

MEMORANDUM

<i>To:</i>	Lincoln City – Planning & Community Development	<i>Date:</i>	03/28/2024
<i>From:</i>	Ben Taylor, Clark Kjos Architects		
<i>Project:</i>	Samaritan North Lincoln Hospital – Retail Pharmacy	<i>Project #</i>	23039
<i>Subject:</i>	Land Use Narrative		

Project Scope:

Renovation of approximately 1,800 sf within existing medical office building to provide new retail pharmacy. Reconfiguration of existing parking layout to include new pharmacy pick-up drive aisle.

Chapter 17.24 - PROFESSIONAL CAMPUS (PC) ZONE:

Project is located within PC Zone and use conforms to 17.24.020 (C) *Hospitals and accessory uses such as pharmacies, and related health facilities, sanitariums, nursing homes, residential homes and assisted living facilities*

17.24.050 Setback requirements.

Project is with an existing building on campus, with a minor expansion to the east, to accommodate a pharmacy pick-up window. No expansion toward the existing front or side setbacks will occur.

17.24.060 Maximum building height:

Existing building height is approximately 12’10” above finish grade, which conforms to the max building height of 45’.

17.24.065 Landscaping:

*Refer to A1.00 & A1.10 drawings for additional information.

17.55.030 (A): Maximum Impervious Surface: New Impervious area is 46%, which conforms to the max allowable of 55%

17.55.030 (B): Existing landscaping exceeds the minimum requirements outlined. Approximately 25 small trees, which are 7’ tall with a 2” caliper diameter, will be removed as part of the supplemental north parking expansion. Refer to Addendum drawings A & B for existing campus landscaping.

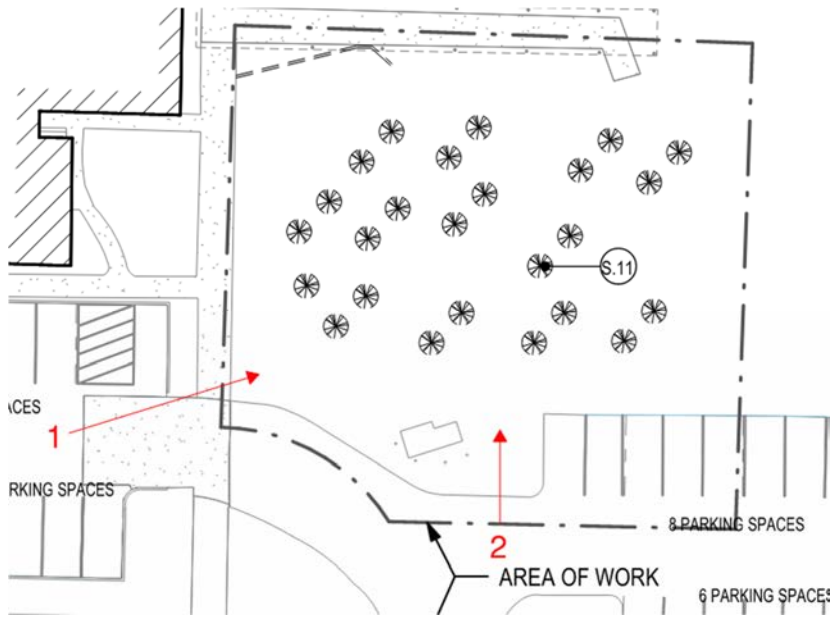
LOT PERIMETER: 3193 LF

1/TREE PER 150 FEET OF TOTAL LOT PERIMETER

TREES REQUIRED:	23
EXISTING TREES:	345
TREES REMOVED:	25
TREES TO REMAIN:	320

*See site photos below

MEMORANDUM



View Key:



View 1

MEMORANDUM



View 2

1/SHRUB PER 30 FEE OF TOTAL LOT PERIMETER

SHRUBS REQUIRED: 107
EXISTING SHRUBS: 9,022

17.24.080 Off-street parking and loading:

*Refer to A1.00 & A1.10 drawings for additional information.

Total campus required parking is 292 spots. There are 292 existing parking spaces. The new development will provide 297 spaces, which exceeds the required amount.

