



Anne Marie Skinner
Lincoln City
801 SW Hwy 101, Suite 301, PO Box 50
Lincoln City, OR 97367
541-996-2153

Project: Lincoln Sands – Center Building
Project Address: 525 NW Inlet Ave., Lincoln City OR 97367
Application: DEV REV 2022-11

Dear Anne Marie Skinner,

We are writing to you to request an adjustment to LCMC Chapter 17.74.100(C) Development Standards, for the Lincoln Sands Center Building Project.

Providing recesses or projections of 3 feet on the South Wall of the proposed building presents difficulties due to the nature of the allowed Hotel use. Hotel rooms with straight walls are optimal, as recesses and projection in the rooms interfere with the required furniture layout and space requirements.

To meet the intent of the standard the building has the following features:

- There is a recess at the Southeast corner of greater than 3' to add articulation to the building.
- The open-air balconies extend to the South Elevation providing openings in the façade with guardrails.
- There is belt trim at the 4th floor level that separates the wall plane up to areas less than 800 square feet.
- The pedestrian shelter extends the entire length of the Southern frontage, which is greater than the 75% requirement.
- The building meets the minimum building height of 15', and maximum height of 45'.
- The Ground floor window transparency is 60% of the wall plane to meet the requirement.
- There are 4 building entrances along the South façade meeting the requirement of at least one entrance for every 40 feet of building street frontage.

In conclusion we would like to request an adjustment to the forementioned development standard.

Thank you for your time.

Matthew Oest
Senior Technical Designer
Open Concept Architecture
401.413.7874



Mailing: PO Box 4008, Wilsonville, OR 97070
Office Locations:
249 SW 9th Ave. Dundee, OR 97115; 208 NW 21st Ave, Ste 201, Portland, OR 97209
139 W. 2nd Ave, Suite 6, Cannon Beach, OR 97110, 1777 SW Chandler Ave, Ste 260
Bend, OR 97702

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