DEVELOPMENT REVIEW NARRATIVE
Lincoln Sands Oceanfront Resort

I. INTRODUCTION

A. Applicant

Lincoln Asset Management

15924 Quarry Road
Lake Oswego, OR 97035

B. Property Owner

Lincoln Sands
Lincoln Sands Hotel Partners
535 Inlet Ave
Lincoln City, OR 97367

C. Applicant's Representatives

Open Concept Architecture, Inc.
208 NW 21st Avenue, Ste 201
Portland, OR 97209

D. Property Information

Tax Lots 07-11-15-AB-8800, 10200, 10300, 10400, located on the corner of NW Inlet Avenue and NW 5th Court. The property has an existing access off NW 5th Ct. The property is zoned R-C Recreation, Commercial. The site's current use is a parking lot with an access road to the adjacent property to the North.

E. Proposal

Applicant proposes constructing a permitted use new hotel structure. The applicant seeks to construct a 5 story, 21,628 sf building, while maintaining access to the adjacent property.

II. APPLICABLE LINCOLN CITY MUNICIPAL CODE REVIEW CRITERIA

In the following sections, Applicant demonstrates compliance with the applicable Lincoln City Municipal Code (LCMC) approval criteria and development standards:

CHAPTER 17.28 RECREATION-COMMERCIAL (RC) ZONE

- **17.28.020 PERMITTED USES**
  In the RC zone, the following are given as examples of those uses which meet the intent of this zone:

  A. Motels and resorts

  Response: The applicate proposes a new hotel building as part of the Lincoln Sands Resort.

- **17.28.050 SETBACK REQUIREMENTS**
  A. Front Yards. The minimum front yard shall be five feet.
  B. Side and Rear Yard. The minimum side and rear yard shall be at least five feet, except that the street side yard shall be a minimum of five feet. The side and rear yard shall be increased by one-half foot for each foot by which the building height exceeds 15 feet.

  Response: As shown on the site plan, the Front Yard Setback, on the South side of the lot along NW 5th Court, is proposed at 10'-0". The Side and Rear setbacks are 30'-8" on the West side, 39'-10" on the North Side, 33'-0" on the East side, and 20'-0" from the inside Northwest Corner. With a building height of 45'-0" the minimum setback is 20'-0". (45' – 15' = 30', 30' * 0.5' = 15', 15' + 5' = 20'-0")

- **17.28.060 MINIMUM LOT AREA**
  None required, except for motels and resorts which shall have a minimum lot area of 10,000 square feet

  Response: Tax Lots 07-11-15-AB-8800, 10200, 10300, 10400 will be merged and the west lot line of lot 8800 will be adjusted 15'-0" to the east to make the lot area 17,150 sf.

- **17.28.070 MAXIMUM BUILDING HEIGHT**
  Maximum building height shall be 45 feet, except as provided in LCMC 17.52.190 and 17.52.200.
  - **17.52.190 BUILDING HEIGHT LIMITATIONS**
    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
  - **17.52.200 BUILDING HIEGHT LIMITATIONS – GENERAL EXCEPTIONS**
    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

  Response: The building is proposed to be 45'-0" in height from the average grade. The elevator shaft will project over the 45' building height as allowed by the zoning code.

- **17.28.075 LANDSCAPING**
  Landscaping shall be provided in accordance with Chapter 17.55 LCMC.
  - **17.55 LANDSCAPING 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.

B. 15% 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: The gross area of the site is 17,150 sf, 15% of 17,150 is 2,572.50 sf. 2,572.50 sf of landscaping is required. The total lot perimeter is 550 ft., 27.5 trees, and 55 shrubs are required. Per the landscaping plan 3,499 sf of landscaping, 28 number of trees, and 55 shrubs are proposed.

- **17.28.090 OFF-STREET PARKING AND LOADING**

  Off-street parking and loading shall be provided in accordance with Chapter 17.56 LCMC.

  - **17.56.030 NUMBER OF OFF-STREET PARKING SPACES REQUIRED**

    A. Hotels require 1 space per guest room or suite plus 1 additional space for each employee

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

    2. 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 proposed building contains 18 guestrooms and 1 managers suite, requiring 19 parking spaces. 12 bike spaces are proposed. 7 public spaces and 2 staff space are proposed under the building, with 3 surface spaces, totaling 10 public and 2 staff space, 4 spaces on the adjacent site to the North will be dedicated to parking for this building. With the bike space reduction 15 spaces are required, and 16 are proposed.

