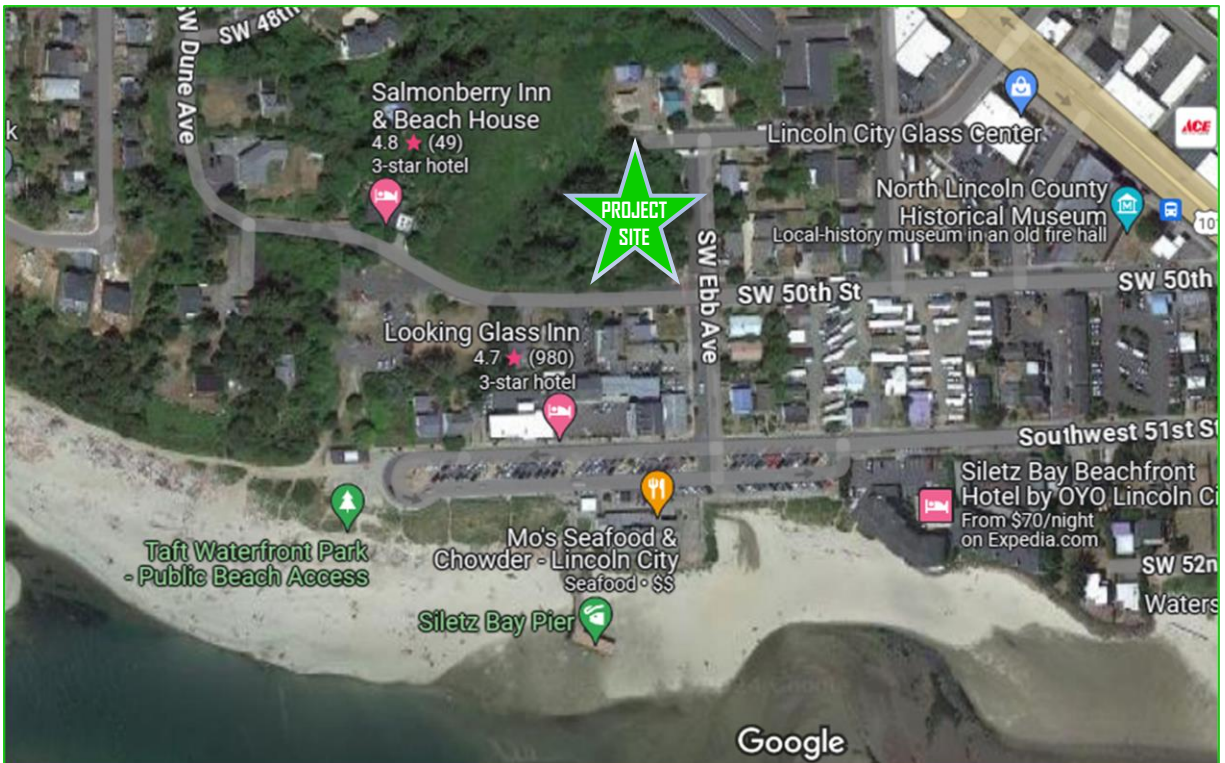


# SITE PLAN REVIEW

## EBB STREET LOFTS NO. 2

TAX LOTS 2800, 2900, 3300, 3400 & 3500

MAP 7 12 27DC, LINCOLN CITY, OREGON



Submitted to:

**CITY OF LINCOLN CITY**

801 SW Highway 101

Lincoln City, Oregon 97367

Submitted on Behalf of:

**TAFT DEVELOPMENT LLC**

6740 SW Raleighwood Lane

Portland, Oregon 97225

October 24, 2024

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## CONTACTS

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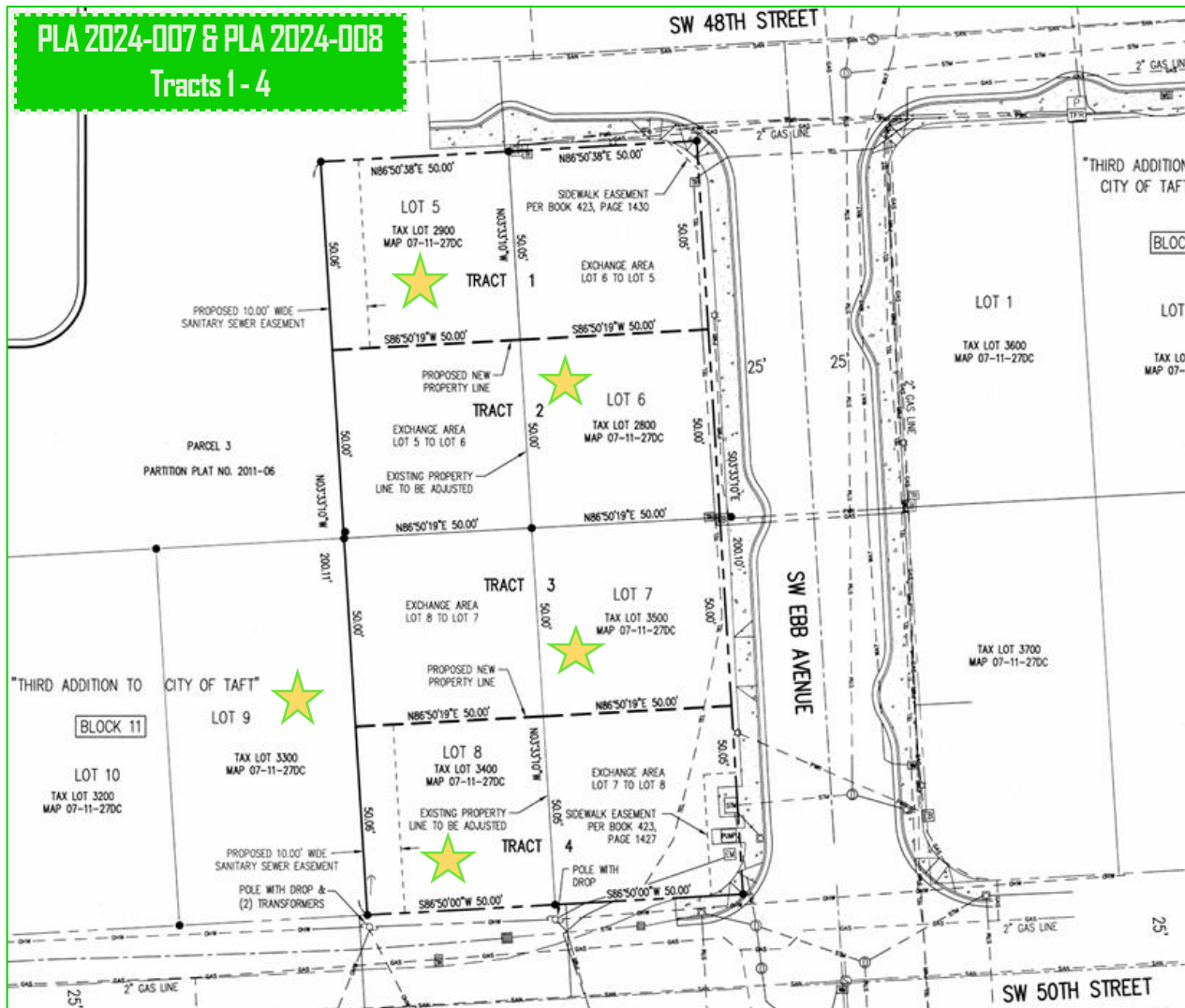
# APPLICATION SUMMARY & DEVELOPMENT PROPOSAL

SUBJECT PROPERTY:	Tax Lots 2800, 2900, 3300, 3400 & 3500 Map 7 12 27DC, Lincoln City, Oregon
LEGAL DESCRIPTION:	Lots 5, 6, 7, 8 and 9, Block 11, "3 <sup>rd</sup> Addition to Taft"
SITE ADDRESS:	No site addresses are assigned
SITE SIZE:	Each lot contains 5,000 sf, for 40,000 sf total project area
ZONING DESIGNATION:	TVC (Taft Village Core)
PREVIOUS LAND USE APPROVALS:	WETLAND BUFFER VAR 2022-05 / PLA2024-07 & 2024-08

## ABOUT THE PROPOSED PROJECT

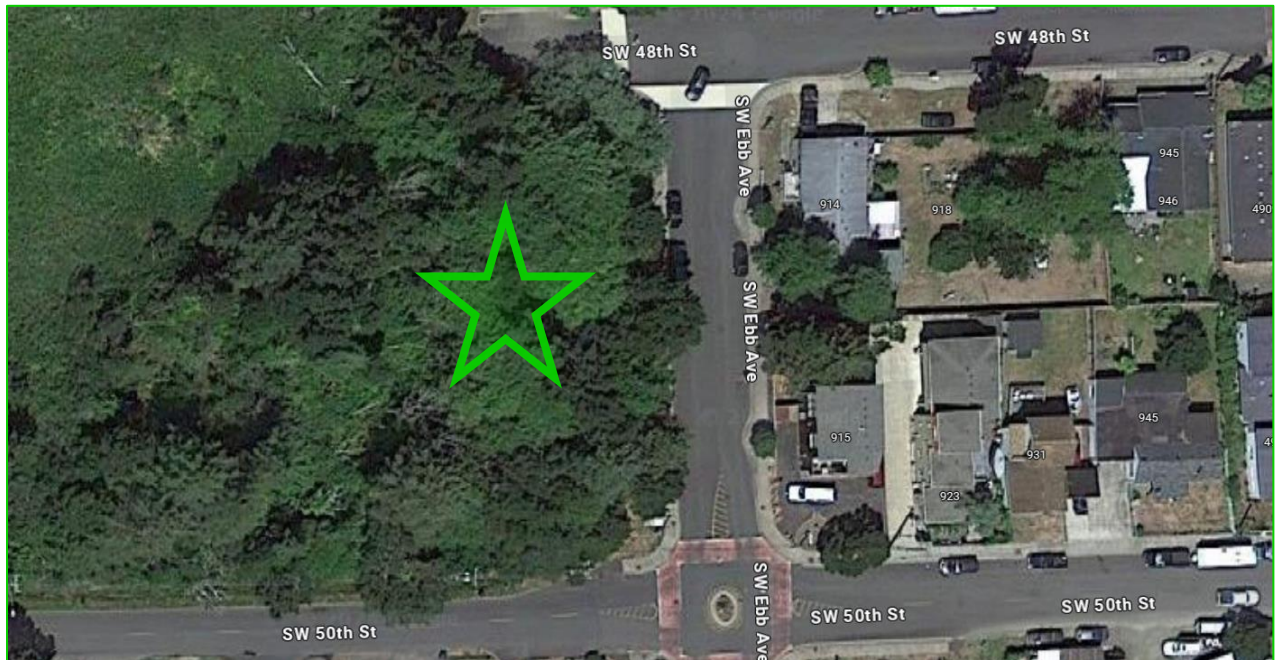
The project site is located on the west side of SW Ebb Street between SW 48<sup>th</sup> Avenue and SW 50<sup>th</sup> Avenue, west of Highway 101 in the Taft neighborhood of Lincoln City.