End of Memo

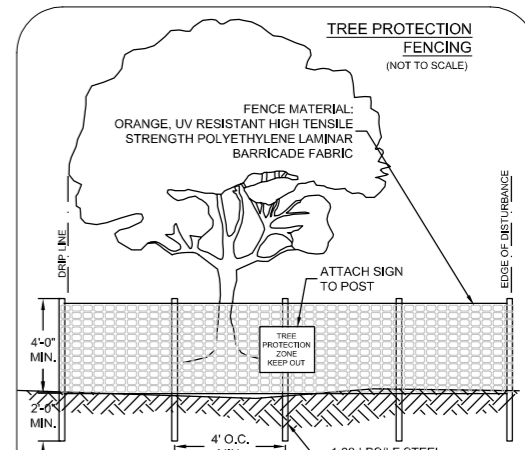
Attachments:

ADDENDUM 1 – C2.2 - Tree Removal & Protection Plan

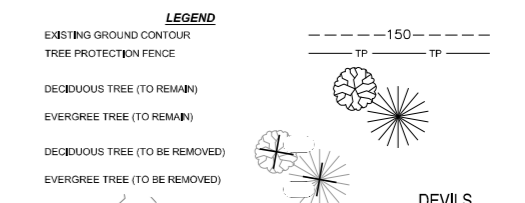
ADDENDUM 2 – Samaritan North Lincoln Hospital - Landscape Renovation Plan

*Note drawings from past projects on Hospital campus

NE 30TH STREET



- NOTES:
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED, AS ILLUSTRATED.
 2. INSTALL TREE PROTECTION FENCE AT DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300-FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDE OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH AND SPANISH: " TREE PROTECTION ZONE - KEEP OUT".
 4. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
 5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.



TREES DAMAGED DUE TO WINTER WIND STORM AND SUBSEQUENTLY REMOVED W023 - W027, W029, W048 - W053, W065, W066, W080, W098, W099, W196, W197, W210, & W212 - W214

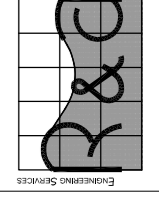
TREES TO BE REMOVED TO CLEAR HELICOPTER FLIGHT PATH W028, W030 - W032, W035 & W036

TREES REMOVED TO AT THE REQUEST OF THE OWNER W169 & W172

TREES REMOVED TO ACCOMMODATE THE HALF STREET IMPROVEMENTS W023 - W027, W029, W108, W132, W133, W135 - W138, W144, W146, W147, W150 - W167, & W171

SITE PLAN
SCALE: 1" = 40'

Reece & Associates, Inc.
321 First Avenue East, Suite 3A
Albany, Oregon 97321
Phone: 541-926-2428
Fax: 541-926-2466
PLANNING SERVICES



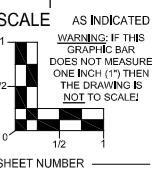
RENEWS: 12/31/20

**NEW SAMARITAN HOSPITAL
TREE REMOVAL & PROTECTION PLAN**

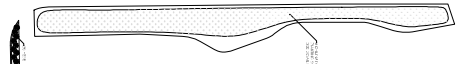
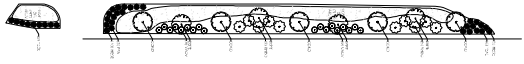
SAMARITAN NORTH LINCOLN HOSPITAL
LINCOLN CITY, OREGON

PLAN REVISIONS	DATE	BY
Addendum 4	08-12-2018	MJR
Addendum 5	12-12-2018	MJR
Addendum 6	12-20-2018	MJR
Addendum 7	04-24-2019	MJR

PROJECT NO.	SKA1701
DATE	10-24-2018
DESIGNED	M. RICCIPELLI
ENGINEER	D. REECE
CHECKED	E. SCOTT



SHEET NUMBER
C2.2



GENERAL NOTES

1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR LANDSCAPE INSTALLATION AND MAINTENANCE, 2008 EDITION, AS AMENDED BY THE 2010 AND 2012 EDITIONS, PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS (NALS).

2. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR LANDSCAPE INSTALLATION AND MAINTENANCE, 2008 EDITION, AS AMENDED BY THE 2010 AND 2012 EDITIONS, PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS (NALS).

