

**Lighthouse Village Supportive Housing
Development Review Application - Narrative**

Land Use Application

17 April 2024

Project Contact: Jacline Vargas / Jeremy Cogdill; Open Concept Architecture
Property Owner(s): Housing Authority of Lincoln County, et. al. (refer to attached list of owners)

1. Project Description:

New construction of a **28-Unit (Approx. 24,000 S.F.) 3-Story affordable housing development** in Lincoln City Oregon. The proposed housing will have community spaces, and offices on the ground floor. The site is proposed to be landscaped to include a common park area, a common patio, and an entry garden. The site and building are carefully planned to achieve better living conditions for the intended tenants. Therefore, the design incorporates many building features and elements that promote and support better mental health, a sense of community, and a higher quality of life. The development will consist primarily of one-bedrooms, with a few two-bedrooms that allow for SPMI (Severe and persistent mental illness) members needing in-unit care. Health service provider offices are also included in the program so that tenants can have direct access to care on-site. Attention is placed on increased building security to prevent unauthorized access and keep residents safe. Units and site elements have been designed with ADA accessibility in mind, including an accessible garden walkway and accessible community spaces. A Health and Human Services Clinic on the adjacent site will provide medical and health services to low-income households and individuals, particularly those with mental and behavioral health needs.

2. Site Information:

Project Address: 4225 U.S. Highway 101, Lincoln City, OR 97367
Site Area: 30,217 Sq. Ft. (0.69 Acres) *Refer to the partition application PAR 2023-03
Zoning Designation: General Commercial (GC); Multi-Unit Residential (RM)
Current Use: Residential Single Family
Tax Map/Lot: MAP 07-11-02-B0-01000; Lot: 1000

3. Code Compliance Title 17 Zoning - Applicable Standards:

Chapter 17.20 – Multi-Unit Residential (RM) Zone
Chapter 17.52 – Supplementary Regulations and Exceptions
Chapter 17.55 – Landscaping standards
Chapter 17.56 – Off-Street Parking and Circulation
Chapter 17.74 – Design Standards

A. Chapter 17.20 – Multi-Unit Residential (RM) Zone

- **17.20.020 – Permitted Uses**
 - o **Proposed** - Multi-Unit Dwellings.

- **17.20.050 - Development Standards**
 1. Minimum Lot Width
 - o **Code Prescribed** – 25 Feet
 - o **Existing/Proposed** – All sides of the perimeter of the existing lot are greater than 25 feet. Side Interior (West) – 160 Feet; Rear – 176.08 Feet; Side Interior (East) – 211.47 Feet; Front (Interior Flag) – 160.84 Feet; Front (Flag) – 25 Feet.
*Refer to the partition application PAR 2023-03

 2. Minimum Lot Area (Square Feet)
 - o **Code Prescribed** – 2,500 Square Feet.
Existing – 30,217 Sq. Ft. (0.69 Acres) *Refer to the partition application PAR 2023-03

 3. Minimum Density
 - o **Code Prescribed** – 15 dwelling units per net acre.
 - o **Proposed** – Total is 28 dwelling units on a site that is under an acre.

 4. Maximum Building Height
 - o **Code Prescribed** – Primary Building: 40 Feet
 - o **Proposed** - 40 Feet Average Height

 5. Minimum Building Setbacks
 - o **Code Prescribed / Proposed**
 - o Front Required – 5 Feet / Proposed – 7' -6"
 - o Rear – 5 Feet / Proposed 8 Feet
 - o Side Interior – Proposed 5 Feet
 - o No Garage/Carport proposed.

 6. Maximum Building Coverage
 - o **Code Prescribed** – 65 Percent
 - o **Proposed** – 30 Percent < 65 - Complies.

 7. Usable Open Space
 - o **Code Prescribed** – A minimum of 75 square feet of usable open space per dwelling unit. 75 SF x 28 Total Units = 2,100 SF total open usable space required.
 - o **Proposed** – Park – 1,450 SF; Entry Garden – 360 SF; Common Patio/ADA Ramp – 1,370 SF; Pergola Rest Area – 250 SF.
 - o Total proposed = 3,430 SF > 2,100 SF – Complies



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B. 17.52 - Supplementary Regulations and Exceptions

- 17.52.030 - Access Requirement

- **Code Prescribed** - Every lot shall abut a street, other than an alley, for at least 25 FT.
- **Proposed** – Proposed Access Road (Flag) 25 Feet wide.
*Refer to the partition application PAR 2023-03

- 17.52.060 Clear-vision Requirement

- **Code Prescribed** – 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.
- **Proposed** – The zone designation for this property is General Commercial (GC). Thus, the clear-vision triangle for the proposed commercial driveway shall follow Figure 17.52.060-4 for driveways in commercial zones. The entry location of the proposed driveway has a clear vision of 10 feet extending from the point of intersection with the right-of-way line and a second side along the right-of-way line extending from the point of intersection with the edge of the commercial driveway 50 feet. This area is proposed to be free of obstructions (including but not limited to plantings, fencing, or other temporary or permanent obstruction) from two-and-one-half feet to eight feet above the grade of the street.