The subject site contains five platted lots that are each 50' x 100', and each lot contains 5,000 square feet, for a total of 40,000 square feet for the total project area. A recent PLA is reflected in the plans and narrative submitted for this request.

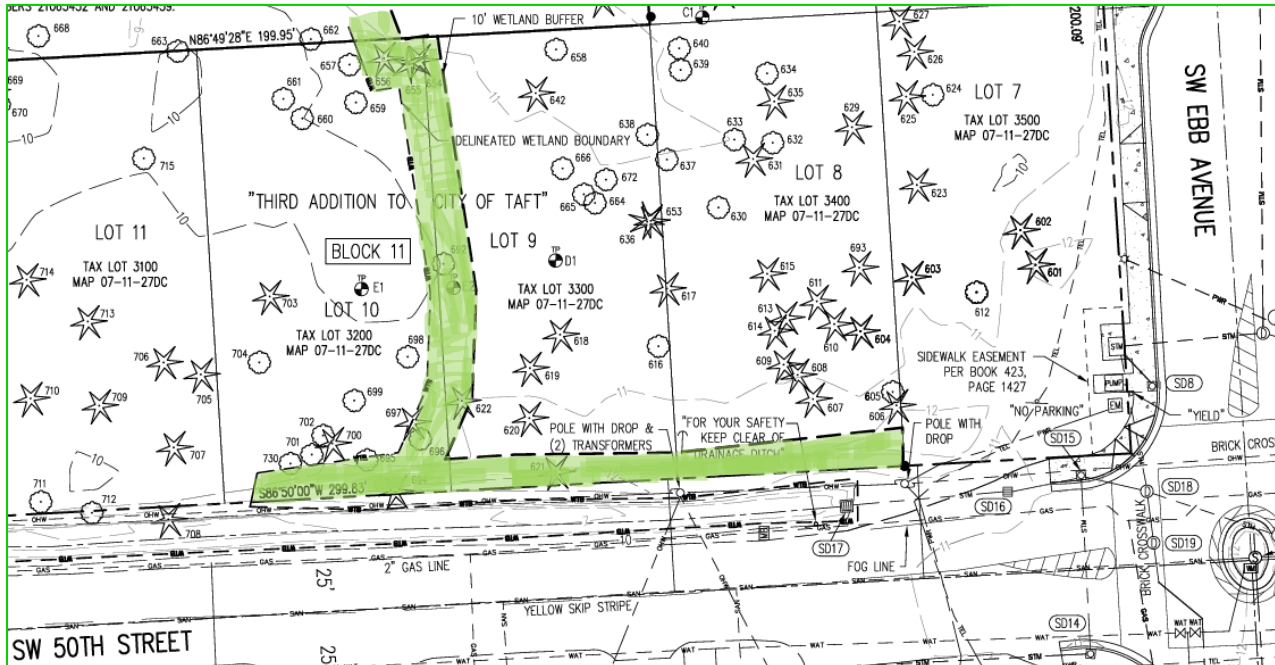


Survey showing property lines per the recently approved PLA 2024-07 and 2024-08.

The subject site is not developed. The applicant has received approval for the Wetland Buffer, as detailed in VAR 2022-05, a copy is included in this request and the Conditions of Approval are addressed within this narrative in the next section, on page 9.



Aerial Photo



Survey showing 10-foot-wide wetland buffer.

*Project information continued...*

## **BUILDINGS**

Included with this application package are detailed Elevations and Floorplans for each of the buildings on each of the lots, along with 3D modeling on the following pages, showing buildings as they relate to the streetscapes.

**Buildings #1 - #3** face toward SW Ebb Avenue.

These buildings are 3 story buildings containing 4 total units.

The ground and 2<sup>nd</sup> floor are Units 1 & 2, and the 3<sup>rd</sup> floor contains Units 3 & 4.

This building has a separate garage and an associated parking space for each unit for a total of 8 on site parking spaces. The garages are 9'5" wide and 20'2" deep from the back of the wall to the interior stem wall.

**Building #4** faces toward SW Ebb Avenue.

This is a 3 story building containing 3 total units.

The ground and 2<sup>nd</sup> floor are Units 1 & 2, and the entire 3<sup>rd</sup> floor contains Unit 3.

This building has a separate garage and an associated parking space for each unit for a total of 6 on site parking spaces. The garages are 11'7" wide and 20'2" deep from the back of the wall to the interior stem wall.

**Building #5** (the duplex) faces SW 50<sup>th</sup> Street.

This building contains Unit 1 on the west side and Unit 2 on the east side.

The main pedestrian entry to this building is by way of a breeze-way porch located between the living units and the garages.

This building has a separate garage and an associated parking space for each unit for a total of 4 on site parking spaces. The garages are 11'4" wide for Unit 1 and 12'4" wide for Unit 2 and both are 20'2" deep from the back of the wall to the interior stem wall.

## **ACCESS**

All the buildings are accessed from SW 48<sup>th</sup> Street by way of a consolidated 20-foot-wide driveway located near the northwest corner of the site.

This driveway is considered a commercial driveway and will be built to commercial standards.

The driveway will be paved with a permanent hard surface material including curb and gutter.

There will be 4-foot-wide landscaping strips along the driveway area along the west line of the site and along the north side of Lot 9 where Building #5 is placed (duplex building).

*Project information continued...*

## **UTILITIES**

All required public and private utilities are located within the public right of ways and are available to serve the lots as shown within the preliminary civil engineering plans.

**Water** - There are existing public water lines in SW 48<sup>th</sup> Street and SW 50<sup>th</sup> Street. A new public line will be connected through SW Ebb Avenue, and each building will be served by a meter on the lot frontage. The applicant plans to saw cut the asphalt within the right of way of SW Ebb Avenue for the placement of this line.

**Sewer** - There is an existing public sanitary sewer line within SW 50<sup>th</sup> Street. A line will be extended to the north to the shared 20 foot wide driveway by way of boring or other similar method under the wetland area to serve the site. Manholes and easements will be provided as required for this new sewer lines.

**Storm** - Storm water will be collected throughout the site by roof and foundation drains and will be directed to the water quality facility located to the east of Building #5. Water will be collected and treated within this facility and be released at a pre-development rate into the public system.

**Power** - The applicant has worked with, and continues to work with, PacifiCorp, to ensure the location of transformers and electrical services are adequate and do not interfere with the placement of buildings, access ways, utilities, sidewalks and walkways.

## **IMPROVEMENTS - SW 48<sup>TH</sup> AVENUE**

The portion of SW 48<sup>th</sup> Street adjacent to Tract 1 on the north side, where the new shared commercial driveway access for the site is located, needs a public improvement and street terminus, which will be built to the city's standards.

Considering SW 48<sup>th</sup> Street will not go through within the foreseeable future due the existing wetlands to the west of the site, the applicant's civil engineer proposes to end the existing street improvements and install thickened (6" thick) concrete sidewalk to identify the end of the public street and the beginning of the private access. The thickened sidewalk will connect the public sidewalks on both sides of SW 48<sup>th</sup> Street. Signage will be installed as part of the improvements including a sign indicating there is "No Outlet" to the west on SW 48<sup>th</sup> Avenue.

Final plans and permits will be submitted for review and approval by the City Engineer before any on-site activities can occur. The applicant will supply the city with all of the required plans, reports, bonds and contracts for final review before on-site construction.

*Project information continued...*



Sample of similar public street ending with "No Outlet" – Kingwood Street, Forest Grove, Oregon

## **TREES**

All trees within the development area - outside of the wetland and associated 10-foot buffer, will be removed. Due to the required driveways and access, water quality facility, landscaping, building pads and other development related features, the entire site needs to be graded, which includes removing all trees and vegetation outside of the 10-foot buffer. Trees will be replaced with new landscaping within the development area and will not encroach into the 10-foot buffer or wetland area. No trees within the wetland or the 10-foot buffer area are to be removed. A fence will be placed to denote the boundary of the 10-foot buffer.

## **PLANS**

Included with this request are Preliminary Plans that show the existing conditions upon the site, including trees, the wetland area and the 10.00-foot-wide wetland buffer area as approved with VAR 2022-05. Also included are Site Plans, Preliminary Grading and Utilities, Erosion Control and Architectural Elevations and Floorplans, and Landscaping Plans for the entire site.

The Preliminary Plans show the location of adjacent existing right of ways and the surrounding properties abutting the subject parcel, the proposed utilities, footprints, the shared driveway, surface water quality area, landscaping, and other features of the proposed buildings and collective site.

## **APPLICATION PACKET**

Preliminary Plans for the buildings, access and driveway, utilities and landscaping, along with this detailed narrative addressing the relevant LCMC, and other relevant reports and information, are provided with this request to demonstrate how the proposed project fits onto the subject site and meets the requirements of the development code and the TVC zone.



**VAR 2022-05 imposed certain Conditions of Approval, listed and addressed below:**

1. To ensure there is no disturbance or potential impact to the site's wetland, no development shall take place on any wetland identified in Figure 5 of the concurrence letter. Additionally, there shall be a 10-foot-wide no-development buffer around the wetland and no development shall take place within the buffer.

*Response: No development is proposed on any wetland shown within the above-mentioned Figure 5. Additionally, the applicant has placed a 10-foot-wide no-development buffer around the wetland where no development will be allowed to occur.*

2. A deed restriction shall be placed on the site to prohibit camping in the wetland.
3. A deed restriction shall be placed on the site such that the wetland shall be permanently protected and preserved from development.

