration.*

RESPONSE: Acknowledged.

- E. Maximum Impervious Surface.** *All parking spaces, parking areas, and loading spaces in excess of the minimum required amount shall be surfaced with pervious materials as approved by the city engineer.*

1. *Except that, since commercial uses and buildings in the business districts do not have an off-street parking space requirement, if off-street parking is provided anyway as part of the development, the number of spaces provided in excess of what would have been required for the same use if it was not located in a business district, shall be surfaced with pervious materials as approved by the city engineer.*

RESPONSE: The site is located in a commercial zone, but is not a commercial use. No parking has been provided beyond the minimum required amount.

F. Curbing and Wheel Stops.

1. *Parking spaces shall be contained by a curb or wheel stop so placed to prevent a vehicle from extending into an adjacent property, public right-of-way, private street, sidewalk, or landscaping area.*
2. *Curbing shall be a minimum of four inches in height and width.*
3. *Wheel stops shall be a minimum of four inches in height and width, and six feet in length; shall be firmly attached to the ground, and so constructed as to withstand normal wear.*
4. *Parking spaces having curbing or wheel stops may be reduced in length by two feet, allowing for overhang of the vehicle parked in that space, provided the curbing or wheel stops are placed two feet back from the front of the parking space.*

RESPONSE: As shown on Sheet C1.00, parking spaces will be contained by a curb of at least 4 in. in height and width. No reduction in length is proposed.

G. Marking. *All off-street parking and loading spaces shall be permanently and clearly marked, and such marking shall be replaced regularly, so as to remain clearly visible at all times.*

RESPONSE: All off-street parking spaces will be striped as indicated in Sheet C1.00.

H. Landscaping.

1. *In all instances except the following when occurring on individual lots – detached single-unit dwellings, attached single-unit dwellings, manufactured homes, and duplexes – and except in the R-1-5, R-1-7.5, R-1-10, R-1-RE, and VR zones, parking areas shall include landscaping to cover not less than 10 percent of the area devoted to parking spaces and areas, which area is computed as a part of the required landscaping of the total gross area pursuant to Chapter 17.55 LCMC.*
2. *Surface parking lots must have perimeter buffer strip landscaping of not less than four feet in depth (see Figure 17.56.080-1) landscaped in accordance with Chapter 17.55 LCMC.*

RESPONSE: As indicated on Sheet L0.01, 17 percent of the parking area has been landscaped and a buffer of at least 4 ft. in depth has been provided around the perimeter.

I. Screening. *Any off-street parking area providing five or more parking spaces shall be screened from view by a screening hedge or a six-foot-tall, sight-obscuring fence on each side that adjoins property situated in the R-1-5, R-1-7.5, R-1-10, R-1-RE, R-M, R-R, or NCR zones or the premises of any school. Screening hedges are subject to the provisions of Chapter 17.55 LCMC.*

RESPONSE: The site adjoins the R-R zone to the east. However, the off-street parking area is separated from the R-R zone by 15 ft. and screening is not required or proposed.

J. *Lighting of Parking Areas.*

1. *If provided, light poles in parking areas shall not exceed a height of 20 feet.*
2. *Any provided lighting in parking areas shall be shielded or provided with cut-offs to avoid glare, light pollution (night sky) and light spillover onto residentially used properties.*
3. *Maximum initial luminance of lighting provided in parking areas shall not exceed four foot-candles, with zero foot-candles at property lines.*

RESPONSE: Lighting design is being deferred to permit submittal.

K. *Accessible Parking. Parking areas shall meet all applicable accessible parking requirements of federal, state, and local codes.*

RESPONSE: Forty-four (44) units are proposed, and 3 accessible parking spaces are required and provided.

L. *Parking Area Layout and Dimensions.*

1. *A minimum of 50 percent of the required number of parking spaces must be designed as standard sized spaces with a minimum space width of nine feet and length of 20 feet.*
2. *No more than 50 percent of the required number of parking spaces may be designed as compact sized spaces with a minimum space width of eight feet and length of 16 feet.*

RESPONSE: There are 45 parking spaces on site, and 22 are compact spaces. See Sheet A1.00.

3. *A clear pedestrian circulation route from parking stalls to the primary building entrance, or a pedestrian area immediately adjacent to the primary building entrance, must be provided.*

RESPONSE: As shown on Sheet A1.00, a clear pedestrian route is provided from the parking lot to the primary building entrance.

4. *Parking areas shall be designed as follows:*

[...]

RESPONSE: The parking areas have been designed to reflect the referenced graphic.

M. *Parking Rows.*

1. *Surface parking lots containing more than 20 parking spaces must have rows of not more than 12 continuous parking spaces and shall include one planting island between every 12 parking stalls.*
 - a. *Islands must be at least five feet wide, with a minimum area of 190 square feet in a double-loaded parking row or 95 square feet in a single-loaded parking row.*
 - b. *Islands must be provided with protective curbing to prevent vehicles driving directly into the island.*
 - c. *Islands count towards the interior parking lot landscaping requirement of subsection (H)(1) of this section.*
 - d. *Islands must be landscaped pursuant to the provisions of Chapter 17.55 LCMC.*

RESPONSE: The parking lot contains 45 parking spaces, and 4 landscape islands are required. Five (5) landscape islands are provided. Each landscape island is located within a single-loaded parking row and exceeds 95 sq. ft. The landscape islands are protected by curbs and are landscaped.

2. *The perimeter of parking lots or the outer parking aisles must contain at least a four-foot-wide landscaping/drainage swale or landscape buffer (see Figure 17.56.080-1) landscaped pursuant to the provisions of Chapter 17.55 LCMC. The perimeter landscaping buffer counts towards the interior parking lot landscaping requirement of subsection (H)(1) of this section.*

RESPONSE: As shown on Sheet L0.01, a four-foot-wide landscaped buffer abuts the parking lot perimeter.

- N. *RV, Motorhome, and Bus Parking. Developments with 50 or more required off-street parking spaces shall provide the following minimum number of off-street parking spaces sized and designated for the parking of RVs, motorhomes, and buses:*

<i>Number Required</i>	<i>Total Parking Spaces</i>
<i>1</i>	<i>50 – 75</i>
<i>2</i>	<i>76 – 100</i>
<i>3</i>	<i>101 – 200</i>

One RV, motorhome, bus space for each additional 100 spaces or a fraction thereof.

Each RV/motorhome/bus space shall be not less than 10 feet wide and 30 feet long.

RESPONSE: The development requires 49.5 parking spaces prior to the 10 percent by-right parking reduction. This section is not applicable.

- O. *Structured Parking. Where structured parking is provided in a stand-alone structure that does not contain any uses other than parking, the structure must be set back from public right-of-way a minimum of 10 feet. The 10-foot setback area shall be landscaped subject to the provisions of Chapter 17.55 LCMC. (Ord. 2020-13 § 24)*

RESPONSE: No structured parking is proposed. This standard is not applicable.

17.56.090 Bicycle parking.

- A. *Number of Bicycle Parking Spaces Required. One bicycle parking space, as defined in subsection (D) of this section, is required for every 20 vehicle parking spaces required in LCMC 17.56.030.*

RESPONSE: Per LMC 17.56.030, 49.5 vehicle parking spaces are required prior to the requested 10 percent by right reduction. Therefore, three bicycle parking spaces are required. The applicant proposes to provide eight bicycle parking spaces to achieve a 10 percent reduction in vehicle parking requirements.

- B. *Access. An unobstructed walkway of at least five feet in width shall connect each bicycle parking area to the primary entrance or the pedestrian area in front of the primary entrance.*

RESPONSE: As shown on Sheet A1.00, the bicycle parking spaces are located north of the primary entrance and are connected to the primary entrance by an unobstructed walkway of at least five feet in width.

C. *Location. All bicycle parking areas shall be within a well-lighted area within 100 feet of, or clearly visible from, the primary building entrance or public right-of-way. Where necessary, a sign shall direct users to the bicycle parking area.*

RESPONSE: As shown on Sheet A1.00, the bicycle parking area is within 100 ft. of and clearly visible from the primary building entrance.

D. *Dimensions. Each bicycle parking space shall be at least two feet by six feet with a vertical clearance of six feet.*

RESPONSE: The bicycle parking spaces meet these dimensional requirements.

E. *Security. Bicycle parking facilities shall be either a lockable enclosure for storing bicycles or a stationary object (i.e., a rack) to which bicyclists can lock their bicycles. (Ord. 2020-13 § 24)*

RESPONSE: Bicycle parking facilities consist of bike racks.

F. Chapter 17.74 Design Standards

17.74.050 Guiding principles.

- A. *Enhance Lincoln City's historic qualities and facilitate compact, walkable, mixed use development.*
- B. *Orient buildings and their primary entrances to public or private streets or to pedestrian spaces abutting the public or private streets.*
- C. *Create vibrant pedestrian spaces that, where possible, take advantage of western and southern exposures.*
- D. *Provide aesthetically pleasing visual interest along the public right-of-way and private streets, retaining the historic pattern of small buildings or at least the impression of small buildings.*
- E. *Treat corner lots as focal points by prominent placement of the building and with vertical building elements, public art, seating, or other design features.*
- F. *Allow for flexibility to accommodate a wide variety of site conditions, while maintaining basic standards and common themes.*
- G. *Enhance the street front by providing visual interest through site design and building articulation.*
- H. *Sustainable building practices are encouraged, as is energy conservation in construction.*
- I. *Permeable surfaces for driveways, walkways, and parking areas are encouraged. (Ord. 2020-10 § 14)*

RESPONSE: These guiding principles must be addressed when an adjustment to an applicable design standard is requested. The applicant has requested an adjustment to the requirements of 17.74.130.C LCMC, which requires the inclusion of two architectural features on each floor for each 30 lineal feet of the building façade. The applicant proposes to provide 1 to 2 features, rather than 2 features, for each floor and 30-ft. section of the façade.

As shown on the elevations included in Sheets A3.00-A5.00, the proposed building provides visual interest along the Hwy 101 and NE 29th St public rights-of-way using roof line offsets, recessed entries, and vertical recesses at regular intervals. In addition, window shades are proposed on the northwest elevation to reduce solar gain and increase visual interest.

The building is located on a corner lot and engages the corner with a hardscaped common area with permanent and temporary fixtures that will activate the corner, while protecting users from highway noise using terracing.

As proposed, the buildings will continue to meet the guiding principles of the design standards by presenting a visually interesting façade to the public rights-of-way and the interior of the site.

Article III. Design Regulations for Multi-Unit Structures and Developments

17.74.130 Building design.

[...]

B. Building Stepback.

1. *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 (Figure 17.74.130-1). The following options are acceptable to meet this standard:*

- a. *The top floor must step back at least 10 feet; or*
- b. *Progressive stepbacks of several upper floors must total at least 10 feet.*

RESPONSE: The facades of the building facing Hwy 101 (western) and NE 29th St (southern) are set back 10 ft above 25 ft.

C. *Building Form. All buildings must incorporate elements to preclude blank building elevations facing a public right-of-way or pedestrian space (Figure 17.74.130-2). 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 following 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.*

RESPONSE: The applicant requests an adjustment from this standard. In lieu of providing two features for each 30 lineal feet on each floor, the applicant requests incorporating one element for each 30 lineal feet on each floor.

As shown in the keynotes on Sheets A3.00-A5.00, the building facades incorporate 1, 2, 6, and 8 above. As adjusted, this standard is met.

D. Roof Form.

1. *Sloped roofs are required for buildings with a front facade width less than 50 feet.*
2. *Sloped roofs are the preferred roof form for buildings with a front facade width 50 feet or greater. Flat roofs should be avoided.*
3. *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 (Figure 17.74.130-4).*
4. *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.*
5. *Dual-pitched or hipped “mansard” and A-frame roof forms are not permitted.*

RESPONSE: The proposed building incorporates a flat roof with projecting cornices per D.4 above. A flat roof is the preferred approach for the building because it allows for more dwelling units within the building. In addition, this standard applies only to multifamily residential development. Commercial or mixed-use development in the same location would typically use flat roofs, and the proposed roof treatment is consistent with adjacent development.

Sloped roofs are not practicable due to the method of measuring height on the site. If sloped roofs were provided, it would reduce the number of dwelling units within the building by up to 15, severely impacting the financial viability of the project as well as reducing the number of much-needed affordable housing units in the area.

E. Building Entrances.

1. *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.*

RESPONSE: No porches are proposed. In place of porches, indoor and outdoor common area is provided for residents.

2. *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.*

RESPONSE: The primary building entrance is on the east elevation and provides access directly from the vehicle parking area and the bicycle parking area. The entrance is wide and recessed. As shown on Sheet A2.00, shelter of at least 5 ft. is provided above the primary entrance.

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

RESPONSE: Both entrances on the eastern façade provide ADA-compliant connections to the required parking on site. See Sheet A1.00 for the route of the accessible path. This standard is met.

F. Building Windows.

1. *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. Glass block does not meet this standard. Windows*

in garage doors do not count toward meeting this standard, but windows in garage walls do count toward meeting this standard. Only transparency in doors at the main entrance and facing the street property line counts toward this standard.

2. *Garage Windows. Garages with a side or rear wall that faces the street must have a window on the street-facing wall that is a minimum of six square feet in area.*

RESPONSE: As noted on Sheet A5.00, the northwest elevation is 18 percent transparent, the west elevation is 26 percent transparent, and the south elevation is 20 percent transparent. No garage windows are proposed. This standard is met.

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.

RESPONSE: As noted in the elevation legend on Sheets A3.00-A5.00, the building materials consist of fiber cement board (cementitious fiber board) shake siding, board and batten, and panel in muted shades of gray and dark green. This standard is met.

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.

RESPONSE: As noted in the elevation legend on Sheets A3.00-A5.00, the colors include dark gray, medium gray, light gray, and dark green, which are all neutral and/or earth tones. This standard is met.

I. Garage Requirements. Garage and carport design and construction must use the same architectural features and exterior materials and colors as the primary building. (Ord. 2020-10 § 14)

RESPONSE: No garages are proposed. This standard is not applicable.

G. Chapter 17.76 Procedures

17.76.040 Type II procedure.

[...]

B. When Applicable. Table 17.76.020-1 identifies Type II applications. Applications not listed in Table 17.76.020-1 may be identified as Type II by the director based on the general description in this section.

RESPONSE: Site/Development Review is subject to the Type II review procedure.

C. Pre-Application Conference. A pre-application conference is not required for Type II procedures.

RESPONSE: Though not required, the applicant held a pre-application conference with City staff on February 10, 2022.

