

Lincoln City

**Request for Expressions of Interest – 2018 Property Development Offering
Responses to Questions/Clarifications – issued February 26**

General

- I. **Question: Does the City have any standards for Accessory Dwelling Units (ADUs)?**
Response: Yes. Please see the Lincoln City Municipal Code 17.80.110.
http://www.lincolncity.org/index.asp?SEC=55A859F7-5E25-4659-B7BE-B0445F128F08&Type=B_BASIC
A link has also been posted to the General Information and Links page:
http://lincolncityor.govoffice3.com/index.asp?SEC=%7B0630381B-249A-4FF3-890A-E47D812761C1%7D&Type=B_BASIC&persistdesign=none&pri=0&tri=425
- II. **Question: What is the estimated building cost in Lincoln City?**
Response: For a wood-framed residential dwelling - \$113.85/sf
- III. **Question: How is the local market for contractors and subs?**
Response: There are a number of local contractors in a variety of trades – electricians, plumbers, framers, drywall, landscapers, etc. The City cannot make any representation as to the credentials, experience, or quality of any individual firm’s work. We suggest taking a look at the searchable databases for:
Energy Trust of Oregon – Trade Allies:
<https://www.energytrust.org/find-a-contractor/commercial/>
<https://www.energytrust.org/find-a-contractor/residential/>
Construction Contractors Board – License Search:
<https://www.ccb.state.or.us/search/>
- IV. **Question: How walkable (access to services) are the properties?**
Response: The walkability of each site varies. The “General Information and Links” page includes a map of the Urban Renewal Agency properties and City properties and their “Site Locations & Proximity to Services Maps.” Another resource for walkability includes: Walk Score (<https://www.walkscore.com/>).
- V. **Question: Does the City place any restrictions on vacation rentals, at least in regards to the 8 sites?**
Response: Yes. Full-time Vacation Rental Dwellings (VRDs) are allowed on the sites in commercial zones – NW 15th Street, NE 1st Street, SW 4th Street, and SW 51st Street. VRDs are not allowed at NE 25th Street, NE Reef Avenue, or Fernwood-Villages. The City does allow up to 30 nights per year at those not properties not allowing full-time VRDs). For VRDs, maximum occupancy is 3 per bedroom plus 1, up to 16, unless built to commercial standards. The City is open to considering revisions to its vacation rental ordinance if the resulting development will strongly align with the City’s objectives, specifically set forth in the RFEI selection criteria.
- VI. **Question: Will the City require all housing on any of its sites to be affordable/workforce?**
Response: No. As noted in the RFEI, the City hopes to increase its stock of affordable/workforce housing, but recognizes that one way to do so may be to allow a range of pricing, such that higher market rents (or sales prices) may be able to cross-subsidize more affordable units, thereby reducing the need for public subsidy.
- VII. **Question: What is the status of possible amendments to the tree removal ordinance?**
Response: An amendment is possible, although there is nothing pending at this time.
- VIII. **Question: What is the status of possible amendments to the zoning code to reduce minimum required parking?**
Response: Parking varies, per Lincoln City Municipal Code 17.56. Although nothing is pending at this time, the City intends to initiate an examination of its minimum parking requirement, particularly for

residential uses and even more particularly for affordable/workforce housing. The City will engage the selected developers of the affected properties in the RFEI in this endeavor.

- IX. Question: Will the City share the attendee list from the Pre-Submittal Meeting on 2-15-18?**
Response: Yes, it is available on the webpage: www.lincolncity.org/propertydevelopment.
- X. Question: Does the City have any TDR (Transfer Development Rights) provisions that apply to any of the eight sites that are being offered in the RFEI?**
Response: Please see the response below for Property #1 – Fernwood.
- XI. Clarification:** Information regarding potential archeological findings has been added to the “General Information and Links” page.