*Response: A deed restriction will be recorded as a part of the final paperwork and recordings for this development to fulfill requirements of Conditions of approval #2 and #3 of VAR 2022-05, the applicant requests this be included as a Condition of Approval for this Development Review request.*

4. As part of development, and prior to issuance of any temporary or permanent certificates of occupancy, the wetland shall be enhanced through removal of all weeds, invasive plant species, and non-native vegetation and replacement with native vegetation appropriate for a wetland in this location.
5. As part of development, and prior to issuance of any temporary or permanent certificates of occupancy, the 10-foot-wide no-development buffer shall be enhanced through removal of all weeds, invasive plant species, and non-native vegetation and replacement with native vegetation appropriate for the site.

*Response: As shown on the included plans, the site will be landscaped, and the storm water will be managed so it will leave the development at a pre-development rate. As part of the development of the site, the wetland will be enhanced through removal of all weeds, invasive plant species, and non-native vegetation and replacement with native vegetation as necessary to fulfill the requirements of #4 and #5 of VAR 2022-05.*

6. A deed restriction shall be placed on the site that an appropriate method for maintenance and upkeep of the wetland and the 10-foot-wide no-development buffer is in place, such as through a neighborhood association, homeowners' association, or similar. Proof of such method shall be provided to the Planning & Community Development Department prior to issuance of any temporary or permanent certificates of occupancy.

*Response: The development will have a Homeowner's Association (HOA). A Deed restriction will be placed on the site that requires the HOA to maintain and keep up the wetland and 10-foot buffer.*

7. All development shall adhere to municipal code requirements, building and fire code requirements, and all federal, state, and local government requirements, including public works design standards and stormwater standards.

*Response: All development upon the site that has been proposed is designed to meet all municipal code requirements, including building and fire code, and state, federal and local government requirements. The application for Development Review includes Preliminary Civil Engineering design plans including stormwater management and all other public and private utilities needed to serve to new buildings.*

Findings for Conditions of Approval for VAR 2022-05.

# 3D RENDERINGS OF PROPOSED BUILDINGS



Looking Northwest from the intersection of SW Ebb Avenue and SW 50<sup>th</sup> Street (the wetland buffer is the darker gray area next to the sidewalk and green colored area).



Bird's eye view looking toward the northwest from the intersection of SW Ebb Avenue and SW 50<sup>th</sup> Street (the wetland buffer is the darker gray area).



Bird's eye view looking toward the southwest from SW 48<sup>th</sup> Street and SW Ebb Avenue.



Looking north from SW 50<sup>th</sup> Street.

**Buildings #1, #2 and #3** - face onto SW Ebb Avenue, and are four-unit **Multi-Unit** buildings with the bottom units being 2 floors and top units being one floor.

The building on the corner of SW 50<sup>th</sup> Street and SW Ebb Avenue - **Building #4**, is a **Tri-Plex**, with the bottom units being 2 floors and the top floor being all one unit.

**Building #5**, the most westerly building, is a **Duplex** and is located next to the wetland area, both units in this building are 3 floors.



Looking southwest from SW Ebb Avenue and SW 48<sup>th</sup> Street.



Looking north from SW Ebb Avenue and SW 50<sup>th</sup> Street.

The intent of the design is to provide an inviting façade along the public ways with balconies, architectural interest through the use of windows, awnings, color palate and building materials to provide an updated look with up-to-date floorplans that fit the feel of the Taft Village Core.

The consolidated rear access driveway and rear loaded garages enhance the pedestrian scape along SW Ebb Avenue and also provides for safer pedestrian passage and access on the public sidewalk, as no driveways cross over the sidewalk.



Looking south from SW 48<sup>th</sup> Street toward the side elevation of Building #1.



Looking southeast toward the interior of the development.



Bird's eye view looking toward the southeast.



Top view of the 5 new buildings in black, and the newly constructed 3 buildings to the east on SW 48<sup>th</sup> Street in white.

The 3D renderings are provided to show how the buildings fit into the area and city block, and what they look like to the street scape, and their scale to the neighborhood.

## Chapter 17.45 - TAFT VILLAGE CORE (TVC) ZONE

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### 17.45.020 Permitted uses

*RESPONSE: Duplex, Tri-Plex and Multi Dwelling buildings are the proposed building types and are an allowed use in the TVC zone.*

*Buildings #1, #2 and #3 are all four-unit multi-buildings  
Building #4 is a Tri-Plex  
Building #5 is a Duplex*

### 17.45.050 Site development standards.

This section establishes development standards for projects in the TVC zone.

B. Development standards for multi-unit residential uses and duplexes shall be in accordance with Chapter [17.20](#) LCMC.

*RESPONSE: Chapter 17.20 is addressed on page 15 of this narrative.*

C. Maximum building height is 38 feet (subject to the exceptions contained in LCMC [17.52.200](#)).

*RESPONSE: No exceptions per 17.52.200 are needed.*

D. Minimum setbacks are zero feet and maximum setbacks are 10 feet.

*RESPONSE: Setbacks required by Chapter 17.20 LCMC are responded to on the right-side bar of the table in that section beginning on page 18 of this narrative.*

### 17.45.060 Landscaping.

Landscaping shall be provided in accordance with Chapter [17.55](#) LCMC. (Ord. 2020-10 § 7)

*RESPONSE: All areas not covered by buildings, walkways and parking will be fully landscaped, as shown on the included Landscape Plan.*

*See page 25 of this Narrative for findings for Chapter 17.55.*

### 17.45.070 Signs.

Signs shall be allowed subject to the provisions of Chapters [9.34](#) and [17.72](#) LCMC. (Ord. 2020-14 § 3; Ord. 2020-10 § 7)

*RESPONSE: No signs are proposed.*

## 17.45.080 Supplementary regulations and exceptions.

Supplementary regulations and exceptions shall be adhered to in accordance with Chapter 17.52 LCMC. (Ord. 2020-10 § 7)

*RESPONSE: Chapter 17.52 states provisions for:*

17.52.010 Accessory Uses – *None proposed.*

17.52.030. Access requirement – *All lots have legal frontage to a right of way.*

17.52.050 Storage in front setback – *No storage proposed within the front setbacks.*

17.52.060 Clear vision area requirement – *HOA and future owners of the buildings will ensure on-going clear vision areas are maintained at the shared driveway and at the intersections of the public right of ways.*

17.52.080 Maintenance of minimum requirements-  
*The requirements of the TVC zone are maintained with this request.*

17.52.120 Utilities – *The applicant will ensure all utilities are provided for with this development; Preliminary Civil Engineering plans are included with this request.*

17.52.150 Exterior Lighting – *All lighting will be attached to the new buildings, lighting to be located on the fronts, sides, and rear of buildings to light pedestrian and vehicular access areas of the development.*

17.52.160 Required Setbacks Exceptions – *There are no setback exceptions needed.*

17.52.170 Solid waste, garbage, trash, recycling, and composting receptacle storage areas – *Each building will have a pad for the storage of the garbage and recycling bins. The pad will be located on the side of the buildings, as shown on the plans, and will have a sight obscuring fence on the street side and the side that faces the adjacent building. The bins will be walked to the curb on pick-up day and will be stored alongside the building when not in use.*

17.52.180 – Mechanical Equipment – *No mechanical equipment is anticipated;*

17.52.190 Building Height Limitations – *The Buildings #1 - 4 are proposed to be 39' 8" (as allowed by Chapter 17.20), the Duplex is to be 35' in height.*

17.52.200 – Projections such as chimneys – *Buildings #1 – 3 will have an awning projecting 18" into the required setback.*

17.52.220 Tree Protection and Removal – *This packet includes a Topographic Survey that shows any existing trees on the site; most of the vegetation on site is brush and shrubs. Due to the level of development, the site will be entirely cleared of vegetation within the development area (no removal will occur within the wetland or the 10-foot-wide buffer). The site will be fully landscaped including trees, shrubs, groundcover and boulders, as required by Chapter 17.55 Landscaping.*

17.52.230 Public Infrastructure improvements requirements – *Preliminary civil engineering plans are included with this request; all utilities will be placed underground and as required by this section.*

17.52.300 TIS – *The site does not meet the threshold requirements of 50 or more p.m. peak-hour trips on US 101, or 100 or more p.m. peak-hour trips on the local transportation system with the 5 new buildings.*



#### 17.45.090 Off-street parking and loading.

Off-street parking and loading shall be provided in accordance with Chapter 17.56 LCMC. (Ord. 2020-13 § 21; Ord. 2020-10 § 7)

*RESPONSE: See page 29 of this Narrative.*

#### 17.45.100 Design standards.

Design standards shall be adhered to in accordance with Chapter 17.74 LCMC. (Ord. 2020-10 § 7)

*RESPONSE: Chapter 17.74 is addressed within this narrative on page 33.*

#### 17.45.110 Restrictions.

No development shall occur in the TVC zone unless all city services (sewer and water) are available to serve such development. (Ord. 2020-10 § 7)

*RESPONSE: All city services including sewer, water and dry utilities are available within the public right of ways. The public services are shown on the Preliminary Civil Engineering plans, and also on the Existing Conditions / topography map.*

*Water – There are existing public water lines in SW 48<sup>th</sup> Street and SW 50<sup>th</sup> Street. A new public line will be connected by extending it through SW Ebb Avenue, and each building will be served by a meter on the frontage. The applicant proposes to sawcut the existing street for the placement of this new waterline.*

*Sewer – There is an existing public sanitary sewer line within SW 50<sup>th</sup> Street. A line will be extended to the north by way of boring or other similar method under the wetland area to serve the site. Manholes and easements will be provided as required for this new sewer lines.*

*Storm – Storm water will be collected throughout the site by roof and foundation drains and will be directed to the water quality facility located to the east of Building #5. Water and run-off will be collected and treated within this facility and be released at a pre-development rate into the public system.*

*The applicant will apply for and obtain all required permits before any on-site improvements can commence.*

#### 17.45.120 Conflicts.

If conflicts occur between the requirements of this chapter and any other rules or regulations, the strictest requirement shall apply. (Ord. 2020-10 § 7)