D. Application Requirements. Type II applications shall:

- 1. Be submitted on application forms provided by the department and shall include all information, exhibits, plans, reports, and signatures requested on the application forms.*
- 2. Be accompanied by the required fee as adopted by city council resolution.*
- 3. Be subject to the completeness review procedure set forth in LCMC 17.76.110(D) and (E).*

RESPONSE: The required application materials and fee have been included in this submittal.

[...]

17.76.080 *Initiation of an application.*

Applications may be initiated by either the property owner of record or the contract purchaser of the subject property, or any person authorized in writing to act as agent of the owner or contract purchaser. All applications shall be signed by all property owners of record as shown on the most current recorded deed, as well as all contract purchasers if applicable, prior to submittal. Type IV applications may also be initiated by the city. (Ord. 2020-15 § 1)

RESPONSE: The application has been initiated by the property owner and developer, and the property owner has signed the application forms as required.

17.76.090 *Pre-application conference*

A. Purpose. The purposes of pre-application conferences are:

- 1. To acquaint property owners and applicants with the general requirements of the code, including applicable approval criteria; and*
- 2. To advise the property owners and applicants of previous land use applications associated with the subject property.*

B. Pre-application conferences are strongly advised for all applications, but are not required.

C. Pre-application conferences are intended to be advisory only, and are specifically not intended to be an exhaustive review of all potential issues. Participation in a pre-application conference does not absolve the property owners or applicants of any responsibility for legal or technical due diligence investigation.

D. Participation in a pre-application conference does not bind the city to provision of any level of service or approval, nor does it preclude the city from enforcing all applicable regulations or from applying regulations differently than may have been indicated at the pre-application conference.

RESPONSE: Pre-application conferences are not required for Type II applications. However, the applicant attended a pre-application conference with City staff on February 10, 2022.

H. Chapter 17.77 Applications

17.77.010 *Adjustment – Design standard.*

A. Procedure.

- 1. Requests for design standard adjustments are only applicable to adjustments from the standards of Chapter 17.74 LCMC and must be concurrent with the development review application submittal. Adjustments may not be requested for any other portion of the code other than the items noted in Chapter 17.74 LCMC as being eligible for adjustment.*

2. *Adjustment requests under this section are processed concurrently with the development review application using the same procedure type as the development review application.*

RESPONSE: The applicant requests an adjustment to the standard of 17.74.130.C LCMC, subject to the provisions of this chapter and concurrent with the development review application.

- B. *Submittal Requirements. In addition to the submittal requirements of the primary application, requests for design standard adjustments shall include a narrative clearly identifying each applicable standard from which an adjustment is requested, citing the reasons for the request, and addressing compliance with the approval criteria in subsection (C) of this section.*

RESPONSE: This narrative includes the information above.

- C. *Approval Criteria. To approve a design standard adjustment, the review authority shall make additional findings of fact, based on evidence provided by the applicant, that all of the following criteria are satisfied:*

1. *The character types and guiding principles, as contained in LCMC 17.74.050, and the intent statement(s) under the standard to be adjusted can be better met through the proposed alternative design solution; or*

RESPONSE: The guiding principles of LCMC 17.74.050 are addressed in the responses to that section. There is no intent statement specific to the Building Form standard of 17.74.130.C LCMC, but the intent statements of 17.74.130 LCMC note:

1. *Lincoln City's natural setting contributes to the area's high quality of life. Exterior building materials and structural and architectural details reflect the city's natural setting. The design of new development is durable and withstands the harsh coastal climate and provides protection from the elements.*
2. *Development has a human scale, balancing affordability with development that is harmonious with the surrounding context, especially in areas that are adjacent to detached single-unit dwellings. Exteriors of large buildings resemble smaller-scale buildings and offer common areas.*

The proposed development meets the intent of the building design standards using a variety of material, the use of vertical elements to reduce visual mass, and designing the building to incorporate setbacks on upper floors. The narrow end of the building faces NE 29th St and the single-family homes to the south, while the widest part of the building faces Hwy 101 and provides visual interest and a sense of enclosure along that frontage.

As shown in Sheets A3.00-A5.00, the proposed building elevations are well-articulated and present a visually interesting façade to the Hwy 101 and NE 29th St public rights-of-way.

2. *Necessary characteristics of the allowed use present practical difficulties in meeting a standard. In such cases, the design must provide alternative features to meet the intent of the standard, along with an explanation of how the alternative features meet the intent of the standard being adjusted.*

RESPONSE: The proposed development is an income-restricted multifamily apartment building. As such, the applicant is extremely sensitive to both construction costs and maximizing the number of units in the project to meet the significant need for affordable

housing in Lincoln City. In addition, the ability to provide housing units that are livable and comfortable for residents. Significant amounts of façade recesses and extrusions impact the interior space and create unusable spaces within the units, impacting their livability and comfort. Also, increased façade modulation increases construction costs, which in turn impacts the ability of the developer and housing provider to develop the site.

The applicant is requesting adjustment of the requirement from two features for each floor and 30 ft. of lineal façade length to one to two listed features. An additional feature, window shades, are proposed on the northwest façade and provide visual interest and increase occupant comfort by reducing solar gain.

The city can find that the intent of the standard is met through a combination of façade articulation and building form, while balancing the provision of high quality, livable housing.

- D. Conditions of Approval. Pursuant to LCMC 17.76.120, the review authority may impose conditions on the approval of the primary application to ensure compliance with the adjustment approval criteria.*

RESPONSE: Acknowledged.

[...]

17.77.070 Development review.

[...]

- B. Applicability. Except as exempted in subsection (C) of this section, development review approval is required before any structural permit is issued authorizing development and before any outdoor storage area or parking lot development commences in the R-M, PC, RC, GC, PI, M-W, P, OS, TVC, NP, and OP zones, and before any nonresidential structural permit is issued authorizing development and before any nonresidential outdoor storage area or parking lot development commences in any other zone.*

RESPONSE: The proposed development is new construction in the GC zone, and Development Review is required.

- C. Exemptions. The activities, development and construction projects listed below are exempt from development review:*
- 1. Detached single-unit dwellings, attached single-unit dwellings, manufactured homes, and duplexes;*
 - 2. Routine repairs and maintenance;*
 - 3. Interior remodeling of an existing building or structure (also called tenant improvements) or building alterations required to meet ADA or Oregon Residential Specialty Code or Oregon Structural Specialty Code requirements as applicable;*
 - 4. Temporary structures associated with temporary uses;*
 - 5. Accessory structures that don't require a structural permit;*
 - 6. Construction, alteration, or maintenance of public infrastructure including streets, traffic control devices, drainage ways, sanitary and storm sewers, storm water quality facilities, water lines, electrical power or gas distribution lines, or telephone or television cable systems;*
 - 7. Type I applications;*
 - 8. Exterior remodeling of a structure where no portion of the remodeled area is visible to public right-of-way; or*

9. *Development meeting all of the following criteria:*
 - a. *The development proposes no new structures that require a structural permit; and*
 - b. *The development involves either no expansion of an existing structure or expansion of an existing structure by 800 square feet or less in total; and*
 - c. *The development does not change existing on-site traffic circulation patterns; and*
 - d. *The development adds less than three additional parking spaces.*

RESPONSE: The proposed development is not exempt.

- D. Procedure. Development review applications are subject to the Type II procedure as described in LCMC 17.76.040, unless any of the following circumstances apply:*
1. *The applicant chooses to submit as a Type III procedure; or*
 2. *A Type III application is necessary to approve one or more of the uses proposed in the development, in which case the development review application shall be processed concurrently with the Type III application as a Type III procedure.*

RESPONSE: Neither of these circumstances apply. The application is not subject to Type III review and the applicant is not choosing to submit as a Type III procedure.

- E. Submittal Requirements. Type II application submittal requirements are set forth in LCMC 17.76.040 and more specific submittal requirements are provided on application forms and checklists as authorized in LCMC 17.76.110.*

RESPONSE: All required materials are included in this submittal.

- F. Concurrent Applications for Adjustments. Requests for adjustments to standards required in Chapter 17.74 LCMC shall be processed concurrently with the development review application.*

RESPONSE: The applicant requests one adjustment to standards required in Chapter 17.74 LCMC. These adjustments are being processed concurrently with the development review application.

- G. Approval Criteria. To approve an application for development review, the review authority must find that the development, as described in the submitted application, either complies with all of the requirements of this title or will comply with all of the requirements of this title subject to conditions that shall ensure compliance with all of the requirements of this title.*

RESPONSE: Compliance with the requirements of this title are addressed in response to those sections.

- H. Conditions of Approval. Pursuant to LCMC 17.76.120, the review authority may impose conditions on the approval of a development review application to ensure compliance with the requirements of this title.*

RESPONSE: Acknowledged.

[...]

4. Conclusion

The request for approval of the Development Review and Adjustment – Design Standard application has been shown to be consistent with the applicable standards of the Lincoln City Municipal Code. The applicant respectfully requests approval of the application.

Appendix A

Arborist Report and Tree Inventory dated March 17, 2022





TERAGAN & ASSOCIATES, INC. ARBORICULTURAL CONSULTANTS

MEMORANDUM

DATE: March 17, 2022

TO: Dan Salvey (OTAK)

FROM: Todd Prager, RCA #597, ISA Board Certified Master Arborist

RE: Wecoma Place Tree Inventory

On March 8, 2022 I visited the Wecoma Place project site at Highway 101 and NE 29th Street in Lincoln City, Oregon to inventory and assess the existing trees. The site survey with tree locations is provided in Attachment 1. The inventory and assessment data is provided in Attachment 2 and includes the tree species (common and scientific names), trunk diameter (DBH), crown radius, health condition, structural condition, and pertinent comments. The tree numbers in the inventory in Attachment 2 correspond to the tree numbers on the site survey in Attachment 1. Tree ages are difficult to determine without tree ring data based on differential growth habits influenced by factors such as microclimate, soils, and tree management but I would estimate the trees at the site are in the 40-year age range.

Please contact me if you have questions, concerns, or need any additional information.

Sincerely,

Todd Prager

ASCA Registered Consulting Arborist #597

ISA Board Certified Master Arborist, WE-6723B

ISA Qualified Tree Risk Assessor

AICP, American Planning Association

Enclosures: Attachment 1 – Site Survey with Tree Locations
Attachment 2 – Tree Inventory

ALTA/NSPS LAND TITLE SURVEY LINCOLN CITY NE 29TH STREET

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 11,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, W.M.,
CITY OF LINCOLN CITY, LINCOLN COUNTY, OREGON

PREPARED FOR
KEMWOOD ACQUISITION COMPANY LLC
FEBRUARY 18, 2022

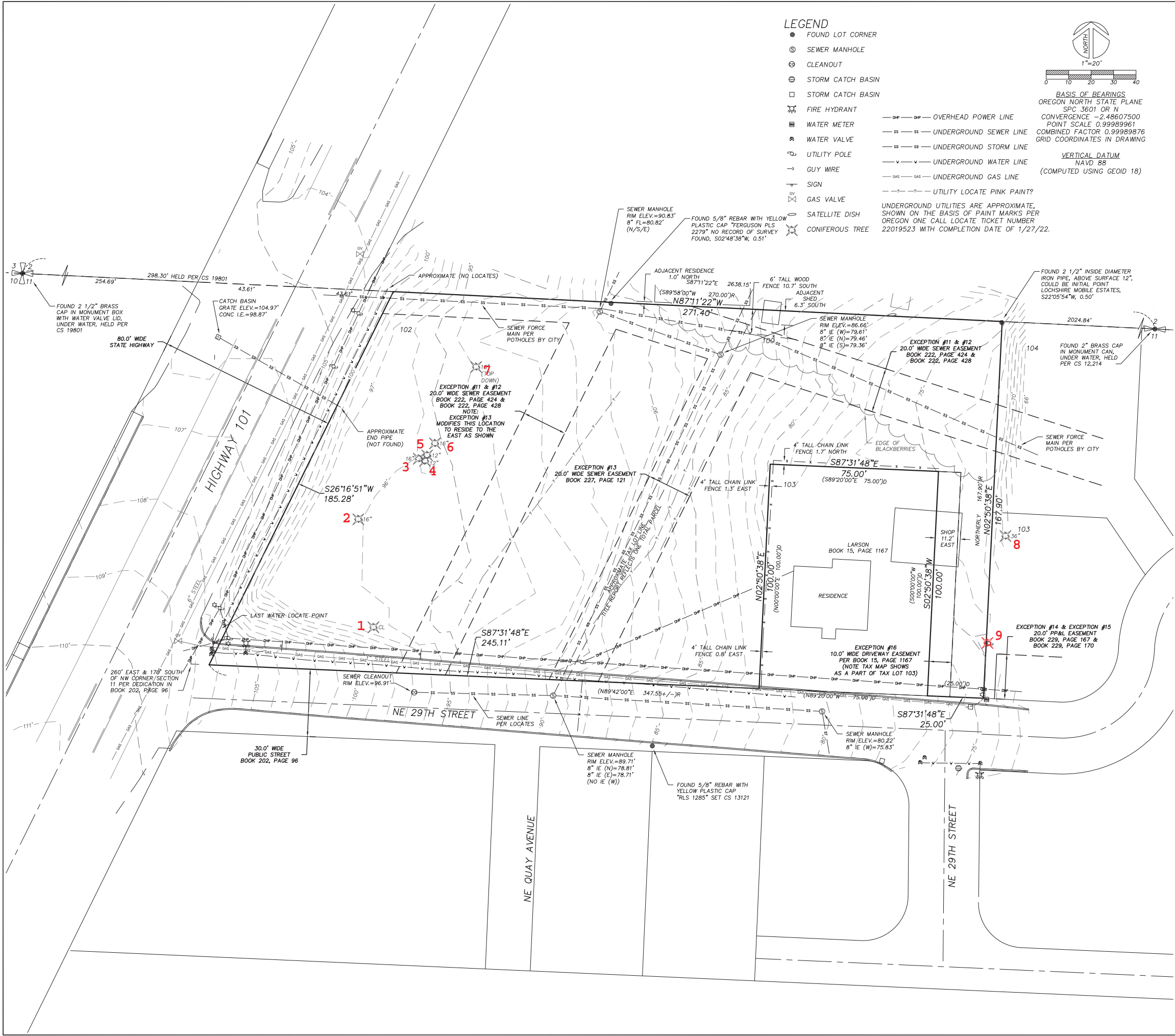
Attachment 1

LEGEND

- FOUND LOT CORNER
 - ⊙ SEWER MANHOLE
 - CLEANOUT
 - ⊕ STORM CATCH BASIN
 - STORM CATCH BASIN
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ UTILITY POLE
 - ⊕ GUY WIRE
 - ⊕ SIGN
 - ⊕ GAS VALVE
 - ⊕ SATELLITE DISH
 - ⊕ CONIFEROUS TREE
 - DP—DP— OVERHEAD POWER LINE
 - SS—SS— UNDERGROUND SEWER LINE
 - SS—SS— UNDERGROUND STORM LINE
 - V—V— UNDERGROUND WATER LINE
 - GAS—GAS— UNDERGROUND GAS LINE
 - — — UTILITY LOCATE PINK PAINT?
- UNDERGROUND UTILITIES ARE APPROXIMATE, SHOWN ON THE BASIS OF PAINT MARKS PER OREGON ONE CALL LOCATE TICKET NUMBER 22019523 WITH COMPLETION DATE OF 1/27/22.