- 17.52.150 Exterior Lighting

- **Code Prescribed** – All lighting must be shielded to avoid glare, light pollution (night sky), and light spillover onto residential properties. Shielding must be integral to the light fixture and direct light downward. Light poles must not exceed a height of 20 feet. Luminance at the property line, or no more than five feet over the property line, must be zero. The maximum initial luminance of parking lots must not exceed four foot-candles. Up-lighting is prohibited. The maximum illumination limits for wall washing are one foot-candle for dark colored surfaces and one-half foot-candle for light colored surfaces. Pedestrian ways and building entrances not otherwise illuminated by building-mounted lights or streetlights must provide between one and two foot-candles of light from bollards, step lights, or other low-profile fixtures that are appropriate for walkways and plazas. The manufacturer's data or measurement must demonstrate conformance with this section. Cut sheets, a photometric plan analysis, and an exterior lighting plan showing the locations, types, sizes, and heights of all exterior lighting fixtures shall be included with the applicable application submittal.
- **Proposed** – An exterior lighting plan and the related fixture cut sheets are included with this application. All selected fixtures are shielded to avoid glare and light pollution. The selected light poles are proposed to not exceed a height of 20 feet. The photometric plan



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analysis submittal is requested to be deferred from this submission and it is acknowledged that the submission of the photometric analysis is to be included in the building permitting application.

- **17.52.170 Solid waste, garbage, trash, recycling, and composting receptacle storage areas.**
 - o **Code Prescribed** – All solid waste, garbage, trash, recycling, and composting receptacles shall be located within a building or within an enclosure which screens the receptacle from the view of adjacent property and from right-of-way.
 - o **Proposed** – One (1) Trash Enclosure; 10 ft x 18 ft in Size; Masonry wall screening and wooden gates for access to receptacles. Wooden Gates to match wood finish on proposed residential building and include gate stops.

- **17.52.180 Placement and Screening of Mechanical Equipment**
 - o **Code Prescribed** – Mechanical equipment installed on or near a building to be used to serve the building or a function performed therein, shall be screened from the ground level view from adjacent property and from right-of-way. Ground-mounted mechanical units shall be limited to the sides or rears of buildings and screened from view from adjacent property and from right-of-way.
 - o **Proposed** – Approximately 30 ground floor mounted condenser units are proposed. The exact placement and design are TBD by the Mechanical Engineer. The units are to be placed on the side and rear of the proposed building and will be screened using landscaping.

- **17.52.300 Traffic Impact Study (TIS) Requirements**
 - o **Code Prescribed** – A TIS shall accompany a land use application.
 - o **Proposed** – A Traffic Impact Study (TIS) has been submitted along with this application.

C. 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.**

Landscape Coverage

- o **Code Prescribed** - Landscaping is required on all portions of the site not covered by buildings, structures, or impervious surfaces.
- o **Proposed** – Landscaping is proposed on all portions of the site not covered by buildings, structures, or impervious surfaces.
 - o Square Footage of Landscape Cover Proposed: 6,577 SF.
 - o Square Footage of Impervious Surfaces: 23,640

Planting Count



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- **Code Prescribed** - Existing plants and trees that are healthy and noninvasive count towards the tree and shrub requirement below, provided they will be protected during development adequately enough to ensure future preservation. At a minimum, the site shall contain the following spaced and/or grouped according to best planting practices and aesthetics:
 - One tree per 100 feet of total lot perimeter
 - One shrub per 30 feet of total lot perimeter
- **Proposed** – Plantings will be native to the pacific northwest, selected from Lincoln City’s guide to landscape selections, and/or certified by written and signed statements from Oregon licensed landscape architect as suitable for the conditions.
 - Total number of trees required: 9 (820 LF) / Proposed: 32 Trees
 - Total number of shrubs required: 28 (820 LF) / Proposed 94 Shrubs

Parking Islands

- **Code Prescribed** - 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.
- **Proposed** - Each island will have one tree, sized appropriately for the area of the island. The remainder of the island will be covered with shrubs and/or living or nonliving ground cover.