## Chapter 17.20 - MULTIPLE-UNIT RESIDENTIAL (R-M) ZONE

### 17.20.050 Development standards.

DEVELOPMENT STANDARDS			APPLICANT RESPONSE			
			MULTI-UNIT	BUILDINGS # 1 - 4	DUPLEX	BUILDING #5
1.	Min. lot width	<b>25 feet</b>	<i>Each lot is 50 feet wide</i>	<b>25 feet</b>	<i>Lot 9 is 50 feet wide</i>	
2.	Min. lot area (square feet)	<b>2,500</b>	<i>Each lot contain approximately 5000 sf</i>	<b>2,500</b>	<i>Lot 9 contain approximately 5000 sf</i>	
3.	Min. density	<b>15 dwelling units per net acre<sup>2,3</sup></b>	<i>Each lot contains approximately 0.11 ac; therefore, the minimum density is 2 units per lot</i>	<b>none</b>	<i>There is no minimum density for a duplex. Lot 9 contains approximately 0.11 ac.</i>	
4.	Max. building height (see also LCMC <a href="#">17.52.190</a> and <a href="#">17.52.200</a> )					
a.	Primary buildings	<b>40 feet</b>	<i>Buildings are proposed to be 39'8" at the highest point</i>	<b>35 feet</b>	<i>Building #5 will be 35 feet in height</i>	
b.	Accessory buildings, structures, uses	<b>25 feet</b>	<i>No accessory buildings are proposed</i>	<b>25 feet</b>	<i>n/a</i>	
5.	Min. building setbacks (except garage/carport entrances) <sup>4</sup>					
a.	Front porch	<b>5 feet</b>	<i>No front porches are proposed.</i>	<b>5 feet</b>	<i>No front porches are proposed</i>	
b.	Front wall	<b>5 feet</b>	<i>The front wall will be at least 6'4" from the front property line for Buildings #1 – 3 and 13'3" for Building #4</i>	<b>5 feet</b>	<i>Due to the location of the wetland buffer, the front wall is approx. 8'7" from the south line of Lot 9 (the right of way of SW 50<sup>th</sup> St.) for Building #5</i>	
c.	Side interior	<b>5 feet</b>	<i>Each of the interior side yards will be 5;3"</i>	<b>5 feet</b>	<i>Due to the wetland buffer and the location of the water quality facility for the site, the side interior setbacks are 9'2" on the west side and 14'5" on the east side</i>	
d.	Side street	<b>5 feet</b>	<i>The street side yard setbacks are 5.00 feet for Building #1 adjacent to SW 48<sup>th</sup> St., and 8'7" adjacent to SW 50<sup>th</sup> St.</i>	<b>5 feet</b>	<i>There are no streets adjacent to Lot 9 / Building #5</i>	
e.	Rear	<b>5 feet</b>	<i>Buildings #1 – 4 have a rear setback of 42.3'.</i>	<b>5 feet</b>	<i>The rear of the building is on the north side, the rear setback is 42'.</i>	

DEVELOPMENT STANDARDS			APPLICANT RESPONSE			
			MULTI-UNIT	BUILDINGS # 1 - 4	DUPLEX	BUILDING #5
				<i>The buildings are rear accessed via a shared driveway. Each lot exceeds 5' to the rear property line.</i>		<i>This building has rear garage access from the shared driveway.</i>
6.	Min. setbacks for garage/carport entrances (attached or detached)					
a.	Front-loaded access	<b>Not permitted</b>	<i>No front-loaded garages are proposed</i>	<b>Must not project beyond front street-facing wall of dwelling</b>	<i>Front loaded garages are not proposed</i>	
b.	Side-loaded access	<b>Must not project beyond side street-facing wall of primary building</b>	<i>No side loaded garages are proposed</i>	<b>Must not project beyond front street-facing wall of dwelling</b>	<i>Side loaded garage is not proposed.</i>	
c.	Rear-loaded access	<b>3-foot minimum from rear property line</b>	<i>All buildings have rear loaded access. Buildings #1 – 3 from the back of the building to the rear property line</i>	<b>3-foot minimum from rear property line</b>	<i>Building #5 has rear loaded access and is 42' from the rear property line.</i>	
7.	Max. building coverage	<b>65%</b>	<i>Each lot contains 5,000 sf * Buildings #1 – 3 footprint = 2,133 sf, 42.66% coverage. * Building #4 has a footprint of 1,971 sf with coverage of 39.4%</i>	<b>45%</b>	<i>Building #5 (Lot 9) contains 5,000 SF and has a footprint of 1,339 SF - coverage of 26.8%</i>	
8.	Common area	<b>Required<sup>1</sup></b>	<i>The open space required for this development is 900 sf (75 sf x 15 units – Multi-Unit Buildings). Each unit has a balcony with a dimension of 6' x 15'10" (95 SF) for a total of 1,615 SF of usable open space for the development; this fulfills the</i>	<b>None required</b>	<i>Not Required</i>	

DEVELOPMENT STANDARDS		APPLICANT RESPONSE			
		MULTI-UNIT	BUILDINGS # 1 - 4	DUPLEX	BUILDING #5
			<i>requirement as stated by 1.ii below.</i>		

i<sup>1</sup>A minimum of 75 square feet of usable open space per dwelling unit must be installed as follows:

- i. Usable open space must be designed for passive or active recreational use and may include usable floor area in the development's recreation building or club house. Usable open space must be located outside of required setbacks and required parking areas.
- ii. Private decks, balconies, or patios for individual units may count towards the usable open space square footage provided the deck, balcony, or patio is at least 48 square feet in area with a minimum depth of five feet.
- iii. Other than private decks, balconies, or patios for individual units, usable open space must be connected to primary building entrances by an on-site ADA-accessible walkway. The square footage area of on-site ADA-accessible walkways can count towards the minimum usable open space square footage requirement if they provide at least one connection to each other, to the public right-of-way, or to the development's parking area.
- iv. Usable open space that is not a private deck, balcony, or patio for an individual unit is allowed to count towards the minimum landscape percentage requirement in Chapter 17.55 LCMC provided the space meets the landscaping requirements in Chapter 17.55 LCMC.
- v. Usable open space that is not a private deck, balcony, or patio for an individual unit must include at least one amenity for users such as seating, trash/recycling bins, dog waste stations, or play equipment – all of which must coordinate with and complement the development.

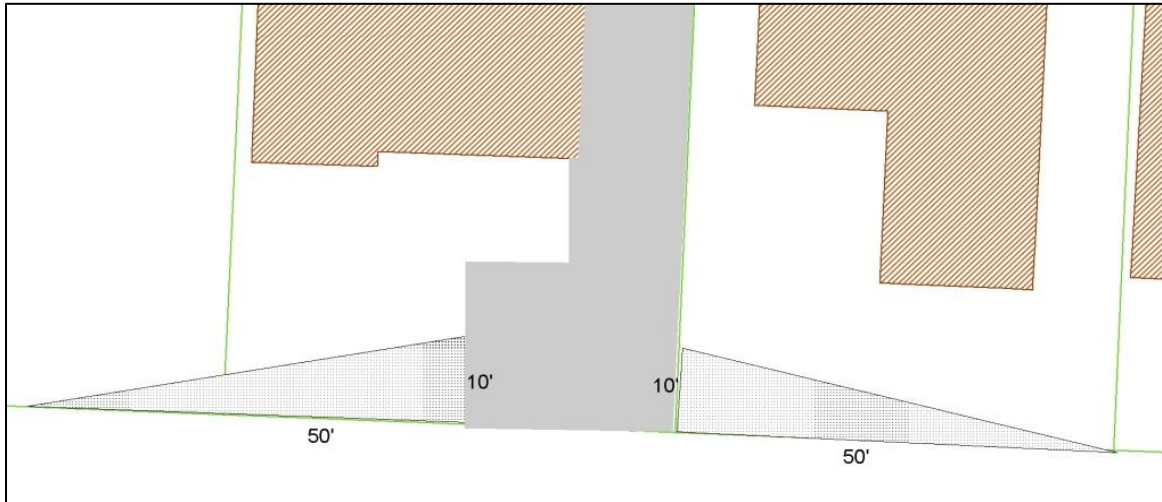
## 17.52.060 CLEAR-VISION AREA REQUIREMENT.

- A. Requirement to Provide Clear Vision. For public safety purposes, all properties shall have triangular clear-vision areas (aka clear-vision triangles) where streets (public or private) intersect with other streets, commercial alleys and commercial driveways. Clear-vision triangles shall also be provided for street intersections with commercial driveways as provided herein. Clear-vision areas at local intersections shall meet the requirements in this section, which are meant to be adequate to allow drivers and pedestrians who are stopped or approaching with caution to see intersecting traffic in time to avoid collisions. Clear-vision areas at intersections with Highway 101 must meet with Oregon Department of Transportation approval and comply with the requirements of this section.
- B. Definition of a Clear-Vision Triangle. This section defines a clear-vision triangle differently for (1) controlled intersections, where at least one street has a stop sign or traffic control light; (2) for uncontrolled intersections; and (3) in commercial zones, for alleys and driveways. The definitions for clear-vision triangles at the intersections of two streets use "Point A," which is the point of intersection of the lot lines (the property corner), or in the case of a curved lot line, the intersection of the tangents of the endpoints of the curve (Figure 17.52.060-1).



**Figure 17.52.060-3: Clear-vision triangles at uncontrolled intersection.**

3. 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.)



**Figure 17.52.060-4: Clear-vision triangles for commercial driveways.**

4. Notwithstanding the definitions set forth above, the minimum clear-vision area (clear-vision triangle) may be modified by the city engineer, with the concurrence of the director, upon written finding that more or less sight distance is necessary (i.e., due to traffic speeds or roadway alignment).