  - **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.

    Response: The proposed building has a total gross floor area of 21,628 sf, requiring 1 loading space. There is a dedicated space at the end of 5th Court at services a loading space for the resort.

  - **17.56.060 MORE THAN ONE USE IN A BUILDING OR ON A DEVELOPMENT**

    A. Where more than one use is included within any building or structure, or on any single parcel, lot or development, the off-street parking and loading requirements shall be the sum total of the requirements of the various uses.

Response: The additional uses within the building are amenities to the Hotel use and won't add to the parking requirements since the people using those spaces are guest of the resort and already accounted for in the parking space calculations.

- **17.56.080 DEVELOPMENT STANDARDS FOR OFF-STREET PARKING AND LOADING AREAS FOR ALL USES OTHER THAN DETACHED SINGLE-UNITDWELLINGS, ATTACHED SINGLE-UNIT DWELLINGS, AND DUPLEXES**

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: 15 parking spaces are required for this building, 8 of the required 15 are standard size spaces (53%), and 7 are compact spaces (46%)

- **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.

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.

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.

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

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.

Response: There are 15 required car spaces required so there is 1 bike space required. 10 bike spaces are proposed in the bike storage room on the first floor of the building, and a bike rack is proposed on the West side of the building off the courtyard that can accommodate 2 bikes, totaling 12 bikes.

- 17.28.100 OTHER REQUIRED CONDITIONS

C. All commercial or mixed use buildings in the RC zone must conform to Chapter 17.74 LCMC, Design Standards.

- **17.74.060 SITE DESIGN**

11. Building Orientation.

a. Building Orientation. A building or structure must extend along at least 50 percent of the lot's street frontage(s). If the lot has more than one street frontage, this requirement shall apply to all of the lot's street frontages. This

required 50-percent building frontage must be at the back of a public sidewalk, public right-of-way, or adjacent to an area dedicated to the public.

b. Primary Building Entrance.

i. Corner Building. A primary entrance is required at the corner within 10 feet of right-of-way. Where a corner entrance is not practicable, a primary building entrance must be within 40 feet of the corner. See Figure 17.74.060-2.

Response: The proposed building has frontage along NW Inlet Ave, and NW 5th Court. The frontage along NW Inlet Ave is 60% (90'-0" / 139'-9 ½"), and the frontage along NW 5th Court is 52.5% (71'-7" / 135'-3"). A primary entrance is 4'-6" from the right-of-way.

- **17.74.070 VIEW PROTECTION**

B. Applicability. The view protection guidelines apply to all lots or parcels with frontage along streets with views of the Pacific Ocean, Siletz Bay, or Devils Lake, except for lots or parcels fronting Highway 101 which are exempt from these requirements.

C. Standard. Buildings shall be no more than 200 feet in width when constructed along streets with views of the Pacific Ocean, Siletz Bay, or Devils Lake. There shall be a minimum distance of 25 feet between buildings on one site, lot, or parcel when siting multiple structures on the same site, lot, or parcel. See Figure 17.74.070-1.

Response: The proposed building has frontage along NW Inlet Ave, which has views of the Pacific Ocean. The proposed building is 90'-0" in width along NW Inlet Ave and is the only building on the site. A 25'-0" minimum distance was maintained between the existing building, on the adjacent site to the North and the proposed building.

- **17.74.080 PEDESTRIAN SPACES**

B. Standards.

1. Required Area and Dimensions. At least three percent of every development site, excepting developments that are wholly residential, must be pedestrian space. Any pedestrian space must be at least eight feet across with a surface area of at least 64 square feet.

Response: There is a proposed 2000 sf courtyard on the West side of the building.

3. Preferred Location. The highest priority locations for pedestrian spaces are those areas with the highest pedestrian activity that have a western or southern exposure. Where no such area exists, then pedestrian space should be an extended sidewalk or walkway connecting multiple developments.