BASIS OF BEARINGS
OREGON NORTH STATE PLANE
SPC 3601 OR N
CONVERGENCE -2.48607500
POINT SCALE 0.99989961
COMBINED FACTOR 0.99989876
GRID COORDINATES IN DRAWING

VERTICAL DATUM
NAVD 88
(COMPUTED USING GEOID 18)



CERTIFICATION

I HEREBY CERTIFY TO:
KEMWOOD ACQUISITION COMPANY LLC;
REGER REAL PROPERTY TRUST;
WESTERN TITLE & ESCROW COMPANY;
AND ITS SUCCESSORS AND ASSIGNS:

REGISTERED PROFESSIONAL AND SURVEYOR
Cindy A. Halcumb
OREGON
JULY 11, 2000
CINDY A. HALCUMB
58928 LS
EXPIRATION 06/30/23

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 12, 2022.

CINDY A. HALCUMB, PLS 58928
DATE OF MAP: FEBRUARY 18, 2022

LEGAL DESCRIPTION

A TRACT OF LAND IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN IN LINCOLN COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT OF LOCHSHIRE MOBILE ESTATES, WHICH IS THE NORTHWEST CORNER OF LOT 2, BLOCK 1, LOCHSHIRE MOBILE ESTATES, IN SAID SECTION 11, WHICH IS THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY; THENCE SOUTH 89° 58' WEST ALONG THE NORTH LINE OF SAID SECTION 11, 270 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF U.S. COAST HIGHWAY 101; THENCE SOUTH ALONG SAID EAST LINE 191.4 FEET, MORE OR LESS, TO THE NORTH LINE OF N.E. 29TH STREET; THENCE NORTH 89° 42' EAST ALONG SAID N.E. 29TH STREET 347.55 FEET, MORE OR LESS, TO A POINT WHICH IS THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LOCHSHIRE MOBILE ESTATES; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 1 AND 2, BLOCK 1, LOCHSHIRE MOBILE ESTATES, A DISTANCE OF 167.90 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO JOHN LARSON, ET UX, RECORDED NOVEMBER 6, 1969 IN BOOK 15, PAGE 1167, AND ALSO THAT PROPERTY CONVEYED TO JOHN LARSON, ET UX, RECORDED AUGUST 15, 1972 IN BOOK 35, PAGE 1445, LINCOLN COUNTY.

TOTAL LAND AREA IS 44,534 SQUARE FEET (1.022 ACRES).

TITLE REPORT EXCEPTIONS

THE FOLLOWING SPECIAL EXCEPTIONS ARE LISTED IN WESTERN TITLE & ESCROW COMPANY, ORDER W20227822 DATED AS OF OCTOBER 19, 2021 AT 5:00PM:

ITEMS 1, 2, 3, 5, 6, 7, 8, 9, 10, 17, 18 AND 19 ARE NOT EASEMENTS OR MATTERS OF SURVEY.

- ITEM 4 IS ENCROACHMENTS, IF ANY, FOUND HEREIN:
1. SHED ENCROACHMENT ALONG NORTH LINE AS SHOWN
 2. SHOP ENCROACHMENT ALONG INTERIOR EAST LINE AS SHOWN.
 3. PORTIONS OF IMPROVED NE 29TH STREET ENCROACH AS SHOWN.
 4. FENCE ENCROACHMENT ALONG INTERIOR SOUTH LINE AS SHOWN.
 5. A PUBLIC FIRE HYDRANT AND WATER LINE EXISTS IN THE SW CORNER AS SHOWN.
 6. PUBLIC POWER POLES AND OVERHEAD WIRES EXIST ALONG THE SOUTH LINE AS SHOWN.

ITEM 11 IS THAT CITY OF OCEANLAKE EASEMENT FOR RECORDED FEBRUARY 16, 1962 IN BOOK 222, PAGE 424 AND DEPICTED HEREON.

ITEM 12 IS THAT CITY OF OCEANLAKE EASEMENT FOR RECORDED FEBRUARY 16, 1962 IN BOOK 222, PAGE 428 AND DEPICTED HEREON.

ITEM 13 IS THAT CITY OF OCEANLAKE EASEMENT FOR RECORDED MAY 23, 1962 IN BOOK 225, PAGE 191 AND MODIFIED JULY 24, 1962 IN BOOK 227, PAGE 121 AND DEPICTED HEREON.

ITEM 14 IS THAT PACIFIC POWER & LIGHT EASEMENT RECORDED OCTOBER 9, 1962 IN BOOK 229, PAGE 167, THE APPROXIMATE LOCATION IS DEPICTED HEREON AS THE DOCUMENT IS NOT LEGIBLE, IT APPEARS THE EASEMENT DOES NOT ENCUMBER THE SITE, BEING 350 FEET DISTANT FROM THE HIGHWAY RIGHT OF WAY.

ITEM 15 IS THAT PACIFIC POWER & LIGHT EASEMENT RECORDED OCTOBER 9, 1962 IN BOOK 229, PAGE 170, THE APPROXIMATE LOCATION IS DEPICTED HEREON AS THE DOCUMENT IS NOT LEGIBLE, IT APPEARS THE EASEMENT DOES NOT ENCUMBER THE SITE, BEING 350 FEET DISTANT FROM THE HIGHWAY RIGHT OF WAY.

ITEM 16 IS THAT EASEMENT TO JOHN W. LARSON, ET UX, RECORDED NOVEMBER 6, 1969 IN BOOK 15, PAGE 1167 AND DEPICTED HEREON.

ADDRESS
NO SITE ADDRESS, LINCOLN CITY OREGON 97367

LAND AREA
44,534 SQUARE FEET (1.022 ACRES).

PARKING
THERE ARE NO DESIGNATED PARKING SPACES ON THE SUBJECT SITE.

FLOOD ZONE DESIGNATION
THE LOT SURVEYED HEREON IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD PURSUANT TO THAT FEMA MAP KNOWN AS 41041C0107E, LAST UPDATED OCTOBER 18, 2019.

NOTES
THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR STREET CONSTRUCTION.

ZONING
A ZONING REPORT WAS NOT AVAILABLE AT THE TIME OF THE SURVEY. PURSUANT TO THE CITY WEB SITE, THE SUBJECT LOT IS ZONED "G-C" - GENERAL COMMERCIAL.

PREPARED BY:
KO
DEVELOPMENT
-A CERTIFIED DSE & WBE
PO BOX 398
Canas, WA 98607
360.834.2519
Fax: 834.5498

JOB NO.
1245.22
SHEET NO.
1
OF
1

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH ¹	C-Rad ²	CONDITION ³	STRUCTURE	COMMENTS
1	shore pine	<i>Pinus contorta</i> 'Contorta'	36	20	fair	fair	measured at 1' above ground level, multiple leaders at 3', headed for overhead power, large branch failure and wound at lower trunk
2	shore pine	<i>Pinus contorta</i> 'Contorta'	17	15	good	fair	competing upright leaders at 6'
3	shore pine	<i>Pinus contorta</i> 'Contorta'	18	20	good	fair	one sided
4	shore pine	<i>Pinus contorta</i> 'Contorta'	16	20	good	fair	one sided
5	shore pine	<i>Pinus contorta</i> 'Contorta'	15	23	good	fair	one sided, multiple leaders at 8' and 12', failed 4" leader at 8'
6	shore pine	<i>Pinus contorta</i> 'Contorta'	21	23	good	fair	one sided
7	shore pine	<i>Pinus contorta</i> 'Contorta'	23	16	very poor	very poor	large codominant stem failure at ground level, top failed
8	western redcedar	<i>Thuja plicata</i>	32	19	good	fair	multiple leaders at lower trunk
9	Norway maple	<i>Acer platanoides</i>	26	19	good	fair	multiple leaders at 3', added to site map in approximate location by arborist

¹**DBH** is the trunk diameter in inches measured per International Society of Arboriculture (ISA) standards. DBH of offsite trees is estimated.

²**C-Rad** is the approximate crown radius in feet

³**Condition** and **Structure** ratings range from very poor, poor, fair, to good.

Appendix B

Land Use Storm Water Report dated March 14, 2022



Land Use Storm Water Report

For Wacoma Place

Lincoln, Oregon

Date: March 14, 2022

Prepared for:
OTAK

Engineer's Certification

The technical information and data contained in this report were prepared under the direction and supervision of the undersigned, whose seal, as a professional engineer licensed as such, is affixed below.

Prepared by:
Humber Design Group, Inc.
110 SE Main Street, Suite 200
Portland, OR 97214
(503) 946-6690
(503) 946-6632
Report By: Andrew Xu
Supervised By: Kristian
Mccombs

City File No:
Humber Design Group, Inc. No: OTA003



**Humber
Design
Group,
Inc.**

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Project Overview

Purpose of Report

This purpose of this report is to analyze the impact the proposed development will have on the existing downstream stormwater conveyance system, and document the criteria used to design the proposed stormwater facility. Source information used to define the different features of the site is also provided.

Project Description and Location

The Wacoma Place project is located in the city of Lincoln, Oregon along the intersection of NE 29th and Hwy 101. The total site area is approximately 0.98 acres.

0.75 acres of the 0.98-acre development area will be considered impervious surface. This evaluation will demonstrate that the proposed water quality systems will adequately treat any on-site runoff, and the downstream stormwater facility will meet the code requirements for water conveyance outlined in the Lincoln City Design Standards Chapter 3 – Stormwater Systems.

Existing Conditions

The property is located approximately one-half mile east of the Pacific Ocean and approximately one-half mile west of Devils Lake. The site contains mixed vegetation brush and grasses, along with occasional mature trees along the western side of the site. There has been no previously developed structures on the site. The site drains west to east with slopes ranging from about 83 to 103 feet above mean sea level (NAD 88).

Per the Geotechnical Engineering Report provided by Strata Design on Feb 24th, 2022, the site will not be conducive for onsite infiltration of stormwater due to lack of infiltration below the restrictive layer found at 4 feet below ground surface. The subsurface consists of 18-inches of root zone. Clay was encountered just below the ground surface, with amounts of fine to medium grained sand. Clayey Sand extended to the termination depth in all the explorations increasing in relative density.

Developed Conditions

The proposed development will be a 3 story, wood-framed affordable housing building for the low income housing project with associated parking lot and plaza areas.

Offsite

Offsite work will include upgrades to the frontage along HWY 101 per ODOT standards per ODOT Blueprint for Urban Design (BUD). A new bike lane and sidewalk will be proposed within the existing ROW along HWY 101. A new 6' wide sidewalk will be installed behind existing curbline along NE 29th.

Downstream Conveyance

Stormwater leaving the site will be conveyed south of the site into the existing storm system along NE 29th street.

Regulatory Design Criteria

Stormwater Quantity Management-Design Criteria

The onsite stormwater facilities will be design to meet the requirements listed in Chapter 3 – Stormwater System of the Lincoln City Design Standards. The design will be sized using the 2-year, 10-year, and 25-year, 24-hour events. The site will detain all run-off prior to the release into the existing system. The post-development flow rates will be designed to be no greater than pre-development flow rates.

The design of the stormwater quantity facilities used the following criteria to analyze the performance of the system:

<u>Storm Event</u>	<u>Rainfall Depth (in)</u>
2-yr	4.2
10-yr	5.7
25-yr	6.5

- A Tc of 5 minutes was used in calculations involving the post-developed site conditions.
- The Santa Barbara Urban Hydrograph (SBUH) method was used to estimate the stormwater runoff for the site. See HydroCAD Calculations in Appendix E.
- According to the USDA soil survey, 100% of the soil on the proposed site consists of is Winema-Fendall silt loams, 3 to 15 percent slopes
- All impervious, and pervious areas uses runoff curve numbers (CN) of 98, and 79 respectively.

Stormwater Quality Management-Design Criteria

Stormwater quality on-site facilities will meet the Water quality requirements of Chapter 3 of the Design Standards and Oregon Department of Environmental Quality requirements. On site water quality will be designed to treat at least 50% of the 2-year, 24-hour event. The water quality facility will be installed upstream of the detention facility.

Design Goals for HUD/NOAA

All stormwater quality treatment practices and facility will be designed to accept and fully treat the volume of water equal to 50-percent of the cumulative rainfall from the 2-year, 24-hour storm for that site (NOAA).

Potential Site Pollutants

The Department of Environmental Quality (DEQ) recognizes sediments, metals, various petroleum products, nutrients, pesticides, herbicides, and fungicides as common pollutants found in residential developments.

Maintenance Plan

All stormwater facilities on-site will be the responsibility of the property owner to maintain. The property owner will also agree to any maintenance standards set forth by the City of Lincoln. Refer to Appendix B for maintenance requirements.

Design Methodology

To are met to the City of Lincoln water quality design standards. On site water quality will be designed to treat at least 50% of the 2-year, 24-hour event. Water Quantity requirements are met by the proposed detention system installed with an orifice structure designed to control the post developed peak flow rates to match the pre developed peak flow.

Design Parameters

Existing Site Conditions

The site contains mixed vegetation brush and grasses, along with occasional mature trees along the western side of the site. There has been no previously developed structures on the site.

Soil Type

According to the Geotechnical Engineering Report provided by Strata Design on Feb 24th, 2022, subsurface soils were sampled by drilling two hand augers to depths of up to 23.25 feet bgs. The subsurface consists of 18-inches of root zone. Clay was encountered just below the ground surface, with amounts of fine to medium grained sand. Clayey Sand extended to the termination depth in all the explorations increasing in in relative density.

Post Developed Site Conditions

The proposed development will be a 3 story, wood-framed affordable housing building for the low income housing project with associated parking lot and plaza areas.

Calculation Methodology

HydroCAD version 10.00 was used to calculate all stormwater runoff quantities. The Santa Barbara Urban Hydrograph was used in conjunction with the SCS Type 1A 24- hour storm region.

Proposed Stormwater Conduit Sizing and Inlet Placement

All stormwater line sizes will be calculated using Manning's equation for a SBUH 25- year storm event.

Proposed Stormwater Quantity Control Facility Design

The underground detention system (18 chamber, ADS Stormtech chamber system) will be installed with an orifice structure to convey the detained water at a controlled flowrate to the existing storm system in NE 29th St. The post-developed outflow rates for the 2-year, the 10-year, and the 25-year storm events are equal to or less than the pre-developed outflow per City of Lincoln design standards. Refer to Appendix D for water quantity calculations.