*Response: The subject site is within the Taft Village Core. The new driveway for the development will be a commercial driveway that will serve all five buildings.*

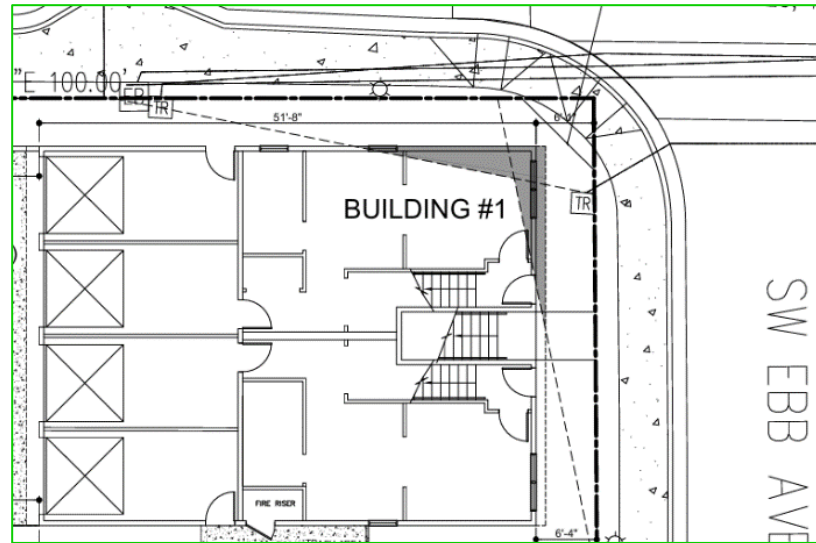
*There is one point of vehicular entry for the subject project, located on the north side of the development via SW 48<sup>th</sup> Street; all driveway access is consolidated to this location and will be provided with a commercial driveway built to the city's standards.*

*There are two intersection corners within the development, one on the north side of SW Ebb Avenue at SW 48<sup>th</sup> Street and at the south end of Ebb at SW 50<sup>th</sup> Street.*

*Building #1 is on the north corner of the intersection of SW Ebb Avenue and SW 48<sup>th</sup> Street.*

*SW 48<sup>th</sup> Street dead ends adjacent to the subject site on the north side going to the west.*

*This dead end is due to the street ending where there is existing wetland, consequentially, continuing the street through this area is not anticipated to occur. Therefore, the applicant is asking for an Adjustment for the Vision Clearance Triangle for this corner.*



*Therefore, the applicant is asking for an Adjustment for the Vision Clearance Triangle for this corner.*

*Please see additional response on the following page of this narrative.*

*Building #4 is at the corner intersection of SW Ebb Avenue and SW 50<sup>th</sup> Street. This intersection at the southeast corner of the site meets the Vision Clearance Triangle requirements as shown within the Preliminary Plans on the Architect's Site Plan.*

C. Clear-Vision Requirements. Clear-vision triangles shall 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, except for obstructions specified in subsection (D) of this section.

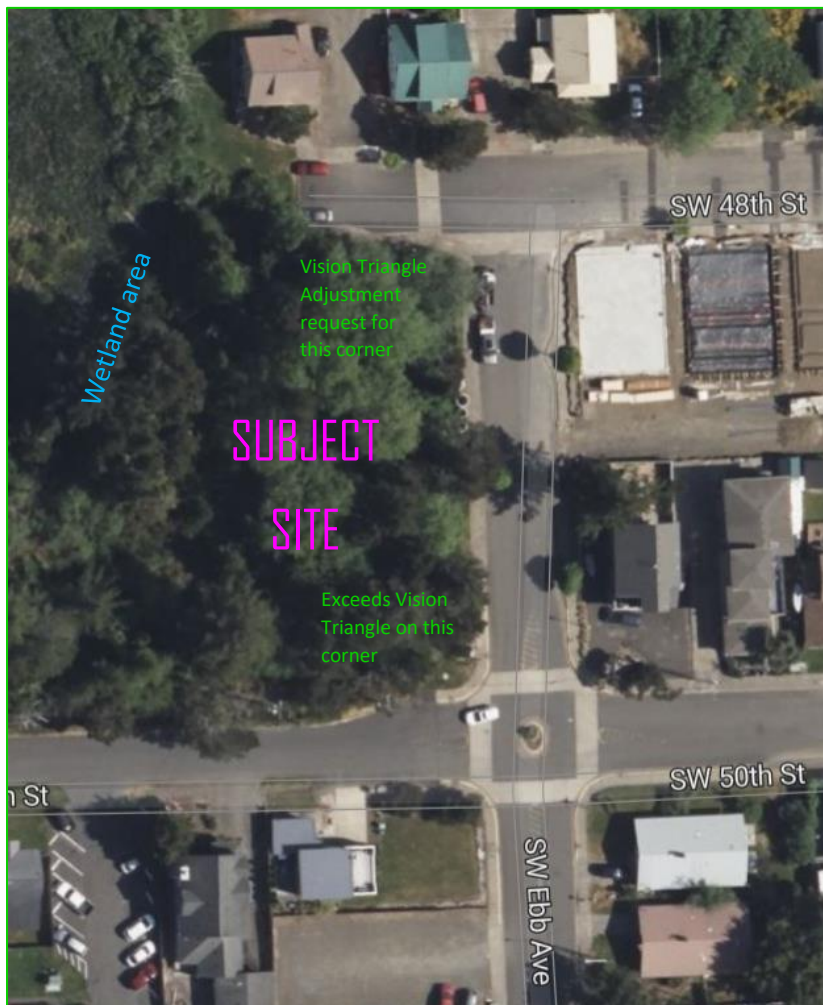
D. Exceptions. The following obstructions to clear vision may be within the clear-vision areas required by this section, unless the obstruction is identified by the city engineer and planning director as creating an unacceptable hazard:

1. Trees existing in the location prior to May 28, 2014, if limbed to at least eight feet. Trees in the clear-vision area may not be replaced.
2. Topographical features (e.g., inclines, retaining walls) existing as of May 28, 2014, or, for newer development, as determined by the city engineer and director as necessary or unavoidable.
3. Principal buildings, accessory buildings, and structures existing as of April 24, 2014. Notwithstanding the above, a legally nonconforming principal building is not subject to removal based on the hazard exception.

4. Fences Existing as of May 28, 2014. New fences that are at least 75 percent open (e.g., wire or chain link) may be within clear-vision triangles.
5. Existing driveways and existing required parking spaces may be in the clear-vision area. New required parking spaces shall be outside the clear-vision triangle. New driveways should be outside the clear-vision areas. New garages to be accessed by driveways that cross over clear-vision areas must be set back at least 20 feet from the clear-vision area.
6. Utilities existing as of May 28, 2014.
7. Public traffic signs. (Ord. 2022-25 §§ 43, 44; Ord. 2014-05 § 1; Ord. 84-2 § 4.060)

*Response: The applicant requests an Adjustment for the Vision Triangle for the corner of SW 50<sup>th</sup> Street and SW Ebb Avenue at the northeast corner of the subject site, being the southwest corner of the street intersection.*

*Due to existing wetlands, SW 48<sup>th</sup> Street cannot be extended to the west past the subject site's frontage.*



*There are existing homes to the north of SW 48<sup>th</sup> Street that prevent SW Ebb Avenue to be extended to the north, so no cross traffic is expected now or in the future.*

*This intersection will likely always remain a “T” and will not ever have a four-way stop at this location.*

*This intersection is not expected to have a high level of traffic or a flow of traffic coming from the west on SW 48<sup>th</sup> Street or from the north on SW Ebb Street and that is why the applicant requests this adjustment for the vision triangle for this corner.*

*All other intersections meet the vision triangle requirements.*



## Chapter 17.55 - LANDSCAPING STANDARDS

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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.

*RESPONSE: All areas not covered by buildings, walkways and parking will be fully landscaped. Refuse storage areas will be screened with sight obscuring board fence, according to the requirements of this code.*

B. 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.

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 100 feet of total lot perimeter; and
  - b. One shrub per 30 feet of total lot perimeter; and
  - c. The remainder of the site that is not covered by buildings, structures, or impervious surfaces shall be covered with living or nonliving ground cover as outlined in subsection (C) of this section and LCMC [17.55.050](#).

*RESPONSE: Complete Landscape Plans are included with this request that have been designed to the above standards and the requirements of this section.*

*Three landscape areas are shown on the plan, with the areas being defined as:*

- 1) Boundary landscaping*
- 2) Interior landscaping between buildings and along walkways*
- 3) Landscaping near the wetland area*

2. If islands are 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, subject to the standards set out in subsection (C) of this section and LCMC [17.55.050](#). Islands count towards the parking landscaping requirement.

*Response: There are no specifically required islands, but each area between buildings will be landscaped with trees.*

### C. Ground Cover and Mulch.

1. Ground cover used as mulch between plantings shall be placed at a minimum two-to three-inch-thick layer to ensure effective erosion control and to avoid leaching of excessive nutrients.
2. Acceptable mulch materials are straw, well-aged compost and leaves, wood mulch or bark dust, or wood nuggets that are a minimum diameter of one inch. Mulching with manure that has not been composted or aged is prohibited.
3. Nonliving ground cover materials such as noncompacted pea gravel, river rock, pumice, stones, boulders, bark dust, and cedar chips are acceptable ground cover.
4. Standards for living ground cover are those set out in LCMC [17.55.050](#). (Ord. 2020-13 § 25)

*RESPONSE: As shown on the Landscape Plan, ground cover including grass and clover, mulch and boulders will be included with the landscaping for the site.*

## 17.55.050 Selection, preparation, and installation for all landscaping.

### A. Selection of Materials.

1. Noxious vegetation as defined in LCMC [8.12.010](#) or by the Oregon Department of Agriculture is prohibited. Noxious weeds as defined in LCMC [8.10.020](#) are prohibited.
2. All selections must be healthy and disease-free at the time of planting.
3. Sizes of Plantings.
  - a. Deciduous trees must be a minimum of one-half caliper inches at the time of planting.
  - b. Conifer trees must be a minimum of four feet in height at the time of planting.
  - c. Ground cover plants must be at least four-inch pot size.
  - d. Shrubs must be at least one-gallon size at the time of planting.
  - e. Plantings at their mature height shall not be higher than five feet if they would block the view of any shoreline of the Pacific Ocean, Siletz Bay or Devils Lake.
  - f. All plantings must be one, or a combination of, the following: native to the Pacific Northwest; selected from the City of Lincoln City Guide to Landscape Selections; or suitable for the site conditions as certified by a written and signed statement from a landscape architect licensed in the state of Oregon, a licensed landscape contractor, or a landscape nursery person.

*RESPONSE: All planned landscaping will be selected and installed by a professional landscaping company.*

*As detailed on the included Landscaping Plans, all plant materials will be the required size and planting spacing as required above.*

## B. Preparation.

1. The entire site must be cleared of noxious vegetation as defined in LCMC [8.12.010](#) and by the Oregon Department of Agriculture, as well as noxious weeds as defined in LCMC [8.10.020](#), prior to installation of landscaping.
2. The entire site must be cleared of weeds, as well as dead, dying, or diseased vegetation prior to installation of landscaping.

