

## **Lincoln County Clinic**

### **Development Review Application - Narrative**

Land Use Application

05 May 2025

Project Contact: Xiao Ma / Jeremy Cogdill; Open Concept Architecture

Property Owner(s): THOMAS KEMPER, BRUCE WOOD

#### **1. Project Description:**

New construction of a 1-story, 4,200-square-foot Health and Human Services clinic in Lincoln City, Oregon. The clinic will provide health care and health services to low-income households and individuals, particularly those with mental and behavioral health needs. The proposed development is designed to accommodate multiple departments within a single health care facility. The building will feature office spaces, exam rooms, group rooms, and a breakroom/kitchen to support four departments: Behavioral Health, Primary Care, WIC (Women, Infants, and Children), and Parole Services. In addition, the facility will include a waiting area, reception area, and storage spaces to support the operations of all programs.

#### **2. Site Information:**

**Project Address:** 4225 U.S. Highway 101, Lincoln City, OR 97367

**Site Area:** 22,604 Sq. Ft. (0.52 Acres) \*Refer to the partition application PAR 2023-03

**Zoning Designation:** General Commercial (GC)

**Current Use:** Vacant Lot

**Tax Map/Lot:** MAP 07-11-02-B0-01000; Lot: 1000

#### **3. Code Compliance Title 17 Zoning - Applicable Standards:**

Chapter 17.32 – General Commercial (GC) Zone

Chapter 17.52 – Supplementary Regulations and Exceptions

Chapter 17.55 – Landscaping standards

Chapter 17.56 – Off-Street Parking and Loading

Chapter 17.74 – Design Standards

Chapter 17.77 – Applications

## **A. Chapter 17.32 – General Commercial (GC) Zone**

- **17.32.020 – Permitted Uses**
  - o **Proposed** – Public Facility or Professional and Business Offices.
  
- **17.32.050 – Setback Requirements**
  - o Front Setback
    - **Code Prescribed** – None, except when the property line is abutting or across the street from a property in a residential zone.
    - **Proposed** – None
  - o Side and Rear Setback
    - **Code Prescribed** – None
    - **Proposed** – 5 ft. on West side of building.
  
- **17.32.060 – Minimum Lot Width**
  - o **Code Prescribed** – None.
  
- **17.32.070 – Maximum Building Height**
  - o **Code Prescribed** – 45 ft.
  - o **Proposed** – 20'-1"
  
- **17.32.080 – Maximum Building Size**
  - o **Code Prescribed** – 60,000 sq. ft.
  - o **Proposed** – 4,174 sq. ft.
  
- **17.32.085 – Landscaping**
  - o **Code Prescribed** – Landscaping shall be provided in accordance with Chapter 17.55 LCMC.
  - o **Proposed** – Landscaping is provided, outlined under Chapter 17.55 below.
  
- **17.32.090 – Signs**
  - o **Code Prescribed** – Signs shall be allowed subject to the provisions of Chapters 9.34 and 17.72 LCMC.
  - o **Proposed** – Zoning sign permit to be submitted separately.
  
- **17.32.100 – Off-street Parking and Loading**
  - o **Code Prescribed** – Off-street parking and loading shall be provided in accordance with Chapter 17.56 LCMC.
  - o **Proposed** – Off-street parking and loading is provided, outlined under Chapter 17.56 below.
  
- **17.32.110 – Other Required Conditions**
  - o **Code Prescribed** –
    - A. Outdoor Storage Areas. All outdoor storage areas shall be screened from ground level view from adjacent properties and from rights-of-way.



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B. Outdoor Sales Displays. Outdoor sales displays are allowed, but shall not be located in any setback area, landscaped area, or off-street parking or loading area which is required by this title.

C. All development in the GC zone must conform to and comply with applicable portions of Chapter 17.74 LCMC, Design Standards.

○ **Proposed –**

A. No outdoor storage areas proposed.

B. No outdoor sales displays proposed.

C. Compliance with and adjustments to design standards are outlined under Chapters 17.74 and 17.77 below.

***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

- **17.52.050 Storage in Front Setback Area**

○ **Code Prescribed –** Boats, RVs, trailers and house trailers shall not be stored in a required front setback area.

○ **Proposed –** Boats, RVs, trailers and house trailers will not be stored in a required front setback area.