	50% 2-year	2-year	10-year	25-year
Pre-Developed	0.09 cfs	0.47 cfs	0.79 cfs	0.97 cfs
Post Developed	0.08 cfs	0.47 cfs	0.79 cfs	0.97 cfs

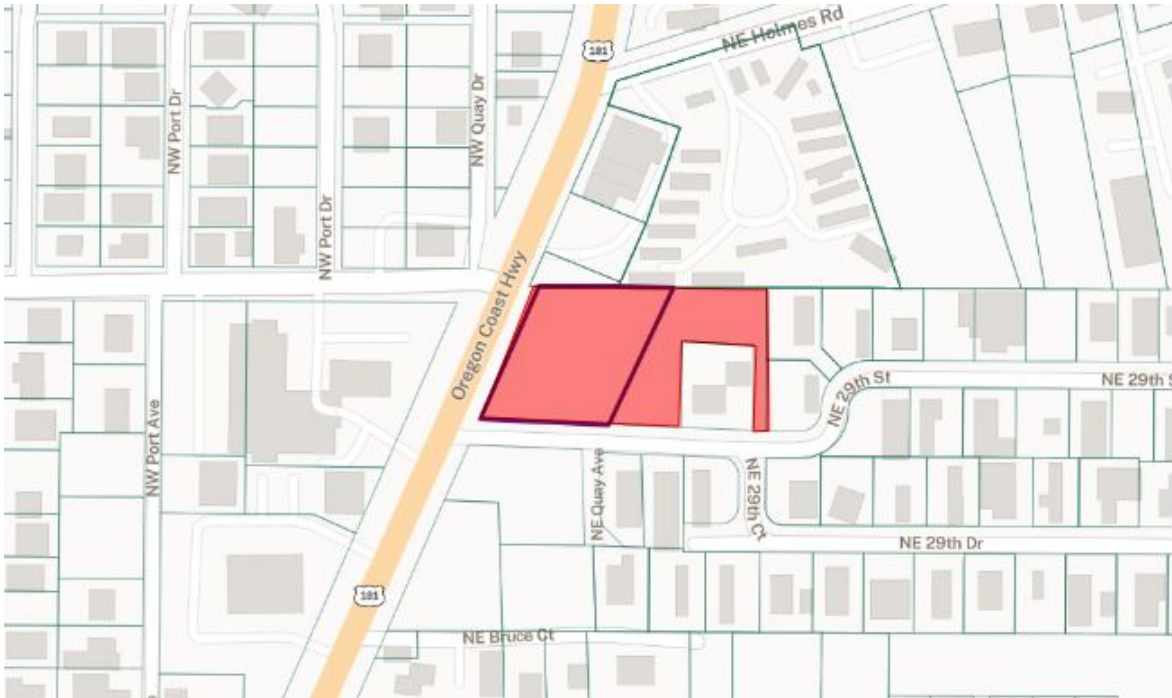
Proposed Stormwater Quality Design

A (2) cartridge water quality filter structure will be used to treat the onsite runoff for the project. The proposed water quality structure is sized to meet the City of Lincoln Storm Quality standards. 50-percent of the cumulative rainfall from the 2-year, 24-hour storm for that site (NOAA). The stormwater quality is designed for a dry weather storm event totaling 100% of the 2-year, 24 hour storm event. See Appendix E for water quality calculations and details.

Water Quality Treatment (WQ Cartridge Vault)			
Total 2-year Volume Treated (cf)	Total 2-year Volume Bypass	Total Volume	% of 2-year 24 hour storm treated
5,488 cf	0 cf	5,488 cf	100%

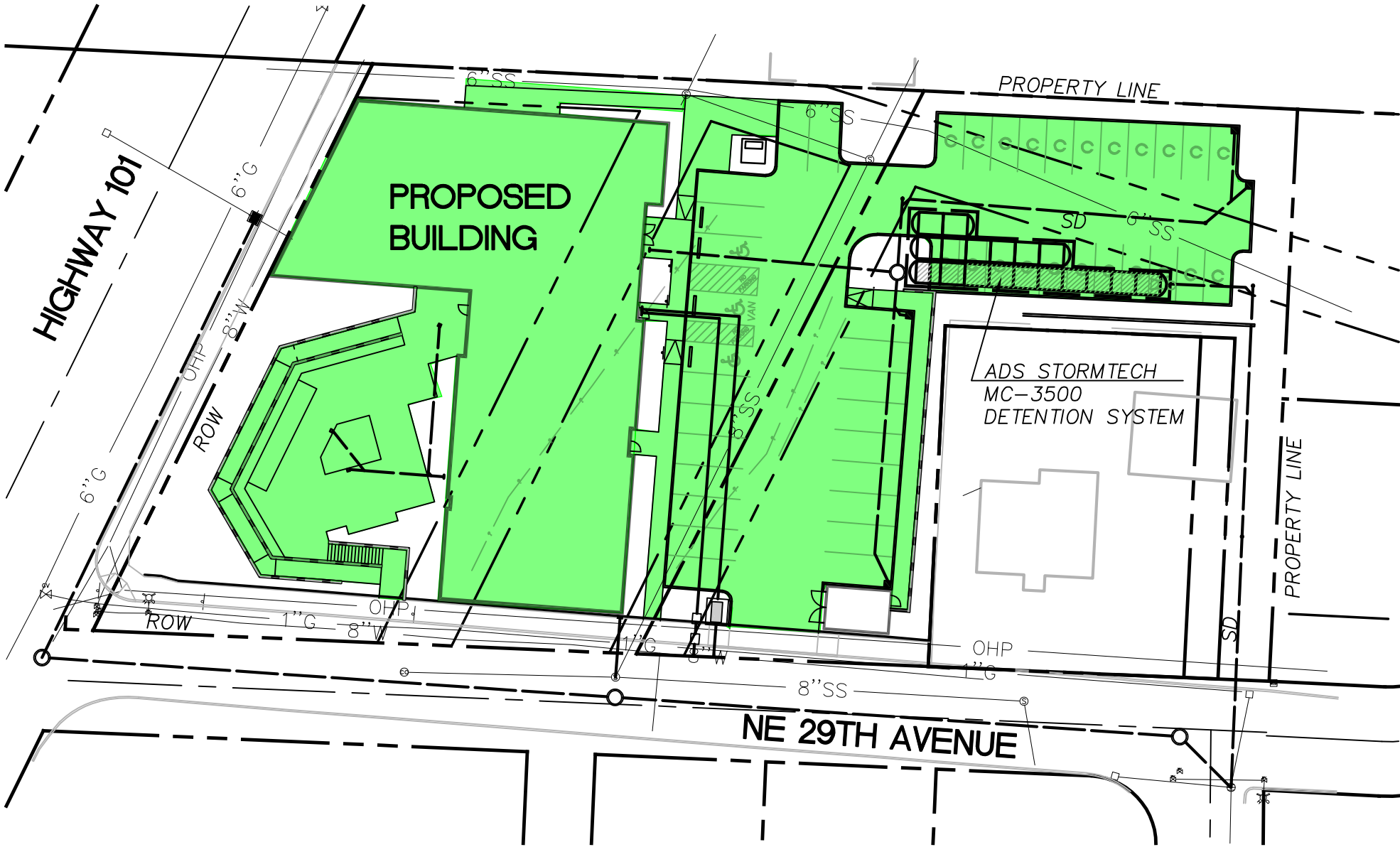
Appendix A

Vicinity Map



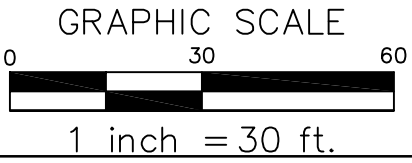
Appendix B

Postdeveloped Basin Map



CATCHMENT AREA=32,800

**NE 29TH AVE AND HWY 101
CATCHMENT MAP**



PROJECT NO.:	OTA003
DRAWN BY:	MCS
DESIGN BY:	AX
REVIEWED BY:	KAM
DATE:	03/11/2022



**Humber
Design
Group, Inc.**

Portland, OR • 503.946.6690 • hdgpd.com

Appendix C

Soils Information

Search

Map Unit Legend

Legend

Soil Map

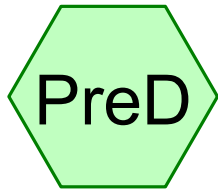
Scale (not to scale)

Lincoln County Area, Oregon (OR638)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
64C	Winema-Fendall silt loams, 3 to 15 percent slopes	0.9	100.0%
Totals for Area of Interest		0.9	100.0%

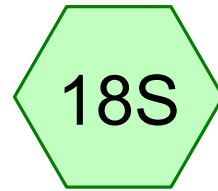


Appendix D

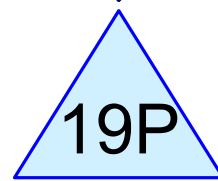
Water Quantity Calculations



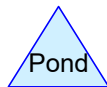
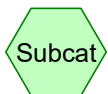
Pre Developed



Post Developed



ADS Stormtech MC3500



OTA003 - Storm Calcs (HUD)

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Type IA 24-hr 2 year Rainfall=4.20"

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Summary for Subcatchment 18S: Post Developed

Runoff = 0.83 cfs @ 7.91 hrs, Volume= 0.281 af, Depth= 3.60"

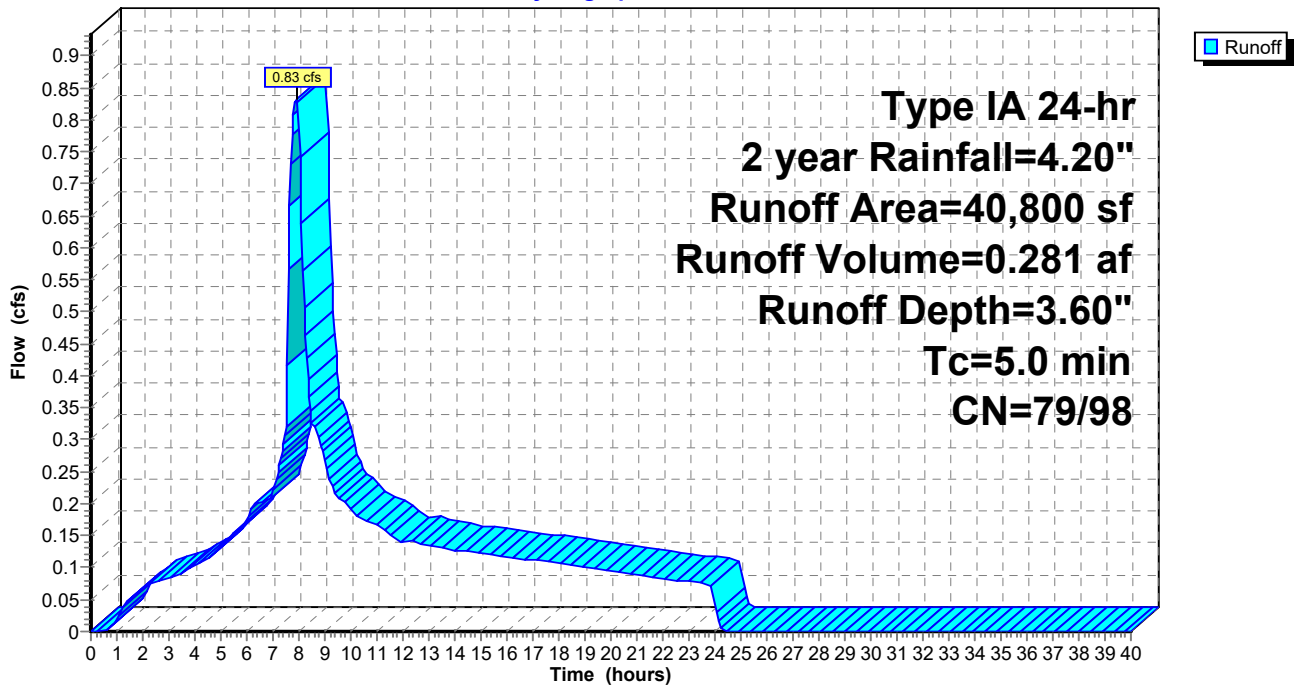
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2 year Rainfall=4.20"

	Area (sf)	CN	Description
*	32,800	98	
	8,000	79	<50% Grass cover, Poor, HSG B
	40,800	94	Weighted Average
	8,000		19.61% Pervious Area
	32,800		80.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 18S: Post Developed

Hydrograph



OTA003 - Storm Calcs (HUD)

Type IA 24-hr 2 year Rainfall=4.20"

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Summary for Subcatchment PreD: Pre Developed

Runoff = 0.47 cfs @ 7.98 hrs, Volume= 0.166 af, Depth= 2.13"

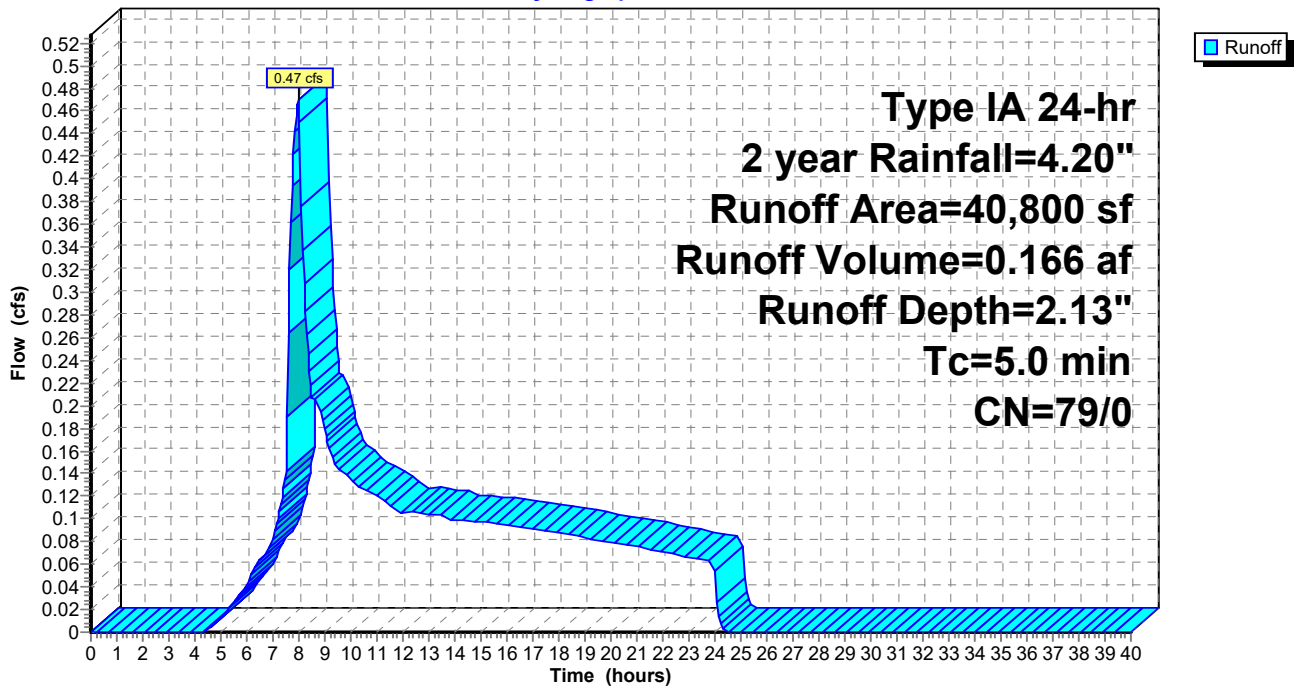
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2 year Rainfall=4.20"