*RESPONSE: The site will be properly prepared before the installation of the new landscaping by a professional landscape installer.*

## C. Installation.

1. Plant materials must be installed to current nursery industry standards.
2. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must not interfere with vehicular or pedestrian movement.
3. All landscaping shall be installed prior to final inspection by the department or:
  - a. Agreement to Delay Installation. If all landscaping has not been satisfactorily completed prior to requesting issuance of a certificate of occupancy and the director determines that a delay in completion of the landscaping is appropriate because there has not been a reasonable amount of time for the completion of the landscaping or for other reasons, then the director may require, as a condition of such issuance or use, a landscaping agreement signed by the owner, in a form satisfactory to the director. A landscaping agreement shall:
    - i. Identify all landscaping to be completed and establish a time period, not to exceed 120 days, within which the owner shall complete the landscaping;
    - ii. If the identified landscaping is not completed within the established time period, then this shall be considered a Class B violation with a fine of up to \$1,000 per day for each day the identified landscaping remains incomplete. (Ord. 2020-13 § 25)

*RESPONSE: As previously stated, all landscaping will be professionally installed and maintained, not only through the planting and survival stages, but indefinitely, either by the applicant or by future owners and Homeowner's Associations.*

#### 17.55.060 Irrigation and maintenance.

- A. Irrigation. The intent is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering. Irrigation systems shall be provided for all planted areas for a period of at least two years, or until it is demonstrated that new plants have become naturalized.
- B. Continuous maintenance of property includes, but is not limited to, weeding, pruning, removing and eradicating invasive and noxious plants, removing diseased or dead vegetation and replacing with healthy specimens, and removing litter, trash, and debris. Failure to maintain property in accordance with this chapter shall be considered a Class B violation. (Ord. 2020-13 § 25)

*RESPONSE: The new plants will be watered and maintained by the HOA as required by the city.*

#### 17.55.070 Clear-vision requirements.

Landscaping shall be in conformance with the clear-vision area requirements set out in LCMC 17.52.060. (Ord. 2020-13 § 25)

*RESPONSE: The applicant or assigns (Homeowner's Association) will ensure the vision triangles are free of vegetation.*

## Chapter 17.56 - OFF-STREET PARKING AND LOADING

### 17.56.030 Number of off-street parking spaces required.

Table 17.56.030-1 - Number of Spaces Required

Use	Requirement
A. Residential:	
1. Detached single-unit, attached single-unit, and duplex*	
a. 1,000 square feet or less per unit	1 space per detached or attached single-unit dwelling
b. Over 1,000 square feet per unit	2 spaces per detached or attached single-unit dwelling
c. Duplex	2 spaces per duplex
2. Multi-unit dwelling containing three or more dwelling units	1 space per dwelling unit

*RESPONSE: Per Table 17.56.030-1.A.2 a Multi-Unit building containing three or more dwelling units needs to have one space per dwelling unit.*

*Buildings # 1, #2 and #3 will have four units, requiring a total of 4 spaces, a total of 8 are provided within garages and associated parking pad in the driveway;*

*Building #4 will have 3 units, requiring 3 parking spaces, a total of 6 spaces within garages and the adjacent parking pads are provided for Building #4.*

*Table 17.56.030-1.A.1.c requires 2 spaces per unit for a Duplex;*

*Building #5 is a duplex and has 4 total parking spaces, one in a garage and one in an associated parking space, providing 2 per unit.*

### 17.56.080 Development standards for off-street parking and loading areas for all uses other than detached single-unit dwellings, attached single-unit dwellings, and duplexes.

#### A. Location.

1. Off-street parking and loading areas shall be located on the same lot or parcel as the use or on a separate lot or parcel not farther than 1,000 feet from the building or use they are intended to serve, measured in a straight line from nearest property corner to nearest property corner.
  - a. The burden of arranging for such off-premises parking or loading rests upon the person who has the responsibility of providing off-street parking and loading.

- b. Proof of such off-premises parking arrangements shall be provided. Acceptable forms of proof include deeds, leases, or contracts for such arrangement.

*RESPONSE: All required parking is provided on the same lot as the use, each unit will have two off-street parking spaces available for each unit, contained within the garage and the associated parking space directly behind each garage.*

*All garages and parking will be accessed by a 20' wide shared driveway.*

2. Area or spaces in a public right-of-way or an alley shall not be eligible as fulfilling any part of the off-street parking or loading requirements.
3. Off-street parking and loading spaces shall be located above, beneath, to the rear, or to the side of buildings.

*RESPONSE: All parking is located at the rear of the buildings.*

4. Off-street parking and loading spaces must be at least four feet from public right-of-way, and the space between the public right-of-way and the parking and loading spaces must be landscaped according to the standards in Chapter [17.55](#) LCMC.

*RESPONSE: All parking is located outside of required building setbacks as shown on the included Site and Preliminary Development Plans.*

5. In no case shall any parking area or parking or loading space be located between the front of the building and the front property line.
6. In no case shall any parking area or parking or loading space be located between the front of the building and the front property line.

*RESPONSE: No parking or loading space is proposed to be located between the front of the building and the front property line.*

7. Parking and loading spaces must be located such that there are no backing movements or other maneuvering within public right-of-way. Backing movements or other maneuvering within alleys or private streets is allowed, however.

*RESPONSE: All parking spaces can be backed out from by maneuvering into the shared driveway and then pulling the vehicle nose out into the street.*

#### B. Surfacing.

1. Parking spaces, parking areas, and driveways shall have permanent, dust-free surfaces and shall be constructed to support use by solid waste vehicles and firefighting apparatus.
2. Surfaces shall consist of one or more of the following materials:
  - a. Concrete or asphalt;
  - b. Block pavers of concrete, stone, brick, or similar material. This surface is considered impervious unless, through consultation with the city engineer, the

spacing and installation are determined to be sufficient to count as an allowable pervious surface;

- c. Pervious concrete or asphalt; or
- d. Other materials, as approved by the city engineer.

*RESPONSE: All parking areas will be paved with a dust free material such as asphalt or concrete.*

C. Repealed by Ord. 2022-25.

D. Installation and Maintenance.

- 1. Materials shall be installed and maintained adequately for all-weather use, including proper drainage so as to avoid flow of water across sidewalks and any property line.
- 2. All pervious surfaces shall be designed, installed, and maintained to ensure proper storm water infiltration.

E. Repealed by Ord. 2022-25.

F. Curbing and Wheel Stops.

- 1. Parking spaces shall be contained by a curb or wheel stop so placed to prevent a vehicle from extending into an adjacent property, public right-of-way, private street, sidewalk, or landscaping area.
- 2. Curbing shall be a minimum of four inches in height and width.
- 3. Wheel stops shall be a minimum of four inches in height and width, and six feet in length; shall be firmly attached to the ground, and so constructed as to withstand normal wear.
- 4. Parking spaces having curbing or wheel stops may be reduced in length by two feet, allowing for overhang of the vehicle parked in that space, provided the curbing or wheel stops are placed two feet back from the front of the parking space.

*RESPONSE: None of the vehicle parking will require wheel stops. The shared driveway will have 4" high curbs.*

G. Marking. All off-street parking and loading spaces shall be permanently and clearly marked, and such marking shall be replaced regularly, so as to remain clearly visible at all times.

*RESPONSE: Each parking space will be clearly marked with striping and also the associated unit number, with clear and permanent paint.*

*Additionally, the area for pedestrian crossing for Building #5 will be clearly marked and striped.*

*All markings will be replaced regularly so as the remain clearly visible at all times. This provision will be added to the requirements for the Homeowner's Association.*

#### H. Landscaping.

1. Surface parking lots must have perimeter buffer strip landscaping of not less than four feet in depth (see Figure 17.56.080-1) landscaped in accordance with Chapter [17.55](#) LCMC.

*RESPONSE: All parking areas will be fully landscaped, as shown on the Landscaping Plan.*

I. Repealed by Ord. 2022-25.

#### J. Lighting of Parking Areas.

1. If provided, light poles in parking areas shall not exceed a height of 20 feet.
2. Any provided lighting in parking areas shall be shielded or provided with cut-offs to avoid glare, light pollution (night sky) and light spillover onto residentially used properties.
3. Maximum initial luminance of lighting provided in parking areas shall not exceed four foot-candles, with zero foot-candles at property lines.

*RESPONSE: All lighting for the parking area will be attached to the buildings. Final Light Plans are requested to be deferred to final permitting.*

K. Accessible Parking. Parking areas shall meet all applicable accessible parking requirements of federal, state, and local codes.

#### 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.
3. A clear pedestrian circulation route from parking stalls to the primary building entrance, or a pedestrian area immediately adjacent to the primary building entrance, must be provided.

*RESPONSE: Parking spaces within the garages are at minimum 9'4" x 20'2" for Buildings #1 – 3; 11'7" x 20'2" for Building #4; and 11'4" or 12'4" x 20'2" for Building #5. Outside parking spaces are a minimum of 18' deep as shown on the Preliminary Site Plan provided by the Architect.*

*Each parking area has a sidewalk or walkway to the main building as shown on the included plans.*

*Garages have an access door on each end unit and person doors inside the garages that directly access interior units.*



## Chapter 17.74 - DESIGN STANDARDS

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### 17.74.020 Applicability.

A. Zoning Districts. The provisions of this chapter apply to the multiple-unit residential (RM), recreation commercial (RC), general commercial (GC), Nelscott plan district (NP), Taft Village core (TVC), and Oceanlake plan district (OP) zones.

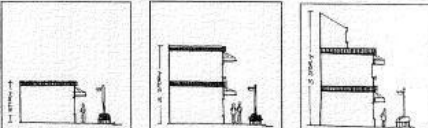
*RESPONSE: The five subject lots are in the Taft Village Core zoning district. Three of the lots are proposed to have multi-unit buildings (2 of the multi-unit buildings will have 4 units and one will be a tri-plex) and one lot is proposed to have a duplex.*

### 17.74.040 Standards versus guidelines.

The sections that follow provide intent statements, followed by standards and guidelines. Most standards contain approval criteria that are objective; however, some criteria require the review authority to apply discretion. Where discretion is involved, the review authority must use the guidelines in evaluating a proposal. The following further explains the relationship between intent statements, standards, and guidelines.