Property #1 – Fernwood

- XII. Question: Does the City have any TDR (Transfer Development Rights) provisions that apply to any of the eight sites that are being offered in the RFEI?**
Response: Only one site has any kind of TDR provision – Fernwood. The overall City property is zoned for more than 1,500 units. Because the City has already declared about 100 acres of the 300+ acre site to be perpetual open space, the City already has a “bank” of units that can be transferred on to the remaining development parcels, including the 6.5 acre Fernwood Village site that is incorporated in the RFEI. This means that if developers want to put in more than the units allowed in the Fernwood Village site, they may propose to do so, either in their initial response to the RFEI, or subsequently during negotiations should that developer be selected for the Fernwood Village site. The City would be particularly receptive to transferring some of its unit “bank” into Fernwood Village for projects that incorporate affordable or workforce housing.
- XIII. Question: What existing utilities are located at the property?**
Response: Water and sewer are located in Fernwood Loop. Wire conduits are present to, but not in Fernwood Loop.
- XIV. Question: Is there information somewhere that the units in the center of NE Fernwood Loop were taken out and a park was created? Is this set in stone?**
Response: This is being considered in the drafting of the new preliminary master plan for the Villages at Cascade Head property. This is not set in stone.
- XV. Question: Is Phase 2 of Fernwood included in this development offering?**
Response: No, but the City will entertain expressions of interest for future phases of Fernwood and the Villages.
- XVI. Question: Please describe the status of the existing Master Plan for the Villages Property which encompasses Fernwood, and any amendments to that plan.**
Response: The existing approved Master Plan is now being revised. Both the existing (Preliminary Master Plan and land use chart, now out of date due to property sale, rezoning, etc.) and draft amended master plan, are available on the website. The latest concept for the amended master plan was reviewed with positive feedback by the City Council. However, the City is open to new thinking on Fernwood, through discussions with the selected developer for future phases, including Phase 2. The amendment process is expected to be complete this spring. The concept shows the central area of Fernwood Loop (inside the loop street) as park area. Please see above responses.

Property #2 – NE 25th Street, OceanLake District

- XVII. Question: What is the status of access on NE 25th Street?**
Response: St. James Episcopal Church has approached the City about the possibility of vacating NE 25th between Highway 101 and the Church property to the east. In exchange, the Church will grant an easement allowing for access into the NE 25th Street site, utilizing both the vacated right-of-way as well as church property. The City will coordinate between the Church and the selected developer for the NE

25th Avenue site to pursue this access opportunity along with any other issues and opportunities associated with the Church.

XVIII. Question: Are there any requirements for traffic circulation (vehicle or pedestrian/bike) through this property?

Response: We would like to see a street through the property from north to south.

Property #4 – NW 15th Street, OceanLake District

XIX. Question: Can you provide a bit more clarification about parking requirements if the property develops as only commercial versus mixed-use?

Response: Parking varies, per Lincoln City Municipal Code 17.56. For retail commercial the requirement is 1 parking space for each 400 sf, plus one space per employee at normal maximum shift times. Storage spaces are excluded.

Property #6 – SW 4th Street, TND Building, DeLake District

XX. Question: Will the City consider proposals to tear down the TND Building, as opposed to rehabilitation of the existing building?

Response: Yes, the City is open to all possibilities – but we continue to believe that the best solution is an adaptive re-use of the building, preferably with a use that attracts people to the area and/or that aligns with the City’s desire to incubate new businesses.

XXI. Question: Does the TND Building have restrooms?

Response: No, but the building is plumbed for a restroom.

XXII. Question: Is there enough parking at the TND Building for commercial use? How about for mixed-use? Can on street parking be used?

Response: Parking varies, per Lincoln City Municipal Code 17.56. No new parking is required for the existing building if it is not enlarged. If repairs/remodeling in any 12 month period exceeds 50% of the value of the building (\$36,250 is current County value) then conforming parking must be provided, which may be located off site.

Property #7 – SE 32nd Street, Nelscott District

XXIII. Question: Design concepts were done for the site before the Highway 101 intersection realignment footprint was determined. Can we see the “maximum development” concept although the “minimum development” scenario is relevant?

Response: Development Concepts are now posted to the SE 32nd Street property page on the website.

XXIV. Clarification: The link for the Nelscott Gap Refinement Plan (2017) was corrected to download the final adopted plan, rather than link to the project webpage with draft plans.

Property #8 – SW 51st Street, Taft District

XXV. Question: What are the possibilities for the picnic shelter/community fireplace that sits adjacent to the SW 51st Street property frontage?

Response: The possibilities are unlimited.