2. **17.56 - Off-Street Parking and Loading**

17.56.030 Number of Off-Street Parking Spaces Required. As per Table 17.56.030-1.

- **Code Prescribed** – (17.56.030-1 (A2)) multi-unit dwelling containing three or more dwelling units = 1 Space per dwelling Unit.
- **Calculation** – 28 Dwelling Units x 1:1 Parking = 28 Total Parking Spaces Required
Affordable Housing Reduction 28 x 20% = 5.6 ~ 6 Spaces Reduced
Bicycle Parking Reduction 28 x 20% = 5.6 ~ 6 Spaces Reduced
28 Total Required – 12 Reduction = 16 Allowed Parking spaces
- **Proposed** – 7 Standard Parking Spaces
1 Standard ADA + 1 Van = 2 Parking Spaces
8 Compact Parking Spaces
Total 17 Parking Spaces Proposed (52% Standard / 47% Compact)

Parking Reduction Justification:

- Due to the nature of the tenants that will occupy this building many of them will not have motor vehicles.
- The service providers visiting the tenant will be from the future client on the adjacent site to the south of the property, not requiring additional parking.

17.56.090 Bicycle Parking

Number of Bicycle Spaces Required



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- **Code Prescribed** - One bicycle parking space, as defined in subsection (D) of this section, is required for every 20 vehicle parking spaces required.
- **Calculation** – 28 Required Vehicle Parking Spaces (1:20) = 2 Bicycle Parking Spaces
- **Proposed** – 12 Bicycle Parking Spaces

Access to Proposed Bicycle Parking

- **Code Prescribed** - 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.
- **Proposed** – An unobstructed walkway of at least 5 feet is proposed for bicycle parking on the upper lot. This includes a 5-foot concrete sidewalk at the area of bike parking, a crosswalk striped accordingly on the parking lot drive aisle, and a 5-foot sidewalk in front of the building/entrance. The bicycle parking at the ground floor entry is adjacent to the entrance location and contains an unobstructed path of 5-feet to the entry.

Location of Proposed Bicycle Parking

- **Code Prescribed** - 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.
- **Proposed** – Both the upper parking and lower parking spaces for bicycles are within 100 feet of an entrance. The upper bicycle parking location is 85'-10" from the second-floor entrance, and the lower bicycle parking is 24'-8" from the ground floor entrance. Both areas are well lit (refer to the lighting plan) and clearly visible.

Dimensions of Proposed Bicycle Parking

- **Code Prescribed** - Each bicycle parking space shall be at least two feet by six feet with a vertical clearance of six feet.
- **Proposed** – Each bicycle parking space is a size of 2'x6'. Refer to sheet LU23 on the architectural drawing set, for details of the bike parking and its corresponding dimensions.

Security of Bicycle Parking Spaces

- **Code Prescribed** - 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.
- **Proposed** – The bicycle parking is composed of several stationary racks that are proposed to be anchored to the concrete below it. The racks will allow bicyclists to lock their bicycles to them and thus provide security for each space.

3. 17.74 - Design Standards

17.74.130 Building Form



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- **Code Prescribed** - All buildings must incorporate elements to preclude blank building elevations facing a public right-of-way (Figure 17.74.130-2). Along the facade of the structure, such features must occur at a minimum of every 100 lineal feet, with each floor containing at least one of the following features:
 - Roof line offset of at least two feet.
 - An offset on the building face of at least eight inches.
 - A section of the facade, at least four feet in width, that is either recessed or bumped out at least one foot deep from the front wall plane.
 - A recessed building entry at least two feet deep.
 - A balcony at least four feet deep and eight feet wide.
 - A covered porch at least two feet deep.
 - Recess with a minimum depth of four feet; or
 - Extension projecting a minimum of two feet and running horizontally a minimum of four feet.
- **Proposed** – Several design elements are incorporated from the above list into the design beyond the required minimum of (1) one as follows:
 - A roof line offset of at least two feet between the three main roofs.
 - An offset of 2 feet is incorporated into the building’s main and rear facades.
 - The entry section of the façade is bumped out 6 feet from the front wall plane.
 - Recessed building entry of four feet deep.

Roof Form

- **Code Prescribed** - Sloped roofs are the preferred form for buildings, and flat roofs should be avoided. Sloped roofs must have a pitch between 3:12 and 12:12. Mono-pitch (shed roofs) must have a pitch of at least 2:12. Dual-pitched or hipped “mansard” and A-frame roof forms are not permitted. Sloped roofs are the preferred roof form for buildings with a front facade width 50 feet or greater.
- **Proposed** – All roofs on the proposed building are sloped roofs and no flat roof areas are proposed. The main roof is a gable roof and has a 3:12 pitch. The two side roofs are shed roofs which have a 2:12 pitch. The two smaller center roofs on the front and rear of the building are gables with a pitch of 7:12.