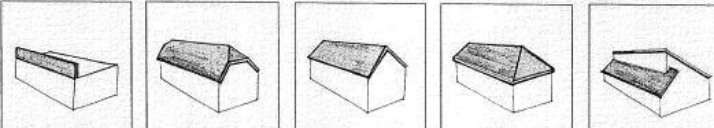
- A. Intent statements are not utilized as applicable approval criteria for evaluating the application for approval or denial. However, intent statements are utilized when considering approval or denial of requests for adjustments as the applicant must demonstrate how the requested adjustment and proposed alternative conform to the intent statements.
- B. Standards use the words “shall” or “must” and are mandatory. A request for an adjustment is required if the standard cannot be met.
- C. Guidelines use the words “should,” “may,” “preferred,” “encouraged,” and “discouraged,” and are advisory only. Guidelines supplement the standards and provide examples of acceptable or unacceptable design.
  - 1. Graphics used in this chapter do not prescribe a particular design, but serve as examples of acceptable or unacceptable design solutions.
- D. Standards and guidelines both serve as approval criteria, but the review authority has much greater latitude in applying guidelines. Where a guideline conflicts with a standard, the standard prevails.
- E. In the case of a requested adjustment to a standard, the submitted application and associated materials must demonstrate how the adjustment results in equal or greater conformity to the intent of the code and other applicable standards and guidelines.
- F. Nullification of one standard or guideline by a court of competent jurisdiction does not cause any other standard or guideline to be nullified (severability). (Ord. 2022-25 § 66; Ord. 2022-15 § 44; Ord. 2020-10 § 14)
  - 5. Taft. Design standards are intended to promote compatible and enhanced site and building design throughout the village of Taft core area.

**Figure 17.74.100-3. Taft design elements.**





Buildings throughout Taft should be built to respect and relate to the scale of people. One-story and two-story building heights are optimal; heights greater than two stories should be stepped back away from sidewalks and streets to preserve view corridors and maintain a human scale.

One-Story Building      Two-Story Building      Three-Story Building



Building form — including rooflines — should respond to the general design and nature of other buildings along the street to create a cohesive and quality image. Throughout Taft, a mix of buildings with flat/parapet wall, shed, gable, and hip rooflines are desired.

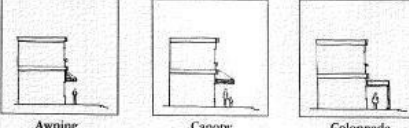
Flat Roofline with Parapet Wall      Hipped Gable Roofline      Gable Roofline      Hipped Roofline      Shed Roofline


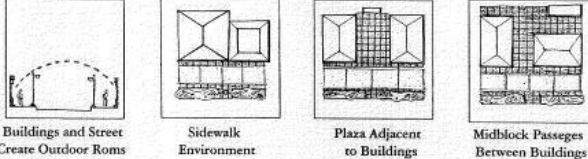
Buildings should pay tribute to the history of Taft and the Oregon Coast by incorporating architectural details and building materials found locally and in the region. Materials and design details used for new buildings and rehabilitated buildings in Taft should reflect craftsmanship and should integrate finishes that convey a natural appearance.

Clapboard Siding with Rock Base      Cedar Shake Siding      Board and Batten with Brick Base

Buildings in Taft should be inviting to pedestrians and provide them with protection from the weather. Open storefronts, windows, awnings, porches, canopies, and colonnades should be incorporated generously throughout Taft, and should have strong design relationships with the form of buildings.

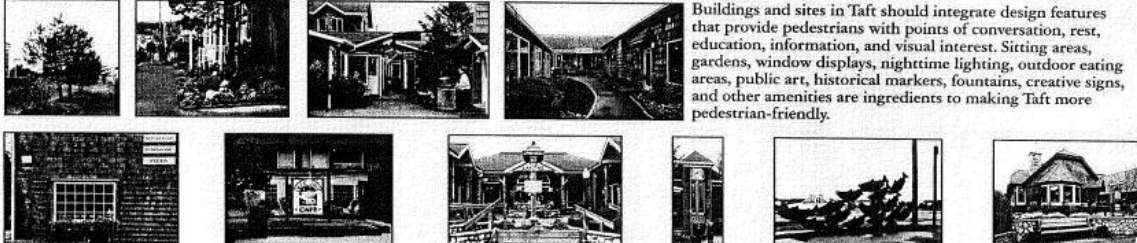


Awning      Canopy      Colonnade

Buildings and Street Create Outdoor Rooms      Sidewalk Environment      Plaza Adjacent to Buildings      Midblock Passages Between Buildings

People enjoy walking and spending time in communities when there are interesting things to see and do. Buildings in Taft should foster a pedestrian-friendly atmosphere by being seamlessly linked together by landscaped sidewalks and walkways, plazas, pocket parks, courtyards, midblock passages, entry courts, and trails.



Buildings and sites in Taft should integrate design features that provide pedestrians with points of conversation, rest, education, information, and visual interest. Sitting areas, gardens, window displays, nighttime lighting, outdoor eating areas, public art, historical markers, fountains, creative signs, and other amenities are ingredients to making Taft more pedestrian-friendly.

*RESPONSE: The proposed building designs provide for visual architectural relief on all sides as shown in the included architectural renderings and elevations. Having some difference in the building unit count with a mix of building types breaks up the scale of the development and adds some variety to the street scape.*

*Buildings # 1- #4 have pedestrian entries facing onto SW Ebb Avenue. Entries for these buildings will have a 30” awning. On buildings #1 – 3, the awnings project 18” into the required 5’ setback, which is allowed by LCMC 17.52.160. Buildings #1 – 3 are at least 6 feet from the right of way line of SW Ebb Avenue, which will allow for a 30” deep awning.*

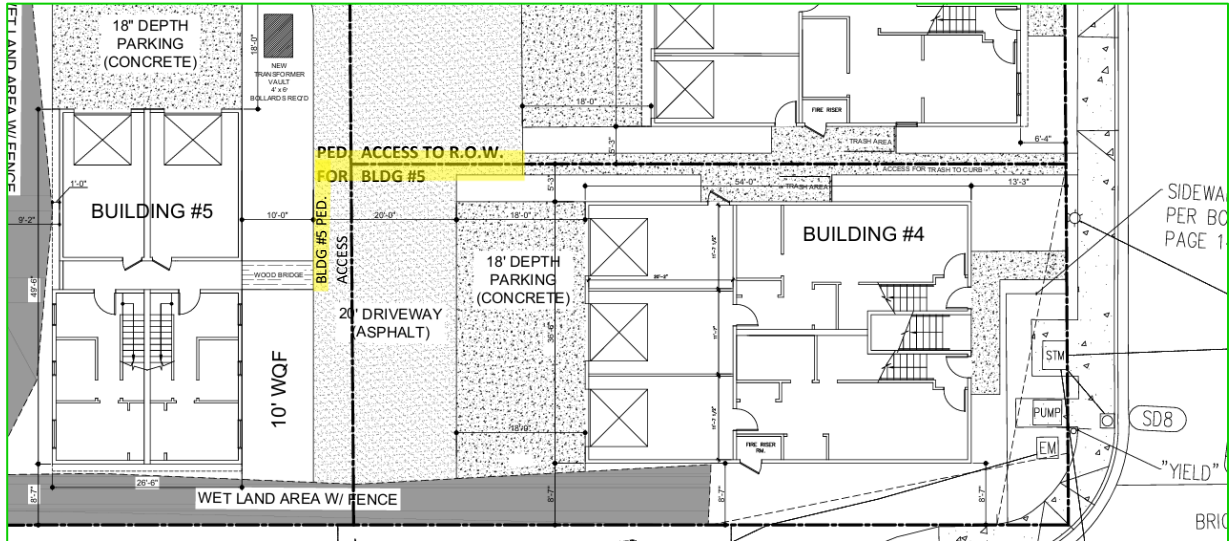
*Building #4 is set further back from SW Ebb Avenue due to the existing utilities easement at the southeast corner of the site and therefore the 30” deep awning will not project into to setback.*



Buildings #1 - #4, facing to SW Ebb Avenue. Walkways and setbacks preserve the view corridor to the south and Siletz Bay.

*Building #5 has pedestrian entry for the two units via a breezeway near the middle of the building. Building #5 is unique because it has the protected wetland on the west and south sides and the vehicular access for this building is internal to the development.*

*Building #5 will have pedestrian access to the public way with a structural wooden walkway over the water quality area and a painted pedestrian crossing over the shared driveway. This crossing will be painted and striped with the appropriate markings denoting pedestrian crossing, the location is shown highlighted on the map below. The maintenance for this crossing will be added to the requirements of the HOA.*



Pedestrian access for Building #5 to the right of way of SW Ebb Avenue.