- **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.

- **17.52.080 Maintenance of Minimum Requirements**



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- **Code Prescribed** – No lot area, minimum setback area, open space, or off-street parking or loading area existing on or after the effective date of the ordinance codified in this title shall be reduced below the minimum required for it by this title.
  - **Proposed** – Lot area, setbacks, open space, and off-street parking and loading meet minimum requirements.
- **17.52.120 – Utilities**
- **Code Prescribed** – In all zones, all electrical, telephone and cable television utility service installations or connections made as part of new construction of a building or structure shall be placed underground in accordance with city standards.
  - **Proposed** – Utility connections will be placed underground.
- **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 analysis submittal is included in this submission.
- **17.52.160 – Required Setbacks – Exceptions**
- **Proposed** – No exceptions to required setbacks are proposed.
- **17.52.161 – Maximum Lot Coverage – Exceptions**
- **Proposed** – No exceptions to maximum lot coverage are proposed.
- **17.52.170 Solid waste, garbage, trash, recycling, and composting receptacle storage areas.**
- **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.



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- **Proposed** – One (1) Trash Enclosure; 10 ft. 5 in. x 6 ft. 5.5 in. in Size; 6' HEIGHT ENCLOSURE WITH FIBER CEMENT SIDING and wooden gates for access to receptacles. Wooden Gates to match wood finish on proposed Clinic building and include gate stops.
  
- **17.52.180 – Placement and Screening of Mechanical Equipment**
  - **Code Prescribed** –
    - A. Any heating, air conditioning, or other mechanical equipment installed on or near a building to be used to serve the building or a function performed therein, and any propane tanks, shall be screened from the ground level view from adjacent property and from right-of-way, except those associated with a detached single-unit dwelling, attached single-unit dwelling, duplex, or manufactured home.
    - B. Rooftop mechanical units shall not exceed the allowable building height.
    - C. 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.
    - D. Standpipes, meters, vaults, and similar equipment shall not be placed on a front elevation unless there is no other option.
  - **Proposed** –
    - A. No heating, air conditioning, or other mechanical equipment will be installed outside of the building. If exterior units are needed, they will be screened from ground level view.
    - B. No mechanical units exceed the allowable building height.
    - C. No ground-mounted mechanical units proposed.
    - D. No standpipes, meters, vaults, or similar equipment are placed on a front elevation.
  
- **17.52.190 – Building Height Limitations**
  - **Code Prescribed** –
    - A. No structure used for human habitation that exceeds 45 feet in height shall be permitted in any zone unless consent is first approved by the voters of the city at a regular or special election.
    - B. No structure that exceeds 35 feet in height shall be permitted in a residential zone within 500 feet of any shoreline without prior approval as a Type III procedure.
    - C. No structures used for human occupancy shall be permitted to exceed the building height limitations of the zones in which they are located.
  - **Proposed** –
    - A. No structures that exceed 45 feet are proposed.
    - B. Not applicable to this property, not located in a residential zone within 500 feet of any shoreline.
    - C. Structure does not exceed the building height limit of the zone in which it is located.
  
- **17.52.220 – Tree Protection and Removal**
  - **Code Prescribed** – Removal of trees with diameter under 6” is generally allowed without a permit, except for protected trees. Removal of larger trees from commercial sites requires a permit. “Development” is an allowable reason for the issuance of a tree removal permit.



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- **Proposed** – Tree removal plan approved by the city under permit 521-24-000312-STR. One tree to be removed from site.
- **17.52.230 – Public Infrastructure Improvement Requirements**
  - Required public infrastructure improvements to be included in a separate application.
- **17.52.300 Traffic Impact Study (TIS) Requirements**
  - **Code Prescribed** – A TIS shall accompany a land use application.
  - **Proposed** – A Traffic Impact Study (TIS) has been submitted along with this application.