Building Entrances

- **Code Prescribed** – 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. 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. Each building must have at least one ADA-compliant entrance connecting required parking to the building.
- **Proposed** – The proposed building has a clearly defined primary entrance marked by a smaller gabled roof than the primary roof and a recess in the entrance of 6-feet in depth. There are two ADA-complaint entrances. One is located on the second floor on grade to the upper parking lot and another on the ground level on grade with the lower parking lot.

Building Windows



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- **Code Prescribed** – 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.
- **Proposed** – Only the South and East elevations front either the main entrance or public right of way. Refer to their respective transparency calculations below:
 - a. The south elevation has a window transparency of 364 SF. out of the 1,950 SF. total area of the elevation. This equals 19% area of transparency which is above the 15% minimum.
 - b. The east elevation has a window transparency of 624 SF. out of the 3,345 SF. total area of the elevation. This equals 18.65% area of transparency which is above the 15% minimum.

Building Materials

- **Code Prescribed** – 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.
- **Proposed** – The exterior building materials include: Fiber Cement Lap Siding, Fiber Cement Shake Siding, and primed trim and fascia boards.

Building Colors

- **Code Prescribed** – 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.
- **Proposed** – The proposed building colors are low reflectance, muted or neutral tones, such as gray, natural wood, white and black.

Garage Requirements

- **Code Prescribed** – Garage and carport design and construction must use the same architectural features and exterior materials and colors as the primary building.
- **Proposed** – No garages are proposed on this development.

4. 17.80 - Provisions Applying to Special Uses

17.80.200 - Affordable Housing

- **Code Prescribed** - A. Affordable housing shall be allowed, and shall not require a zone change or conditional use permit for affordable housing on property if:
 1. The property upon which the housing sits is owned by a public body, as defined in ORS 174.109; or



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- 2. The property upon which the housing sits is owned by a nonprofit corporation that is organized as a religious corporation; or
 - 3. The property is zoned for commercial uses; or
 - 4. The property is zoned to allow places of worship; or
 - 5. The property is located on public lands.
- **Proposed** – The property is zoned for commercial use – General Commercial (GC).
- **Code Prescribed - B.** The provision for allowing affordable housing in the planned industrial (PI) zone only applies if:
 - 1. The property is publicly owned property;
 - 2. The property is adjacent to lands zoned for residential uses or schools; and
 - 3. The property is not specifically designated for heavy industrial uses.
 - **Proposed** – The property is not in a planned industrial zone.
- **Code Prescribed – C.** The provision for allowing affordable housing does not apply:
 - 1. On properties that cannot be adequately served by water, sewer, storm water drainage, or streets, or will not be adequately served at the time that development on the property is complete; or
 - 2. The property contains a slope of 25 percent or greater; or
 - 3. The property is within a 100-year floodplain; or
 - 4. The property is constrained by land use regulations based on statewide land use planning goals relating to:
 - a. Natural disasters and hazards; or
 - b. Natural resources, including air, water, land or natural areas, but not including open spaces or historic resources.
 - **Proposed** – The property:
 - 1. Can be adequately served by water, sewer, storm water drainage, or streets.
 - 2. It doesn't contain a slope of 25% or greater,
 - 3. Is not within a 100-year floodplain,
 - 4. Is not constrained by land use regulations based on statewide land use planning goals.
- **Code Prescribed – D.** Additionally, notwithstanding any statewide land use planning goal or land use regulation, with respect to a property owned by a nonprofit corporation organized as a religious corporation, the city:
 - 1. May not apply any standards of conditions of approval under ORS 197.307(4) to the development of affordable housing or unless those conditions are related to health, safety, habitability, and infrastructure.
 - 2. Shall approve an application for the use of property to allow the development of affordable housing on the property notwithstanding the uses allowed by the zoning of the property, if the lot or parcel is zoned for uses other than for



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industrial uses or contiguous to property zoned to allow or used for residential uses. The city shall not require that the property be rezoned for residential uses or comply with any conditions except those related to health, safety, habitability, and infrastructure.

- **Proposed** – The property is not owned by a nonprofit corporation organized as a religious corporation.

- **Code Prescribed** – E. Affordable housing development established on or after January 1, 2024, is exempt from the definition of “planned community” provided in ORS 94.550.
- **Proposed** – The development will be established after January 1, 2024.

5. Application Submittals:

- Development Review Application
- Ownership Deed
- Architectural Drawings
- Engineering Drawings
- Geotechnical Report
- Traffic Impact Study
- Partition Report PAR 2023-03
- Zoning Map



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