Area (sf)	CN	Description
* 40,800	79	50-75% Grass cover, Fair, HSG C
40,800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PreD: Pre Developed

Hydrograph



OTA003 - Storm Calcs (HUD)

Type IA 24-hr 2 year Rainfall=4.20"

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Summary for Pond 19P: ADS Stormtech MC3500

Inflow Area = 0.937 ac, 80.39% Impervious, Inflow Depth = 3.60" for 2 year event
 Inflow = 0.83 cfs @ 7.91 hrs, Volume= 0.281 af
 Outflow = 0.47 cfs @ 8.25 hrs, Volume= 0.281 af, Atten= 44%, Lag= 20.4 min
 Primary = 0.11 cfs @ 8.25 hrs, Volume= 0.182 af
 Secondary = 0.36 cfs @ 8.25 hrs, Volume= 0.100 af

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 Peak Elev= 103.17' @ 8.25 hrs Surf.Area= 1,108 sf Storage= 2,413 cf

Plug-Flow detention time= 167.0 min calculated for 0.281 af (100% of inflow)
 Center-of-Mass det. time= 166.8 min (842.7 - 675.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	100.00'	1,611 cf	22.75'W x 48.72'L x 5.50'H Field A 6,096 cf Overall - 2,069 cf Embedded = 4,028 cf x 40.0% Voids
#2A	100.75'	2,069 cf	ADS_StormTech MC-3500 d +Cap x 18 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 3 Rows of 6 Chambers Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf
		3,680 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	1.5" Vert. Orifice/Grate C= 0.620
#2	Secondary	102.00'	3.5" Horiz. Orifice/Grate C= 0.620 Limited to weir flow at low heads
#3	Secondary	103.50'	4.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.11 cfs @ 8.25 hrs HW=103.17' (Free Discharge)
 ↑1=Orifice/Grate (Orifice Controls 0.11 cfs @ 8.78 fps)

Secondary OutFlow Max=0.36 cfs @ 8.25 hrs HW=103.17' (Free Discharge)
 ↑2=Orifice/Grate (Orifice Controls 0.36 cfs @ 5.39 fps)
 ↑3=Orifice/Grate (Controls 0.00 cfs)

OTA003 - Storm Calcs (HUD)

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Type IA 24-hr 2 year Rainfall=4.20"

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Pond 19P: ADS Stormtech MC3500 - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap storage)

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap

Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

6 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 46.72' Row Length +12.0" End Stone x 2 = 48.72' Base Length

3 Rows x 77.0" Wide + 9.0" Spacing x 2 + 12.0" Side Stone x 2 = 22.75' Base Width

9.0" Base + 45.0" Chamber Height + 12.0" Cover = 5.50' Field Height

18 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 3 Rows = 2,068.5 cf Chamber Storage

6,096.1 cf Field - 2,068.5 cf Chambers = 4,027.6 cf Stone x 40.0% Voids = 1,611.0 cf Stone Storage

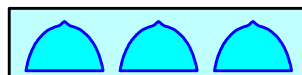
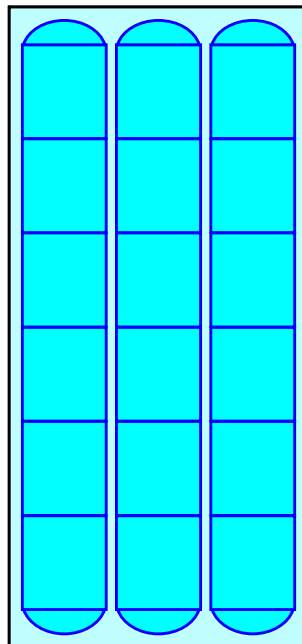
Chamber Storage + Stone Storage = 3,679.6 cf = 0.084 af

Overall Storage Efficiency = 60.4%

18 Chambers

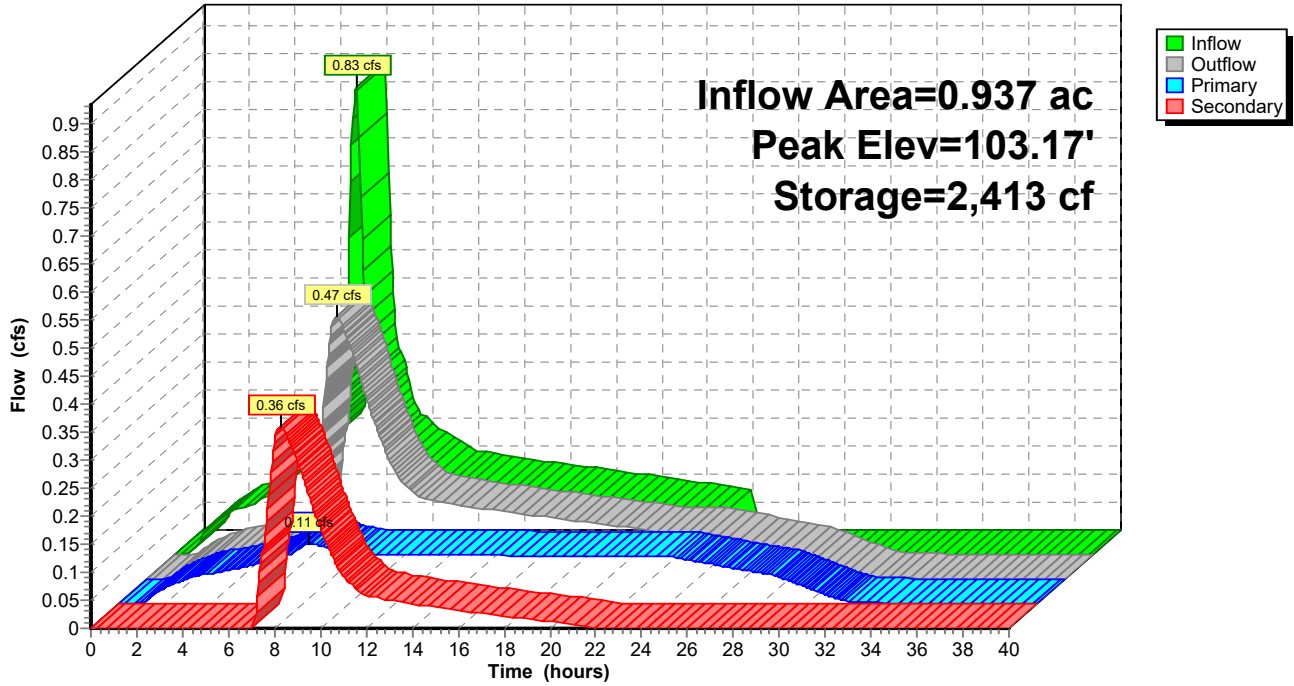
225.8 cy Field

149.2 cy Stone



Pond 19P: ADS Stormtech MC3500

Hydrograph



OTA003 - Storm Calcs (HUD)

Type IA 24-hr 10 YEAR Rainfall=5.70"

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Summary for Subcatchment 18S: Post Developed

Runoff = 1.17 cfs @ 7.90 hrs, Volume= 0.395 af, Depth= 5.06"

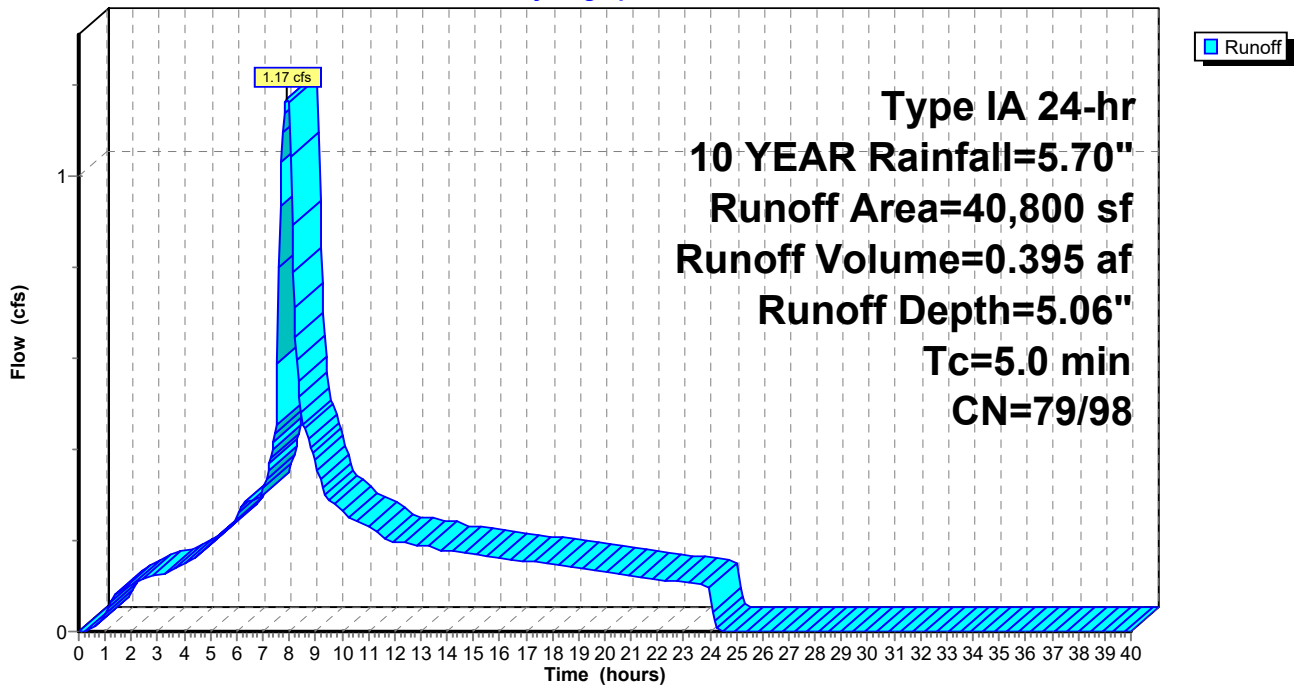
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10 YEAR Rainfall=5.70"

Area (sf)	CN	Description
* 32,800	98	
8,000	79	<50% Grass cover, Poor, HSG B
40,800	94	Weighted Average
8,000		19.61% Pervious Area
32,800		80.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 18S: Post Developed

Hydrograph



OTA003 - Storm Calcs (HUD)

Type IA 24-hr 10 YEAR Rainfall=5.70"

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Summary for Subcatchment PreD: Pre Developed

Runoff = 0.79 cfs @ 7.96 hrs, Volume= 0.266 af, Depth= 3.41"

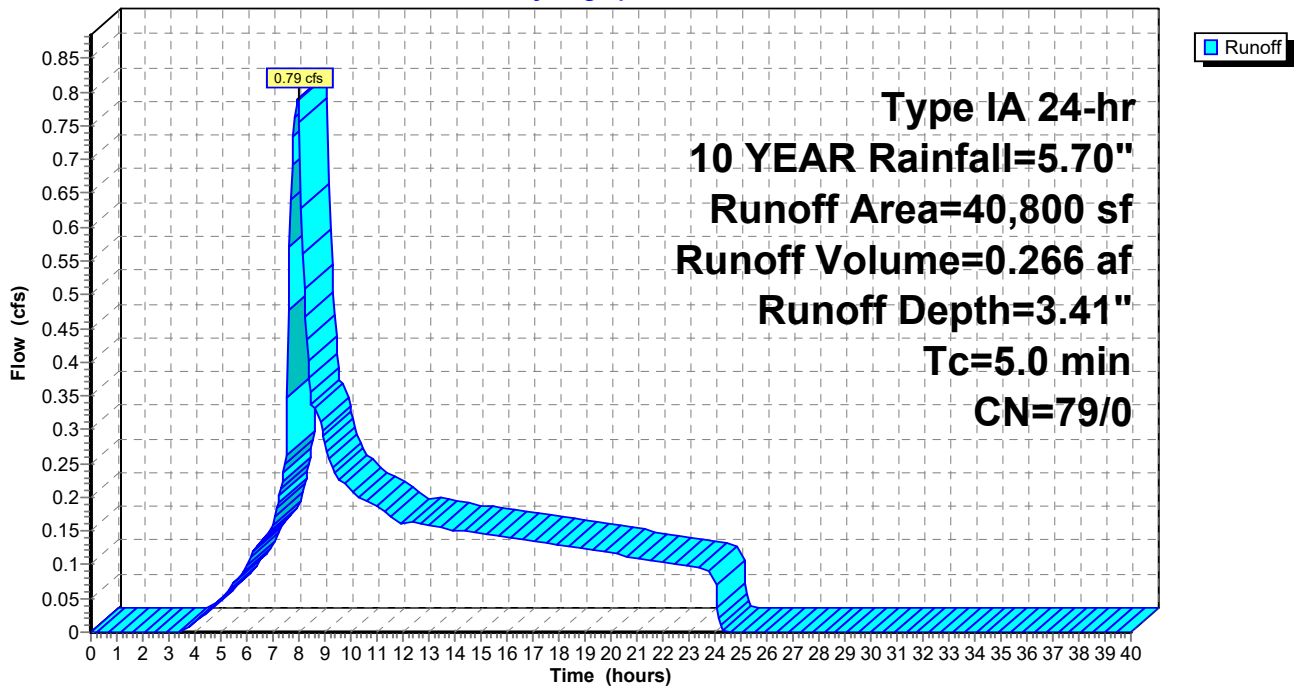
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10 YEAR Rainfall=5.70"

Area (sf)	CN	Description
* 40,800	79	50-75% Grass cover, Fair, HSG C
40,800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PreD: Pre Developed

Hydrograph



OTA003 - Storm Calcs (HUD)

Type IA 24-hr 10 YEAR Rainfall=5.70"

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Summary for Pond 19P: ADS Stormtech MC3500