Response: The courtyard has both Western and Southern exposures, with multiple walkways to connect amenities

4. Access. All pedestrian spaces must be accessible from the public right-of-way or otherwise be connected to and visible from the public right-of-way by a sidewalk or pedestrian pathway. Connections between pedestrian spaces and the public right-of-way must be identified with a change in paving materials or

paving treatment. Use of painted concrete is not an acceptable method of identifying such connections.

Response: The courtyard has multiple walkways to connect the public right-of-way to the different amenities.

5. Weather Protection. Where a pedestrian space adjoins a building entrance, it should incorporate a canopy, awning, pergola, portico, or similar weather protection feature.

Response: There is a canopy on the West side of the proposed building that extends along the southern façade to provide Weather Protection to the building entrances from the courtyard.

- **17.74.100 BUILDING DESIGN**
  - **C. Development Standards.**
    1. Building height
       a. Minimum building height adjacent to public right-of-way
          i. 15 feet
       b. Maximum Height
          i. 45 feet

Response: The building height along NW Inet Ave and NW 5th Court is 45'-0", with a 1 story building area with a height of 10'-0".

    2. Ground Floor Windows
       a. Minimum percentage of transparent windows adjacent to public right-of-way
          i. 60%

Response: The proposed building has a first-floor wall area of 300 sf along 5th Court at a height of 30" to 80" above the sidewalk, with 180 sf of glazed opening area. Equaling 60% transparency.

    3. Building Entrances
       a. Minimum number of entrances connected to street:
          i. One entrance, and at least one additional entrance for every 40 feet of building street frontage; or An average of at least one entrance for every 90 feet, if the internal building function prevents closer entrance spacing.

Response: The frontage length along 5th Court for the proposed building 71'-7", it contains 4 building entrances spaced out to be within 40 feet of each other.

    4. Building Articulation
       a. Maximum individual wall plane size:
          i. 800 square feet
       b. Minimum recess or projection of each wall plane:
          i. Facades less than 100 feet long: 3 feet

c. Maximum length of individual wall plane
    i. 12 feet

Response: The proposed building has belt trim at the 4rd floor so all wall planes are less than 800 sf. Along Inlet Ave the stair towers project off the building 7'-7", the open balconies also add to the articulation. There are no wall planes longer that 12' on the Inlet Ave side of the building. The applicant requests an adjustment to allow less articulation along 5th Court.

d. Pedestrian Shelters
    i. Minimum along Street Frontage
        1. 75% of the building Frontage Length

Response: With the building frontage being along 5th Court, the proposed building has a canopy along the entire length of the frontage for pedestrian shelter.

D. Building Form

1. Upper Floor Setback. Building facades must step back according to following:
    a. For buildings over two stories in height, the top floor must step back at least 10 feet

Response: The top floor of the proposed building has varying setbacks on the top floor, 12'-10" on the South side along 5th Court, a total of 13'-6" on the East side along Inlet Ave, and between 5'-7" to 9'-6" on the West side. The stair towers on the East side don't setback to add to the building articulation.

E. Roof Form

1. Primary Roof Form. Buildings with a street-facing facade width less than 50 feet must have sloped roofs. Secondary roof forms may include towers, dormers, turrets or other features with rounded, shed, pyramidal, or crossing elevations.

Response: The street-facing facades are wider than 50 feet, so a sloped roof is not required

3. Flat Roofs. Buildings with flat roofs must have projecting cornices to create a prominent edge 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.

Response: The proposed building has a low slope single pitched roof, that overhang the façade and have a built-up cornice.

4. Decks and Balconies. Decks and balconies on upper stories should be designed so that they do not significantly increase the apparent mass of the building within the required upper story step backs. Mixed use building facades adjacent to streets and pedestrian spaces should provide balconies of a sufficient depth that are integrated into the structure and fully functional.

Response: All decks and balconies are inset into the building's façade so they don't increase the mass of the building.

F. Building Articulation

a. Changes in Plane. Building elevations must incorporate offsets or divisions to reduce the apparent building scale and to improve aesthetics of large buildings. Walls of a structure must be in distinct smaller areas or planes to minimize the appearance of bulk as viewed from any street, pedestrian space, or adjacent property.

Response: The proposed building incorporates several plane changes including, Recesses entries, Stepped parapets, railings, a building base, canopies, color changes, wood screens and roof overhangs.