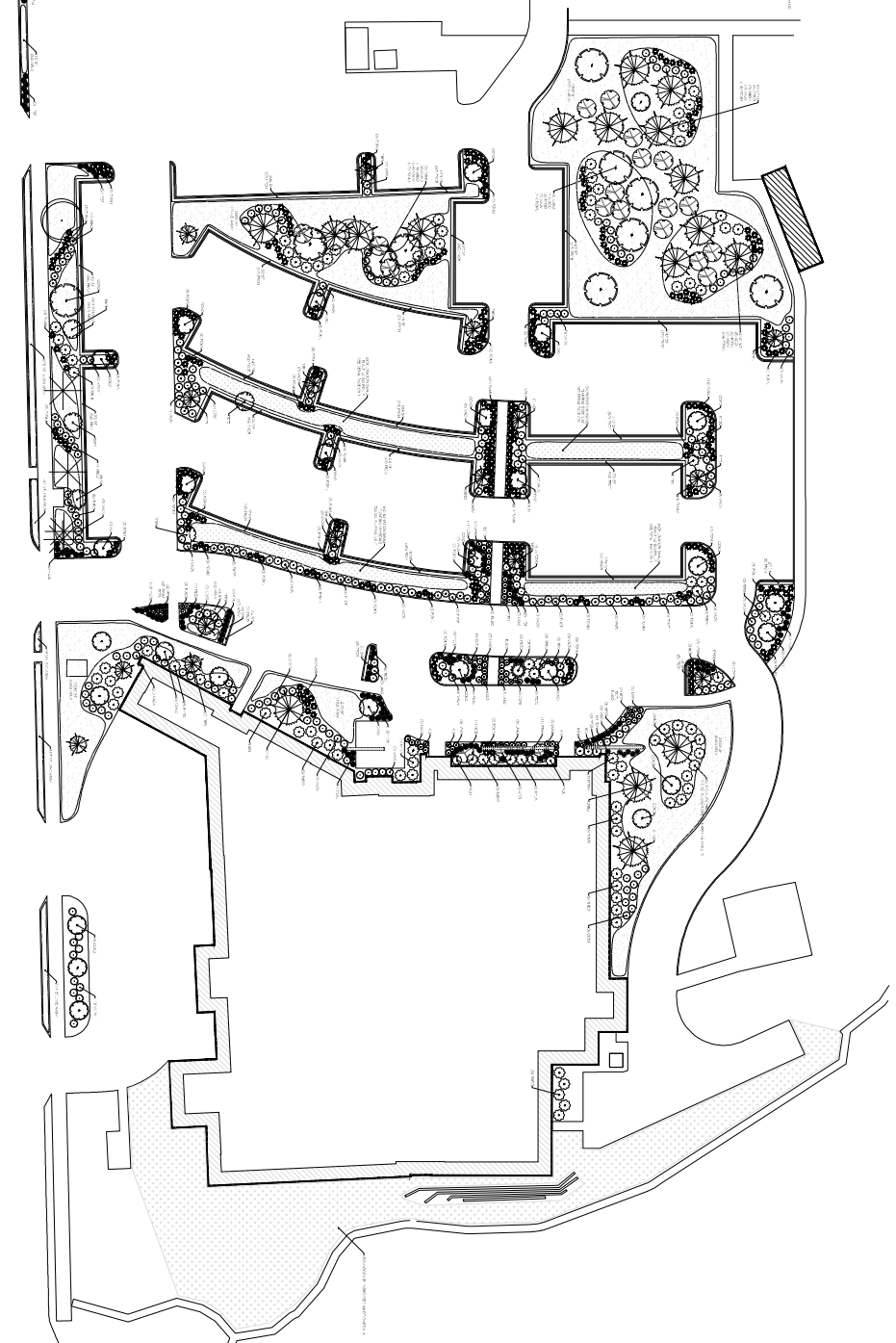
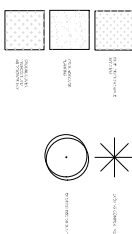
PLANTING NOTES

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PLANTING SCHEDULE

NO.	PLANTING	QUANTITY
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 Portland, Oregon 97206
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 360.737.3755 tel, WA
 503.777.2399 fax
 www.dennis7dees.com



Landscape Renovation Plan

New Samaritan Hospital
 Samaritan North Lincoln Hospital
 Lincoln City, Oregon

DESIGNER: TRAVIS MCCLEAIN
 DRAWN BY: MICHAEL PROIDE
 DATE: MAY 20, 2019
 REVISION: APRIL 10, 2020