Inflow Area = 0.937 ac, 80.39% Impervious, Inflow Depth = 5.06" for 10 YEAR event
 Inflow = 1.17 cfs @ 7.90 hrs, Volume= 0.395 af
 Outflow = 0.79 cfs @ 8.15 hrs, Volume= 0.395 af, Atten= 32%, Lag= 14.9 min
 Primary = 0.12 cfs @ 8.15 hrs, Volume= 0.194 af
 Secondary = 0.67 cfs @ 8.15 hrs, Volume= 0.201 af

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 Peak Elev= 103.92' @ 8.15 hrs Surf.Area= 1,108 sf Storage= 2,938 cf

Plug-Flow detention time= 133.9 min calculated for 0.395 af (100% of inflow)
 Center-of-Mass det. time= 133.7 min (802.8 - 669.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	100.00'	1,611 cf	22.75'W x 48.72'L x 5.50'H Field A 6,096 cf Overall - 2,069 cf Embedded = 4,028 cf x 40.0% Voids
#2A	100.75'	2,069 cf	ADS_StormTech MC-3500 d +Cap x 18 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 3 Rows of 6 Chambers Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf
		3,680 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	1.5" Vert. Orifice/Grate C= 0.620
#2	Secondary	102.00'	3.5" Horiz. Orifice/Grate C= 0.620 Limited to weir flow at low heads
#3	Secondary	103.50'	4.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.12 cfs @ 8.15 hrs HW=103.92' (Free Discharge)
 ↑1=Orifice/Grate (Orifice Controls 0.12 cfs @ 9.78 fps)

Secondary OutFlow Max=0.67 cfs @ 8.15 hrs HW=103.92' (Free Discharge)
 ↑2=Orifice/Grate (Orifice Controls 0.46 cfs @ 6.90 fps)
 ↑3=Orifice/Grate (Orifice Controls 0.21 cfs @ 2.44 fps)

OTA003 - Storm Calcs (HUD)

Type IA 24-hr 10 YEAR Rainfall=5.70"

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Pond 19P: ADS Stormtech MC3500 - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap storage)

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap

Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

6 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 46.72' Row Length +12.0" End Stone x 2 = 48.72' Base Length

3 Rows x 77.0" Wide + 9.0" Spacing x 2 + 12.0" Side Stone x 2 = 22.75' Base Width

9.0" Base + 45.0" Chamber Height + 12.0" Cover = 5.50' Field Height

18 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 3 Rows = 2,068.5 cf Chamber Storage

6,096.1 cf Field - 2,068.5 cf Chambers = 4,027.6 cf Stone x 40.0% Voids = 1,611.0 cf Stone Storage

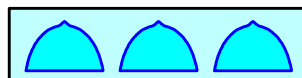
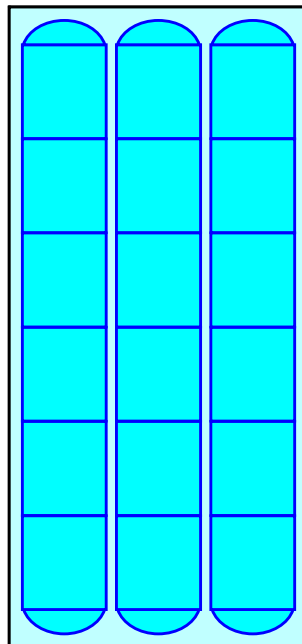
Chamber Storage + Stone Storage = 3,679.6 cf = 0.084 af

Overall Storage Efficiency = 60.4%

18 Chambers

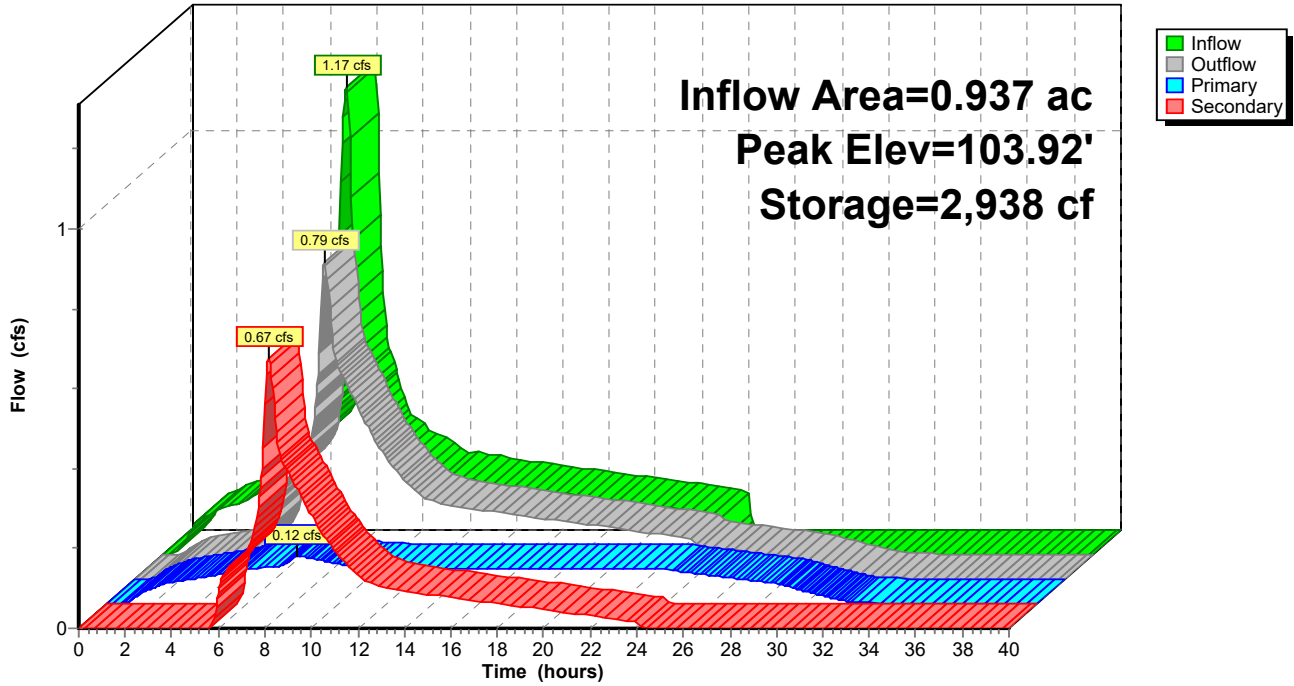
225.8 cy Field

149.2 cy Stone



Pond 19P: ADS Stormtech MC3500

Hydrograph



OTA003 - Storm Calcs (HUD)

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Type IA 24-hr 25 Rainfall=6.50"

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Summary for Subcatchment 18S: Post Developed

Runoff = 1.35 cfs @ 7.90 hrs, Volume= 0.456 af, Depth= 5.84"

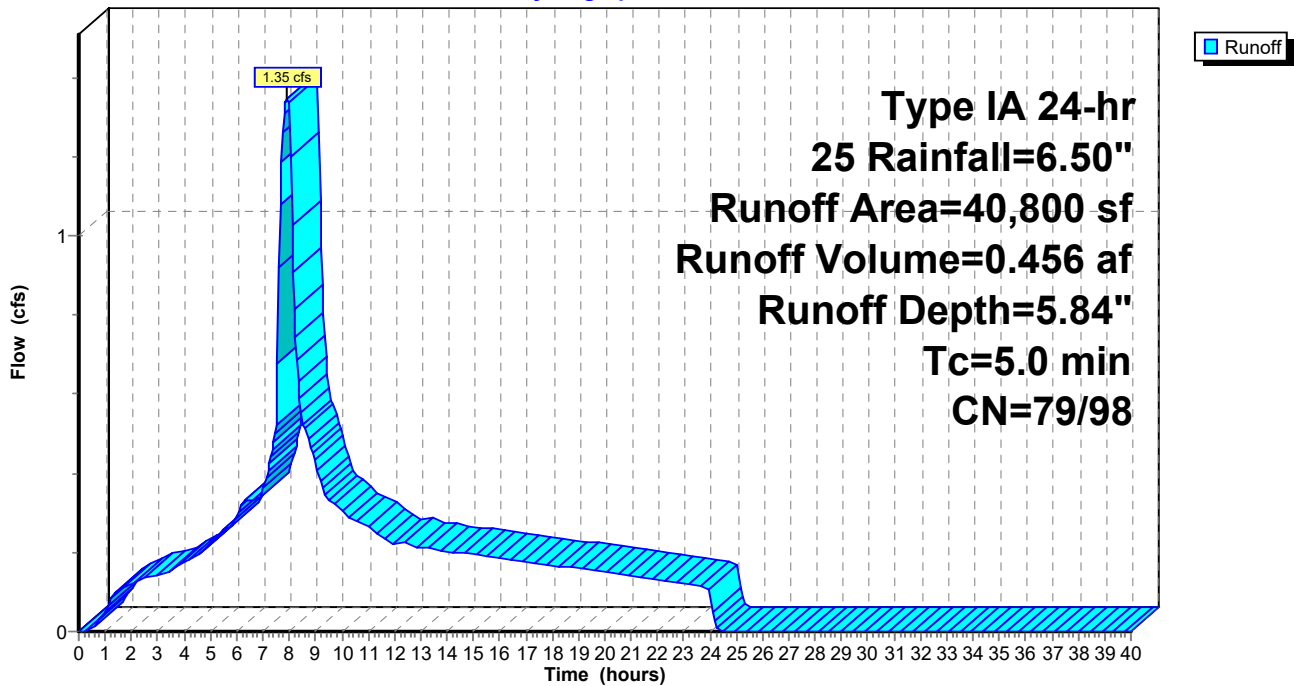
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25 Rainfall=6.50"

Area (sf)	CN	Description
* 32,800	98	
8,000	79	<50% Grass cover, Poor, HSG B
40,800	94	Weighted Average
8,000		19.61% Pervious Area
32,800		80.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 18S: Post Developed

Hydrograph



OTA003 - Storm Calcs (HUD)

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Type IA 24-hr 25 Rainfall=6.50"

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Summary for Subcatchment PreD: Pre Developed

Runoff = 0.97 cfs @ 7.95 hrs, Volume= 0.322 af, Depth= 4.13"

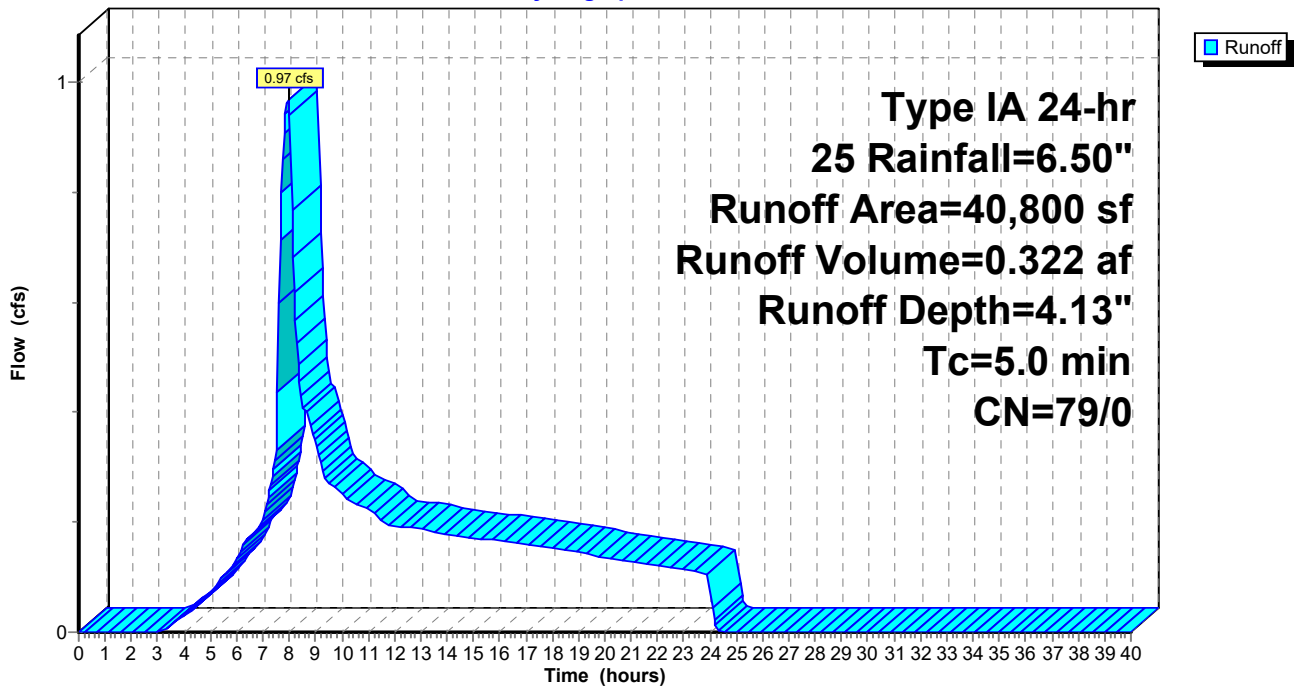
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 25 Rainfall=6.50"

Area (sf)	CN	Description
* 40,800	79	50-75% Grass cover, Fair, HSG C
40,800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PreD: Pre Developed

Hydrograph



OTA003 - Storm Calcs (HUD)

Type IA 24-hr 25 Rainfall=6.50"

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Summary for Pond 19P: ADS Stormtech MC3500

Inflow Area = 0.937 ac, 80.39% Impervious, Inflow Depth = 5.84" for 25 event
 Inflow = 1.35 cfs @ 7.90 hrs, Volume= 0.456 af
 Outflow = 0.97 cfs @ 8.12 hrs, Volume= 0.456 af, Atten= 28%, Lag= 13.3 min
 Primary = 0.13 cfs @ 8.12 hrs, Volume= 0.198 af
 Secondary = 0.85 cfs @ 8.12 hrs, Volume= 0.258 af

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 Peak Elev= 104.32' @ 8.12 hrs Surf.Area= 1,108 sf Storage= 3,155 cf

Plug-Flow detention time= 120.9 min calculated for 0.456 af (100% of inflow)
 Center-of-Mass det. time= 121.4 min (787.8 - 666.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	100.00'	1,611 cf	22.75'W x 48.72'L x 5.50'H Field A 6,096 cf Overall - 2,069 cf Embedded = 4,028 cf x 40.0% Voids
#2A	100.75'	2,069 cf	ADS_StormTech MC-3500 d +Cap x 18 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 3 Rows of 6 Chambers Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf
		3,680 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	1.5" Vert. Orifice/Grate C= 0.620
#2	Secondary	102.00'	3.5" Horiz. Orifice/Grate C= 0.620 Limited to weir flow at low heads
#3	Secondary	103.50'	4.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.13 cfs @ 8.12 hrs HW=104.32' (Free Discharge)
 ↑1=Orifice/Grate (Orifice Controls 0.13 cfs @ 10.26 fps)