**C. 17.55 - Landscaping Standards**

- **17.55.030 – Landscaping Requirements for detached single-unit dwellings, attached single-unit dwellings, manufactured dwellings, and duplexes.**
  - Not applicable
- **17.55.040 Landscaping requirements for all development other than detached single-unit dwellings, attached single-unit dwellings, manufactured dwellings, and duplexes.**
  - Landscape Coverage
    - **Code Prescribed** - Landscaping is required on all portions of the site not covered by buildings, structures, or impervious surfaces.
    - **Proposed** – Landscape is proposed on all portions of the site not covered by buildings, structures, or impervious surfaces.
      - Square Footage of Landscape Cover Proposed: 4,189 SF.
      - Square Footage of Impervious Surfaces: 16,953 SF
  - Planting Count
    - **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: 8 (703 LF) / Proposed: 15 Trees
      - Total number of shrubs required: 24 (703LF) / Proposed 70 Shrubs
  - Parking Islands



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- **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.
- **17.55.050 – Selection, Preparation, and Installation for All Landscaping**
    - Selection of landscaping vegetation included on sheet LU15 – Landscaping Plan.
  - **17.55.060 – Irrigation and Maintenance**
    - **Code Prescribed –**
      - 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.
    - **Proposed –**
      - A. Irrigation system 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.
  - **17.55.070 – Clear-vision Requirements**
    - **Code Prescribed** – Landscaping shall be in conformance with the clear-vision area requirements set out in LCMC 17.52.060.
    - **Proposed** – Landscaping conforms to clear-vision area requirements.

**D. 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 (F5)) health care and dental clinic = 1 Space per 200 sq. ft. of floor area plus 1 space for each employee. Off-street parking requirements can be reduced by 10% for every five bicycle parking spaces over the standard requirement.
- **Calculation –**  
4200 sq ft. / 200 = 21 spaces.  
15 employees x 1:1 parking = 15 spaces  
2 bicycle spaces required, 7 provided: 10% reduction  
Total Required = 34 spaces
- **Proposed – 34 spaces total**  
17 compact parking spaces  
17 compact parking spaces  
1 standard ADA + 1 van = 2 parking spaces

**17.56.040 – Number of Off-street Loading Spaces Required**



- **Code Prescribed** – Every building hereafter erected or established, for a use other than residential, having a gross floor area of 10,000 square feet or more shall provide and maintain at least one off-street loading space plus one additional off-street loading space for each additional 20,000 square feet of gross floor area.
- **Proposed** – Not applicable. Gross floor area is less than 10,000 square feet.

**17.56.060 – More than one use in a building or on a development.**

- Not applicable.

**17.56.070 – Development and maintenance standards for off-street parking for detached single-unit dwellings, attached single-unit dwellings, and duplexes.**

- Not applicable.

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

A. Location.

- **Code Prescribed** –
  1. Off-street parking and loading spaces 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.
  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 space requirements.
  3. Off-street parking and loading spaces shall be located above, beneath, to the rear, or to the side of 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.
  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.
  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.
- **Proposed** –
  1. The proposed parking spaces are on the same lot with the building. a & b are not applicable to this project.



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2. Not applicable. There is no area in a public right-of-way being used as parking or loading spaces.
3. The proposed Off-street parking is located to the side of the building.
4. The proposed parking spaces are located 4 feet from the public right-of-way. Sheets LU05 and LU06 show a 4-foot landscape buffer between the public right-of-way and the parking spaces, landscaped according to the standards in Chapter 17.55 of the LCMC.
5. The parking spaces are located between the side of the building and the side property line.
6. The parking spaces are located between the side of the building and the side property line.
7. The proposed parking layout does not require any backing movements or other maneuvering within the public right-of-way.

B. Surfacing.

- **Code Prescribed** –
  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.
- **Proposed** –
 

The parking spaces are paved with asphalt throughout, supporting use by solid waste vehicles and fire apparatus.

D. Installation and Maintenance.

- **Code Prescribed** –
  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.
- **Proposed** –
 

Sheet LU 13, Multiple Proposed Storm Drain Lines, Catch Basin, Water Quality Manhole, and Flow Control Manhole are placed throughout the site. These features ensure that stormwater is properly captured and directed, preventing water from flowing across sidewalks or property lines, as required. A Detention Pipe is also included near the



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bottom of the site, which further manages runoff by temporarily holding water and releasing it slowly, promoting controlled drainage.

#### F. Curbing and Wheel Stops.

- **Code Prescribed** –
  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.
- **Proposed** –
  1. All parking spaces are contained by curbs or wheel stops.
  2. The curbing provided is 6 inches in both height and width
  3. Not applicable. Curbing is provided.
  4. Not applicable.