2. Vertical Elements. All architectural elevations of buildings over 25 feet in height visible from public right-of-way or pedestrian space must have a clearly discernible base, body, and cap. The base and cap must be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture.

a. Base. The base must occupy the lowest portion of the elevation using articulation and weightier materials such as concrete and must have a height of at least three feet.

b. Body. The component described as the body must constitute a minimum of 50 percent of the total building height.

c. Cap. The cap must occupy the highest portion of the elevation, excluding the roof, and must have a dimension that does not exceed the height of the base. The cap must consist of a cornice, parapet, awning, canopy, eave, or other architectural treatment that visually performs in the same manner.

Response: The proposed building has a Board Formed Concrete base that is 9'-6" tall, the body makes up 60% of the total building height and is clad mostly in a dark colored tight knot cedar siding. The cap is the top story of the building with is 9'-4" tall, it consists of large roof overhangs with cornices, a material color change from the body, along with parapet walls, and railings.

3. Horizontal Lines.

a. Multi-story buildings must have designs that establish prominent horizontal lines and avoid blank walls. Examples of such horizontal lines include: the base below a series of storefront windows; an existing awning or canopy line, or belt course between building stories; and/or an existing cornice or parapet line. It is not necessary for new lines to match existing lines.

b. Use of awnings, canopies, belt course, or similar detailing, materials and/or fenestration must distinguish between street level and upper floors.

Response: The proposed building has canopies that create a separation between the street and uppers floors, as well as belt trim to break up the body of the building. The use of exterior corridors adds to the prominent horizontal lines and further articulates the façade.

G. Entrances.

1. 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.

Response: The primary building entrances are provided with canopies that extend 5' from the face of the building.

2. Transparency. Ground level entrances must be at least partly transparent, accomplished with a window in the door, a transom window above the door, or sidelights beside the door.

Response: All ground level entrance are full light doors, most incorporate sidelights.

3. Corner Entrances. Corner buildings that do not have at least one corner entrance must provide a corner plaza consistent with LCMC 17.74.080 or architectural features honoring the corner as a pedestrian space, such as an alcove with seating, public art, a vertical building element such as a tower, or other feature as approved by the review authority.

Response: The proposed building has a corner entrance accessed from 5th Court.

4. Accessibility. Accessibility must be consistent with Americans with Disabilities Act (ADA) standards and applicable building codes. Wheelchair ramp design must incorporate materials and detailing similar to the base of the building.

Response: Walkways throughout the site are ADA compliant.

H. Windows/Transparency.

1. Ground Floor Windows.

a. Consistent with a desired storefront character, and to avoid blank walls, each individual wall plane must contain partial transparency in the form of windows, windowed doors, or transom windows.

b. The required percentage of ground floor transparency in the individual wall plane must be placed in the area of that wall plane that is between 30 and 80 inches above the sidewalk grade.

c. Ground-floor elevation windows must be framed by piers or pilasters at their sides; awnings, canopies, or trim/hoods at their top; and kick plates or bulkheads at their base.

d. Decorative detailing and ornamentation around windows is encouraged, but is not required.

Response: The ground floor facades contain multiple sections of transparent storefront and doors, each has a canopy at its head, and a bulkhead at the storefront. The decorative nature of the board formed concrete wall will frame the openings. The transparency calculations for section 17.74.100 are measured between 30 and 80 inches above the sidewalk.

2. Upper Floor Windows. Upper-floor window orientation must be vertical or have a width that is no greater than the width of the ground-floor window immediately below it. Upper-floor windows should follow the vertical lines of the lower-level piers and the horizontal definition of spandrels and any cornices.

Response: All upper story windows have a vertical orientation.

3. Transparency for Non-Street-Facing Elevations. The transparency standard must be met for any non-street-facing elevation that faces a pedestrian space or that contains a primary entrance.

Response: The wall area facing the pedestrian space is 275 sf, the transparency area is 138 sf. (50 %)

5. Prohibited Windows. Highly tinted, opaque, or mirrored glass (except stained-glass windows) do not meet the intent of this section and are prohibited.

Response: Highly tinted, opaque, or mirrored glass is not proposed.