Secondary OutFlow Max=0.84 cfs @ 8.12 hrs HW=104.32' (Free Discharge)
 ↑2=Orifice/Grate (Orifice Controls 0.51 cfs @ 7.57 fps)
 ↑3=Orifice/Grate (Orifice Controls 0.34 cfs @ 3.88 fps)

OTA003 - Storm Calcs (HUD)

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Type IA 24-hr 25 Rainfall=6.50"

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Pond 19P: ADS Stormtech MC3500 - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap storage)

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap

Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

6 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 46.72' Row Length +12.0" End Stone x 2 = 48.72' Base Length

3 Rows x 77.0" Wide + 9.0" Spacing x 2 + 12.0" Side Stone x 2 = 22.75' Base Width

9.0" Base + 45.0" Chamber Height + 12.0" Cover = 5.50' Field Height

18 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 3 Rows = 2,068.5 cf Chamber Storage

6,096.1 cf Field - 2,068.5 cf Chambers = 4,027.6 cf Stone x 40.0% Voids = 1,611.0 cf Stone Storage

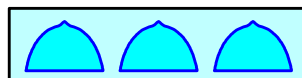
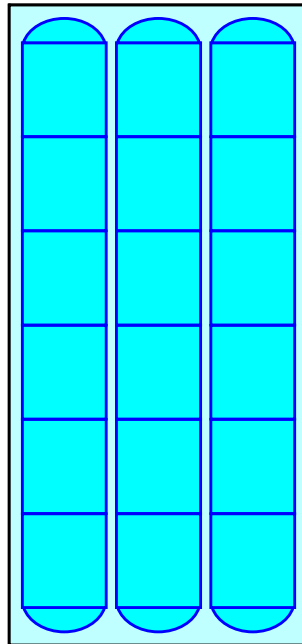
Chamber Storage + Stone Storage = 3,679.6 cf = 0.084 af

Overall Storage Efficiency = 60.4%

18 Chambers

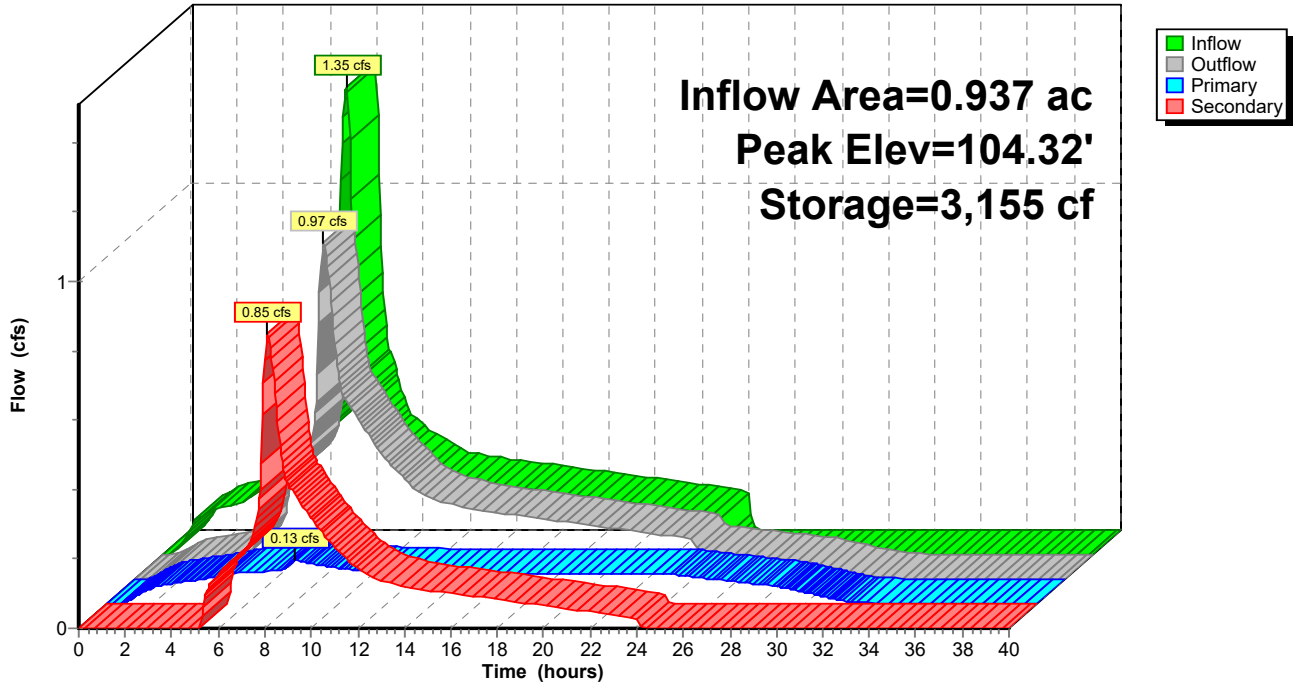
225.8 cy Field

149.2 cy Stone



Pond 19P: ADS Stormtech MC3500

Hydrograph



OTA003 - Storm Calcs (HUD)

Type IA 24-hr WQ- 50% 2 YEAR Rainfall=2.10"

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Summary for Subcatchment 18S: Post Developed

Runoff = 0.38 cfs @ 7.91 hrs, Volume= 0.126 af, Depth= 1.62"

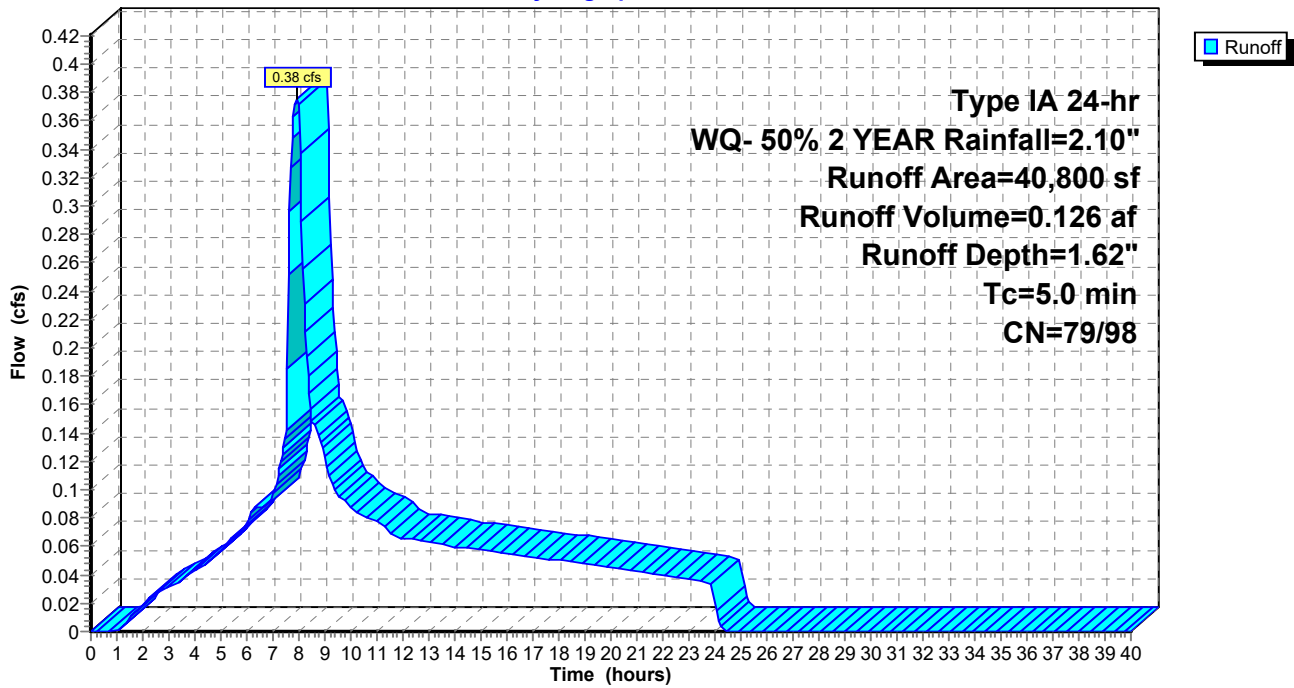
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 Type IA 24-hr WQ- 50% 2 YEAR Rainfall=2.10"

	Area (sf)	CN	Description
*	32,800	98	
	8,000	79	<50% Grass cover, Poor, HSG B
	40,800	94	Weighted Average
	8,000		19.61% Pervious Area
	32,800		80.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 18S: Post Developed

Hydrograph



OTA003 - Storm Calcs (HUD)

Type IA 24-hr WQ- 50% 2 YEAR Rainfall=2.10"

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Summary for Subcatchment PreD: Pre Developed

Runoff = 0.09 cfs @ 8.00 hrs, Volume= 0.045 af, Depth= 0.58"

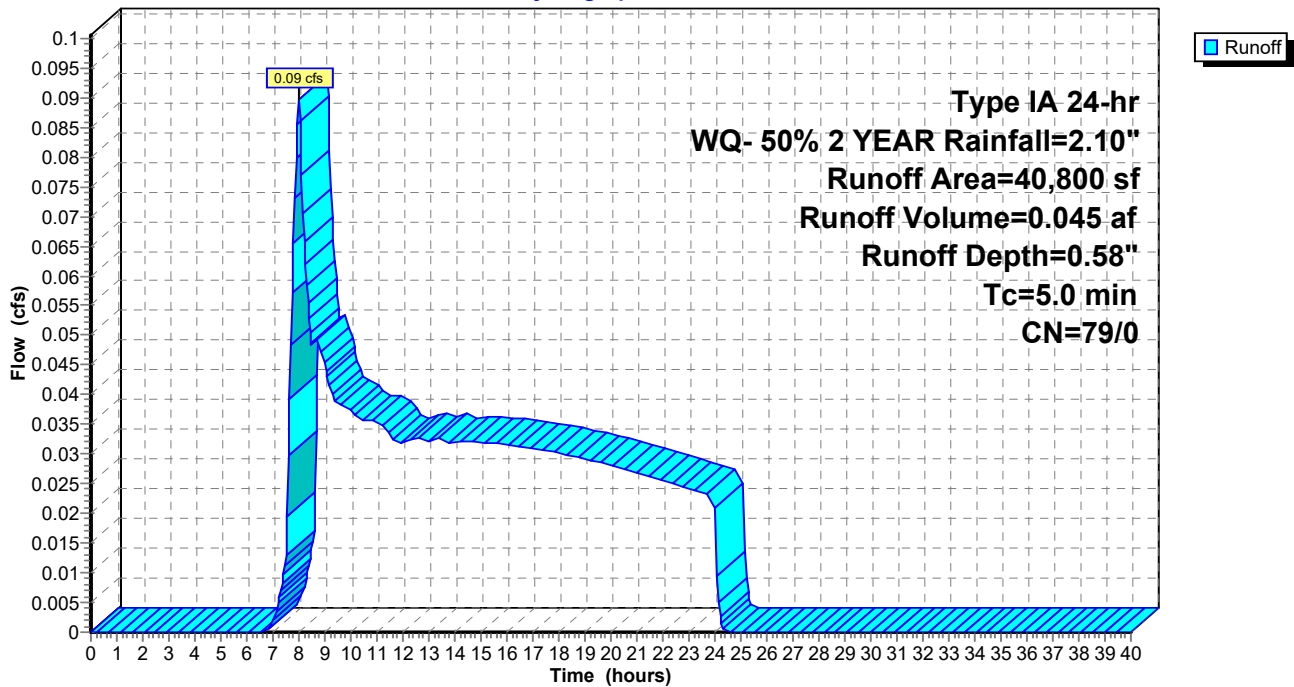
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 Type IA 24-hr WQ- 50% 2 YEAR Rainfall=2.10"

Area (sf)	CN	Description
* 40,800	79	50-75% Grass cover, Fair, HSG C
40,800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PreD: Pre Developed

Hydrograph



OTA003 - Storm Calcs (HUD)

Type IA 24-hr WQ- 50% 2 YEAR Rainfall=2.10"

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Summary for Pond 19P: ADS Stormtech MC3500

Inflow Area = 0.937 ac, 80.39% Impervious, Inflow Depth = 1.62" for WQ- 50% 2 YEAR event
 Inflow = 0.38 cfs @ 7.91 hrs, Volume= 0.126 af
 Outflow = 0.08 cfs @ 10.22 hrs, Volume= 0.126 af, Atten= 78%, Lag= 138.4 min
 Primary = 0.08 cfs @ 10.22 hrs, Volume= 0.126 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 Peak Elev= 101.95' @ 10.22 hrs Surf.Area= 1,108 sf Storage= 1,405 cf

Plug-Flow detention time= 204.6 min calculated for 0.126 af (100% of inflow)
 Center-of-Mass det. time= 204.4 min (898.7 - 694.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	100.00'	1,611 cf	22.75'W x 48.72'L x 5.50'H Field A 6,096 cf Overall - 2,069 cf Embedded = 4,028 cf x 40.0% Voids
#2A	100.75'	2,069 cf	ADS_StormTech MC-3500 d +Capx 18 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 3 Rows of 6 Chambers Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf
		3,680 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	1.5" Vert. Orifice/Grate C= 0.620
#2	Secondary	102.00'	3.5" Horiz. Orifice/Grate C= 0.620 Limited to weir flow at low heads
#3	Secondary	103.50'	4.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.08 cfs @ 10.22 hrs HW=101.95' (Free Discharge)
 ↖1=Orifice/Grate (Orifice Controls 0.08 cfs @ 6.83 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=100.00' (Free Discharge)
 ↖2=Orifice/Grate (Controls 0.00 cfs)
 ↖3=Orifice/Grate (Controls 0.00 cfs)

Pond 19P: ADS Stormtech MC3500 - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap storage)

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap

Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

6 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 46.72' Row Length +12.0" End Stone x 2 = 48.72' Base Length

3 Rows x 77.0" Wide + 9.0" Spacing x 2 + 12.0" Side Stone x 2 = 22.75' Base Width

9.0" Base + 45.0" Chamber Height + 12.0" Cover = 5.50' Field Height

18 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 3 Rows = 2,068.5 cf Chamber Storage

6,096.1 cf Field - 2,068.5 cf Chambers = 4,027.6 cf Stone x 40.0% Voids = 1,611.0 cf Stone Storage