Regarding the Step-Back Guidelines

*The balconies on the 2<sup>nd</sup> and 3<sup>rd</sup> floors provide step back relief along the public ways of SW Ebb Avenue and SW 50<sup>th</sup> Street which is the intent of the TVC design guidelines – to preserve view corridors and human scale.*

*Buildings #1 – 3 have balconies with the dimensions of 15’10” x 6’, located on the second and third floors. The balconies have glass railings that provide an open effect and the feel of being stepped back. This is because the building recesses in those areas by 6 feet, which provides open space area on the upper floors. This helps maintain the view corridors along SE Ebb Avenue and from the intersection of SW 50<sup>th</sup> Street and SW Ebb Avenue.*

*As detailed in the 3D modeling, there are several architectural relief offsets in the street facing facades and textural interest provided through building materials, paint colors, balconies and windows and entry doors with awnings.*

*This proposed development is the second phase of development on SW 48<sup>th</sup> Street. These buildings are designed to reflect the new buildings to the east of SW Ebb Avenue of SW 48<sup>th</sup> Street but to be different enough to not make for a “cookie cutter” feel in the evolving neighborhood.*

*Although the buildings do not have a direct ocean or bay view, they do have direct access to stunning landscapes and scenery with large east and south facing windows and oversized outdoor balconies with glass railings.*

*The buildings are designed to fit onto each lot to preserves view corridors and to provide for pedestrian accessibility with walkways accessible to the site and the public way.*

*The purpose of this design is to provide more usable area within the buildings and to maximize the opportunity for natural light inside the main living area of the units. This provides for a better living environment for the occupants, particularly through the winter months and rainy periods where access to natural light is most welcomed.*

*Since the buildings will take up the entire block face between SW 48<sup>th</sup> Street and SW 50<sup>th</sup> Street, it was important to the applicant to make sure it is cohesive with the new existing buildings to the east, and that the development was in harmony with the existing wetlands to the west and south.*

*The block has been designed so the landscaping is cohesive to the entire site design and that it seamlessly links the site with the needed walkways, access driveway, water quality area and the existing sidewalks, transformers, street trees and the neighborhood as a whole.*

*It is important to the applicant that the proposed development has integrated design features that provide a pedestrian scale. Since the buildings are a residential use, the features are provided through a lot of glazing on all sides of the building, the use of balconies, mixed textures of building materials and muted natural colors that all add to the pedestrian experience.*

*The biggest endeavor the applicant took to enhance the pedestrian features was to re-orientation of the property lines for four of the lots to allow for the buildings to face toward SW Ebb Avenue. The original lot configuration had the lots with the long sides of the buildings adjacent to SW Ebb Avenue, the primary pedestrian way, which is not particularly pedestrian friendly.*

*Additionally, the new lot configuration allows all vehicular access to be consolidated to the rear of the site, which prevents driveways from crossing over the sidewalk on SW Ebb Avenue, making it much more pedestrian friendly.*

*On the west side and on a portion of the south side, the wetlands buffer and natural area provide additional natural setback effect for the pedestrian scape. Central to the development, the water quality facility will be fully landscaped which will add to the natural feel of the development to residents and visitors.*

## 17.74.130 Building design.

### A. Intent.

1. Lincoln City's natural setting contributes to the area's high quality of life. Exterior building materials and structural and architectural details reflect the city's natural setting. The design of new development is durable and withstands the harsh coastal climate and provides protection from the elements.

*RESPONSE: The proposed buildings will be built with exterior materials and structural details that reflect the city's natural setting by using muted earth tones.*

*The construction materials will be durable and selected for the ability to withstand the harsh coastal climate.*

2. Development has a human scale, balancing affordability with development that is harmonious with the surrounding context, especially in areas that are adjacent to detached single-unit dwellings. Exteriors of large buildings resemble smaller-scale buildings and offer common areas.

*RESPONSE: The proposed buildings are of a larger scale but are designed to be complimentary to the changing neighborhood. These buildings are similar in design to the new buildings recently completed just to the east of this site on SW 48<sup>th</sup> Street.*

*Since these buildings are on a separate block and are not directly next to existing single-family homes, the scale is softened. This development takes up the entire block and will not affect any new or existing development on this particular block in the Taft Village Core.*

- ### B. Building Form.
- 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:

1. Roof line offset of at least two feet from the top surface of one roof to the top surface of the other;

*RESPONSE: The rooflines of these buildings are mono slope shed roofs.  
This criterion does not apply.*

2. An offset on the building face of at least eight inches from one exterior wall to the other;
3. A section of the facade, at least four feet in width, that is either recessed or bumped out by at least one foot deep from the front wall plane;

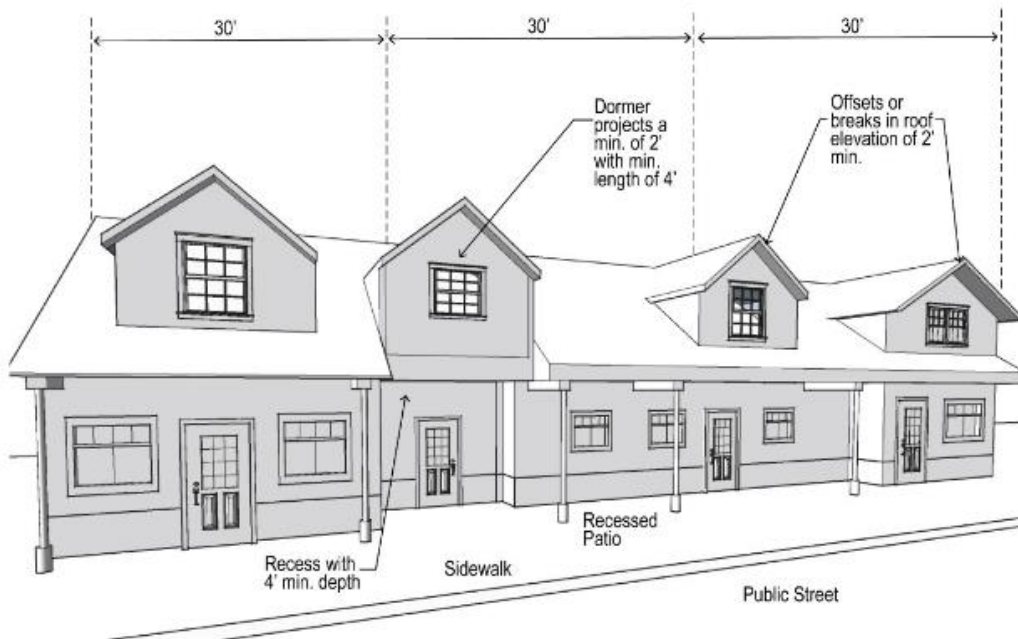
4. A recessed building entry at least two feet deep, as measured horizontally from the face of the main building facade, and at least four feet wide;
5. A balcony at least four feet deep and eight feet wide, that is accessible from at least one interior room;
6. A covered porch at least two feet deep (measured horizontally from the face of the main facade) and at least four feet wide;
7. Recess with a minimum depth of four feet; or
8. Extension projecting a minimum of two feet and running horizontally a minimum of four feet.

*RESPONSE: The balconies provided on floors 2 and 3 meet the requirements of 5 above for all the proposed buildings.*

*The addition of the 30" awnings for Buildings #1 - #4 meet the standard for 6., above, for the first floor of those buildings.*

*Building #5 has a breezeway that will have the same effect as a covered porch, there are balconies on the second and third floors of Building #5.*

**Figure 17.74.130-2. Building form.**





**Recessed entries and balconies, and covered porches.**



**Roof line and building face offsets, and recessed balconies.**

### C. Roof Form.

1. Sloped roofs are the preferred form for buildings, and flat roofs should be avoided.

*RESPONSE: All of the proposed buildings have a sloped roofline.*

2. 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.

*RESPONSE: The roofs on all of the buildings are sloped mono pitch shed roofs at 2:12.*

3. Dual-pitched or hipped "mansard" and A-frame roof forms are not permitted.

*RESPONSE: No A frame roofs are proposed.*

4. Sloped roofs are the preferred roof form for buildings with a front facade width 50 feet or greater.

*RESPONSE: The front facades of Buildings #1 - #3 are 39.5 feet wide; Building #4 is 34.5 feet wide; and Building #5 is 26.5 feet wide, regardless all roofs are sloped.*

### D. Building Entrances.

1. Porches. 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.

*RESPONSE: Buildings #1, #2 and #3 - the entry area is clustered at the center - front; the upstairs units have a shared entry at the center of the front of the buildings. These entries are 5 feet behind the top story roof line and will have a 30" deep*



awning, with 18" of the awning projecting into the required setback as allowed by LCMC 17.52.160.

Building #4 also will have a 30" awning at the common entry area, this awning does not need to project into the required setback as this building is set a little bit further west due to the existing utility easements at the southeast corner of the lot.

Building #5 has a covered entry by way of a shared breezeway / porch area between the living area and the garage area of the buildings. As described above, this building will have a structural wooden walkway over the water quality area and a marked pedestrian crossing leading to the public right of way of SW Ebb Avenue.

2. 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 entry.

**RESPONSE:** Buildings #1 – 4 have clustered entries. The two top units have at least 5 feet of weather protection inside the access area for the stairs leading to the units. The building roofline overhangs 4 feet, and the second story overhangs by 1 foot providing a total of 5 feet over overhang along the entire front for Buildings #1 – 4. The entry ways will have a 30" awning providing protection (the 30" includes the 12" building overhang of the first story).



Building #5 has a breezeway for the unit main entry door access, providing the required weather protection.

3. Accessibility. Each building must have at least one ADA-compliant entrance connecting required parking to the building.

*RESPONSE: All of the garages have an ADA compliant access either from inside the garage into the until, or by way of a man door on the end garages.*

#### E. Building Windows.

1. Facades Facing a Public Right-of-Way. 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.

*RESPONSE: Glazing percentages are shown on the shown in the included architectural renderings for each of the proposed Buildings #1 - #5.*

2. Garage Windows. Garages with a side or rear wall that faces the street must have a window on the street-facing wall that is a minimum of six square feet in area.

*RESPONSE: No garages face onto the public way, this is not applicable to this request.*

- #### F. Building Materials.
- 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.

*RESPONSE: As shown on all of the sheets showing Architectural Elevations, the building materials will be horizontal siding, vertical stained wood, board & batten and Hardie boards in natural, muted tones.*

- #### G. Building Colors.
- 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.

*RESPONSE: Building colors will be low reflectance and will be muted neutral colors, as shown on the included Architectural renderings. The entry ways will be articulated by building materials, paint colors and awnings.*

H. Garage Requirements. Garage and carport design and construction must use the same architectural features and exterior materials and colors as the primary building. (Ord. 2022-25 §§ 72 – 75; Ord. 2020-10 § 14)

*RESPONSE: Garages are an integrable part of the buildings and will have the same architectural features as the rest of the buildings.*

## CONCLUSION

The applicant wants to provide buildings that blend in with the feel of the Taft Village neighborhood. The applicant recently built three similar buildings to the east on SW 48<sup>th</sup> Street. The new buildings proposed with this request will have a similar style, but will differ with the facades and materials, having a variety of texture and color pallet so as to not have “cookie cutter” feel to the evolving neighborhood.

The applicant will ensure the new buildings are constructed of quality materials and of elevated design and appearance, as demonstrated by the new buildings recently completed with the first phase of development to the east from these lots.

The subject site will be fully landscaped, and all of the buildings and grounds will be professionally maintained and will be managed by a Homeowner’s Association.

If more information is needed, the applicant and their representatives will provide upon request.

#END#