I. Pedestrian Shelters and Weather Protection.

1. Required pedestrian shelters must extend at least five feet over the pedestrian area, with a minimum clearance of 12 feet between the shelter and sidewalk surface.

Response: The proposed canopies extend of the walkways 5', they are 8'-8" clear between the canopy and sidewalk surface. The applicate request an adjustment on the clearance space below the canopies.

2. Required pedestrian shelters must shed rain away from building entrance(s), be proportionate to the building in their dimensions, not obscure the building's architectural details, and be below any mezzanine or transom windows.

Response: Rain from the canopies will be shed away from the building towards the planting areas.

4. Pedestrian shelters must match the width of storefronts or window openings and be integral to the overall composition of the building. Designs must address the location and function of the shelter, building codes, architectural compatibility, durability, and right-of-way constraints, if any.

Response: The canopies extend the entire length of the wall planes they are adjacent to.

5. Pedestrian shelters must be made of glass, metal, or a combination of these materials. Fabric awnings are not permitted.

Response: The canopies are proposed to be exposed wood structure with metal trim, to match the aesthetic of the surrounding structures. The applicant requests an adjustment for the use of wood as a shelter material.

J. Materials and Color.

1. Primary Materials.
    a. Exterior building materials must consist predominantly of unfinished wood, painted or natural-stained wood, fiber cement lap siding, stone, rusticated concrete block, or comparable cladding.
    b. Rough-hewn wood, timbers, and metals may only be used as accents or secondary exterior materials, and not as the primary exterior cladding.
    c. Corrugated metal, foam/synthetic stucco, vinyl, and similar materials shall not be allowed.
2. Secondary Materials.
    a. Any of the materials listed as primary exterior building materials also may be used as secondary materials or accents.
    b. Metals such as copper, steel, iron, bronze and similar-appearance metals may be used as trims or accents when compatible with the overall building design.
3. Change in Materials.
    a. Elevations must incorporate changes in material that define a building's base, middle, and top and create visual interest and relief.
    b. Side and rear elevations that do not face a public right-of-way, street, public parking area, pedestrian space, or a public park may utilize changes in texture and/or color of materials in the interest of affordability; provided, that the design is consistent with the overall composition of the building.

Response: As shown on the elevations the Exterior building materials are proposed to be Board Formed Concrete, Painted and Natural-Stained Wood, and Wood trim. The buildings base, middle, and top are proposed to have different primary siding materials from each other, and all sides of the building will be treated the same.

7. Color.
    a. Muted and subtle earth tones or neutral colors, that are low-reflectance shades, are preferred as the primary colors of buildings. Natural wood finishes are encouraged.
    b. Coordinated Color. Color schemes must be simple and coordinated over the entire building to establish a sense of overall composition. Color schemes must tie together signs, ornamentation, awnings, canopies and entrances. Color choices must address the following:
        i. Base Color. Maximum of one base color for every 25 feet of the front elevation. One base color for the entire front elevation is preferred; and
        ii. Accent Color. Up to two accent colors, except where precedent exists for using more than two colors with some architectural styles.
    c. Metals. Metals must have a brushed finish or be painted in muted earth tones or neutral colors to minimize glare.

d. Prohibited Colors. Luminescent, sparkling, neon and "day-glow" colors are not acceptable, except that neon signs are allowed subject to applicable sign codes.

Response: All exterior colors will be neutral colors, consistent with the aesthetic of the surrounding buildings.

K. Sustainable Design.

1. When used, sustainable technologies must be an integral part of the building's form and must be designed to include exterior elements visible from public right-of-way. The review body will make the final determination as to the design integration and appropriateness of sustainable elements.

2. Consider passive heating and cooling techniques during building design.

3. Control solar heat gain and glare using external shading devices.

4. Solar panel installations must minimize glare reflected onto adjacent properties.

5. All overhanging elements must be at least eight feet above the adjacent sidewalk or grade

Response: The proposed building incorporates green roofs to assist storm water management. It also has large overhangs and inset balconies to control solar heat gain.

IV. CONCLUSION

The above summary of finding and the attached documents are consistent with the provisions of the Lincoln City Municipal Code. Therefore, Applicant respectfully request approval for the proposal as a permitted use Hotel.