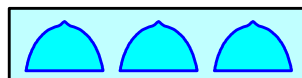
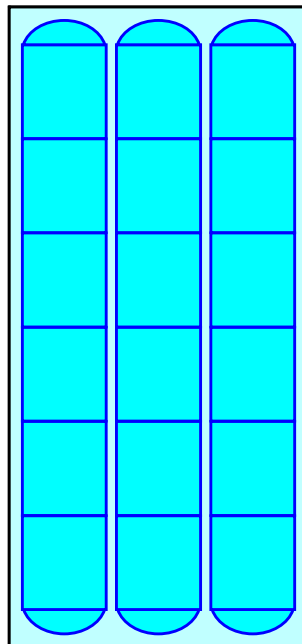
Chamber Storage + Stone Storage = 3,679.6 cf = 0.084 af

Overall Storage Efficiency = 60.4%

18 Chambers

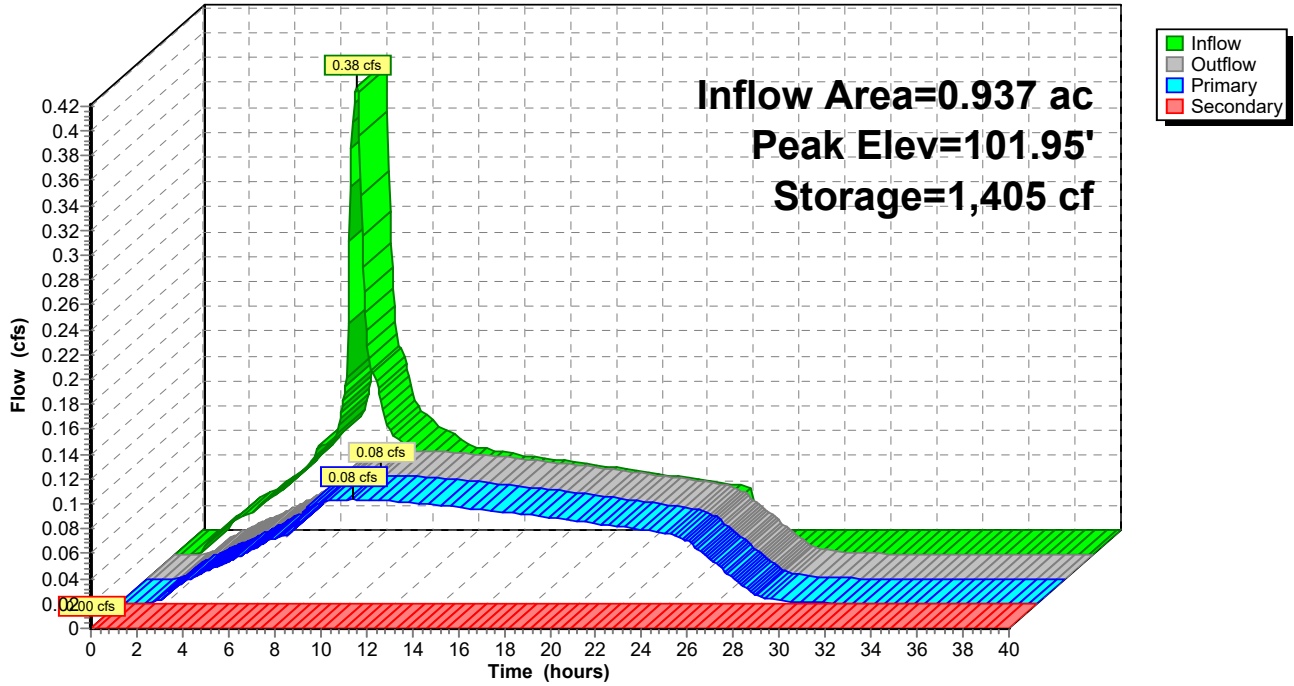
225.8 cy Field

149.2 cy Stone



Pond 19P: ADS Stormtech MC3500

Hydrograph



Appendix E

Water Quality Calculations



Humber
Design
Group, Inc.

Wecoma Place

Water Quality Calculations

Basin	A	
WQ Storm	2.1	in
Acres	0.752984389	AC
Acres/SF Conversion	32800	SF
Hours	24	HR
WQ storm	0.066435185	cfs

Bayfilter 530 Water Quality Calculations

Basin	A	
Max WQ Runoff	0.066435185	cfs
Q cartridge	22.5	gpm
gpm/cfs conversion	449	gpm/cfs
Number of Cartridges Required	2	Cartridges

Appendix F

Utility Plan
Grading Plan

STAMP
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WECOMA PLACE
NE CORNER OF OREGON HWY 101 AND NE 29TH ST.,
LINCOLN CITY, OR 97367

UTILITY PLAN

TITLE
DATE DESCRIPTION

REVISIONS

DRAWN BY CHECK BY

STATUS

DATE

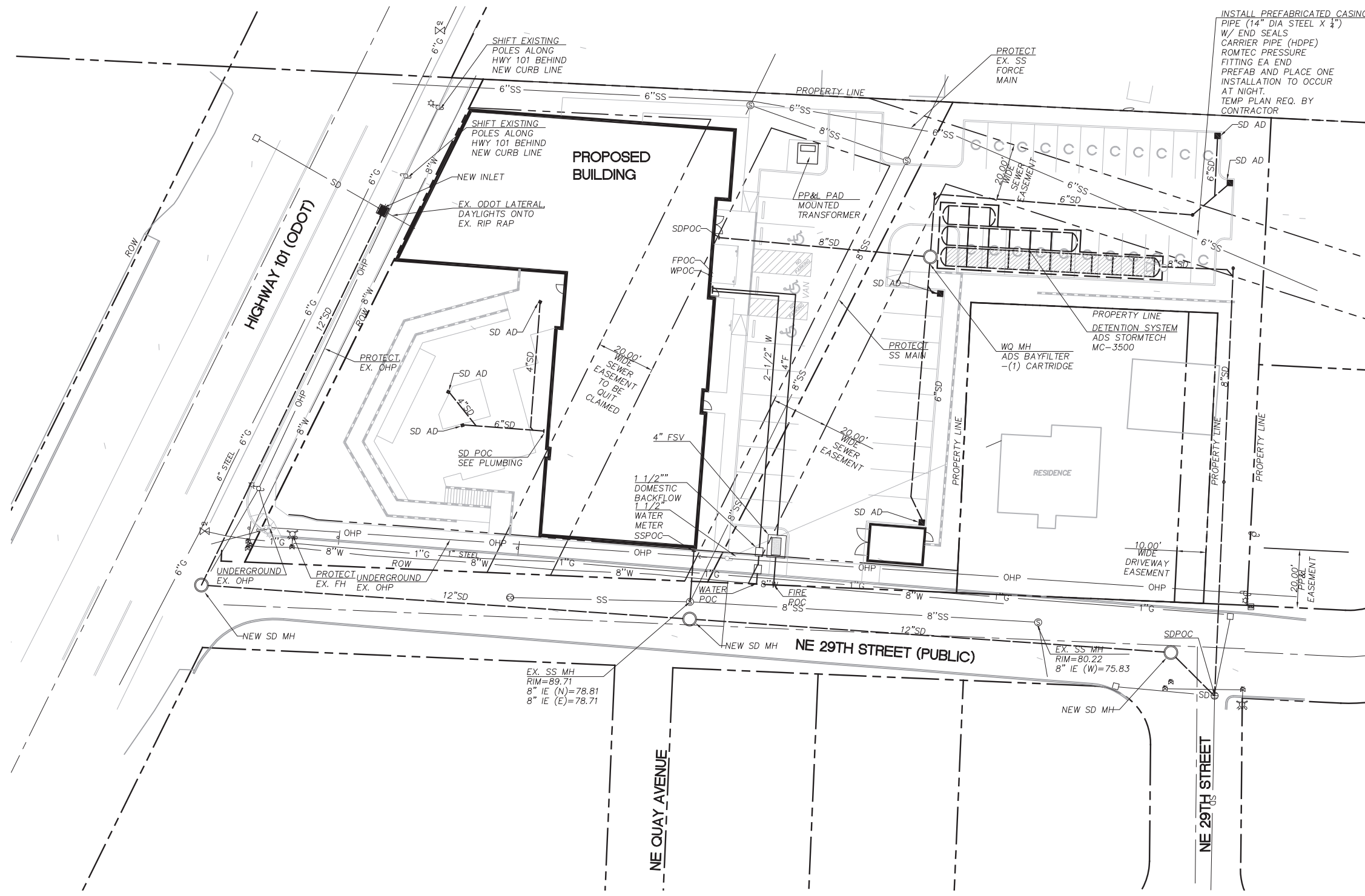
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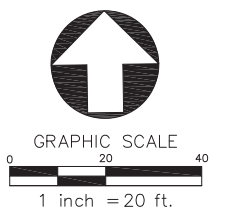
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If this drawing is not 24" x 36", it has been reduced/enlarged. Scale accordingly.

SHEET LEGEND		
ITEM	DESCRIPTION	REFERENCE
SD	STORM	
SS	SANITARY	
W	WATER	
G	GAS	
OHP	OVERHEAD POWER LINE	
- - -	EASEMENT	
•	CLEAN OUT	
[Pattern]	STORM PLANTER	

SHEET NOTES



1 UTILITY PLAN
SCALE: 1"=20'



11 x 17 - Center, Zoom 46% | 24 x 36 - Center, Zoom 100% | Vector High, Greyscale

Plot Date: Revit File:

STAMP

CONSULTANT

WECOMA PLACE
NE CORNER OF OREGON HWY 101 AND NE 29TH ST.,
LINCOLN CITY, OR 97367

TITLE

DATE DESCRIPTION

REVISIONS

DRAWN BY CHECK BY

STATUS

DATE

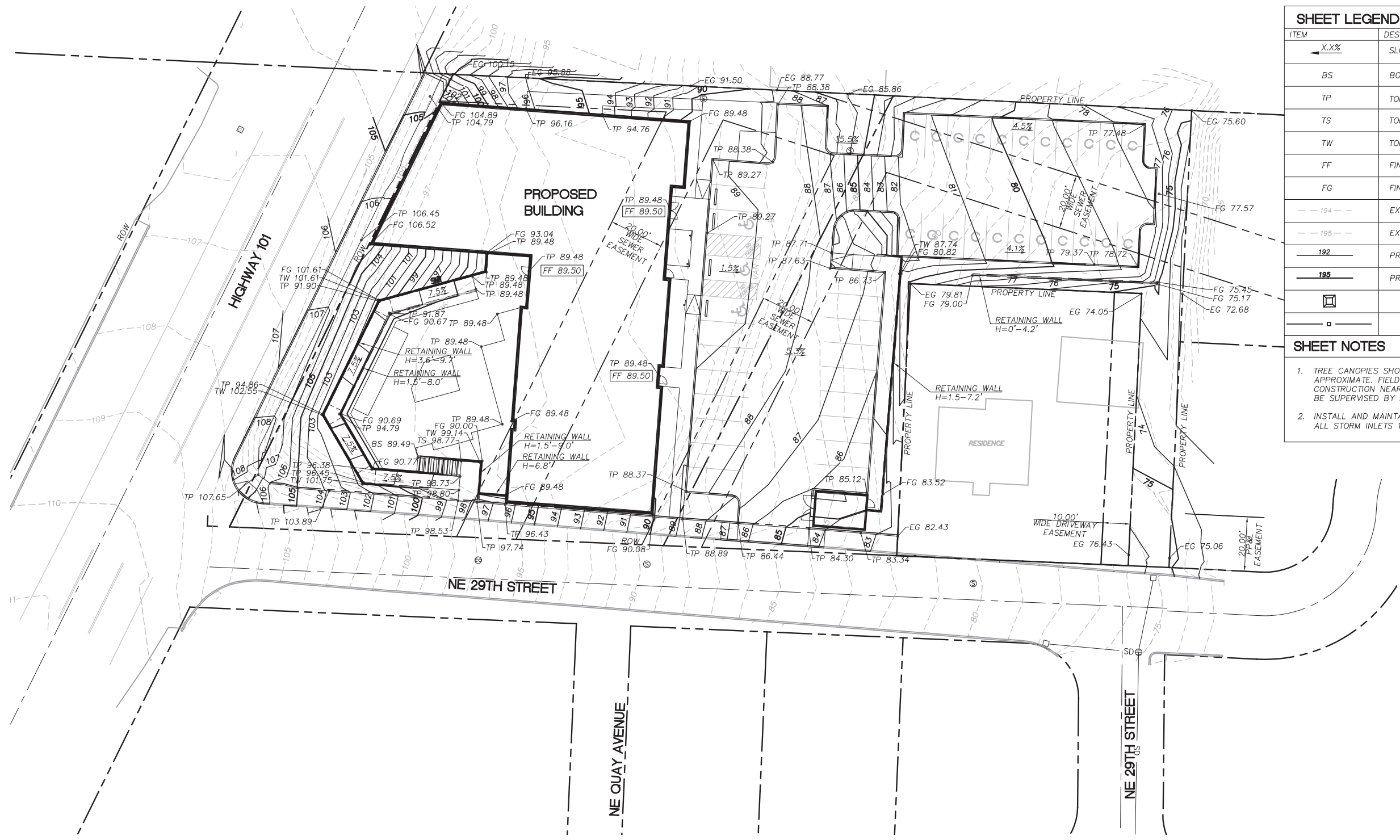
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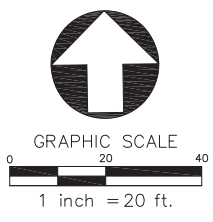
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SHEET LEGEND	
ITEM	DESCRIPTION
← X.X%	SLOPE ARROW
BS	BOTTOM OF STAIR
TP	TOP OF PAVEMENT/SIDEWALK
TS	TOP OF STAIR
TW	TOP OF WALL
FF	FINISH FLOOR
FG	FINISH GRADE
--- 194 ---	EXISTING MINOR CONTOUR
--- 195 ---	EXISTING MAJOR CONTOUR
--- 192 ---	PROPOSED MINOR CONTOUR
--- 195 ---	PROPOSED MAJOR CONTOUR
□	INLET PROTECTION
□	SEDIMENT FENCE

SHEET NOTES	
1.	TREE CANOPIES SHOWN ON PLAN ARE APPROXIMATE. FIELD VERIFY TREE EXTENTS. CONSTRUCTION NEAR ROOT ZONES NEED TO BE SUPERVISED BY AN ARBORIST.
2.	INSTALL AND MAINTAIN INLET PROTECTION ON ALL STORM INLETS 100' FROM SITE.



1 GRADING PLAN
SCALE: 1"=20'



11 x 17 - Center, Zoom 46% | 24 x 36 - Center, Zoom 100% | Vector High, Greyscale

Plot Date:

Revit File:

Appendix G

Detail Drawings
to be provided at permit
submittal

Appendix H

Maintenance Requirements
to be provided at permit
submittal

Appendix I

Geotechnical Report (Separate PDF)