#### H. Landscaping.

- **Code Prescribed** –
  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.
- **Proposed** –
  1. Sheets LU05 and LU06 show a 4-foot depth landscape buffer between the public right-of-way and the parking spaces

#### J. Lighting of Parking Areas.

- **Code Prescribed** –
  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.
- **Proposed** –
  1. Page 9 Photometric plan shows the light poles on site are 20 feet height.
  2. All lighting fixtures in the parking areas are equipped with shielding to prevent glare, light pollution, and light spillover onto residential properties.



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3. Page 9 Photometric plan shows the initial luminance of the parking area lighting will not exceed four foot-candles. Per 17.52.150 C, Luminance at the property line, or no more than five feet over the property line, must be zero. The photometric plan has Ofc labeled in the required area.

K. Accessible Parking.

- **Code Prescribed** – Parking areas shall meet all applicable accessible parking requirements of federal, state, and local codes.
- **Proposed** – Per OSSC 2022 Section 1106.2, two ADA parking stalls are required for this site. The design provides two stalls, including one van-accessible stall. They are located as close as possible to the main entrance, with a direct accessible walkway connecting them to the building.

L. Parking Area Layout and Dimensions.

- **Code Prescribed** –
  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.
  4. Parking areas shall be designed as follows:
- **Proposed** –
  1. There are 34 total spaces proposed for this site with:
    - 17 standard stalls (50%), each space is 9' width x 20' length
    - 17 compact stalls (50%), each space is 8' width x 16' length
  2. A 5-foot-wide clear route is provided from parking to the primary entrance.
  3. The parking lot is a double-loaded, 90-degree type. The driving aisle is designed to be 26 feet wide, which is wider than the required 20 feet.

M. Parking Rows.

- **Code Prescribed** –
  1. Surface parking lots containing more than 20 parking spaces must have rows of not more than 12 continuous parking spaces and shall include one planting island between every 12 parking stalls.
    - a. Islands must be at least five feet wide, with a minimum area of 190 square feet in a double-loaded parking row or 95 square feet in a single-loaded parking row.
    - b. Islands must be provided with protective curbing to prevent vehicles driving directly into the island.
    - c. Islands count towards the interior parking lot landscaping requirement of subsection (H)(1) of this section.



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- d. Islands must be landscaped pursuant to the provisions of Chapter 17.55 LCMC.
- 2. The perimeter of parking lots or the outer parking aisles must contain at least a four-foot-wide landscaping/drainage swale or landscape buffer (see Figure 17.56.080-1) landscaped pursuant to the provisions of Chapter 17.55 LCMC. The perimeter landscaping buffer counts towards the interior parking lot landscaping requirement of subsection (H)(1) of this section.
- **Proposed** –
  - 1. The surface parking lot includes rows of no more than 12 continuous parking spaces, with a planting island provided between every 12 stalls,
    - a. The islands is designed with 5 feet wide
    - b. A 6-inch protective curbing is included around each island
    - c. The Islands is included in the count towards the interior parking lot landscaping requirement
    - d. Islands are landscaped pursuant to the provisions of Chapter 17.55 LCMC.
  - 2. The perimeter of the parking area contains a four-foot-wide landscape buffer. See sheets LU05 and LU06 for details along the north and south sides of the site adjacent to the parking area.

### 17.56.090 Bicycle Parking

#### Number of Bicycle Spaces Required

- **Code Prescribed** - One bicycle parking space, as defined in subsection (D) of this section, is required for every 20 vehicle parking spaces required.
- **Calculation** – 34 Required Vehicle Parking Spaces (1:20) = 2 Bicycle Parking Spaces
- **Proposed** – 7 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** – A 5-foot-wide unobstructed walkway is proposed between the bicycle parking area and the main entrance. This includes a 5-foot-wide sidewalk in front of the building entrance. The bicycle parking is located adjacent to the pedestrian area at the entrance and provides a clear, unobstructed 5-foot path 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** – The proposed parking spaces for bicycles are within 100 feet of an entrance. The bicycle parking is 46'-2" from the main entrance. The parking area is well lit (refer to the lighting plan) and clearly visible.



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#### 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 LU06 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.

### ***E. 17.74 - Design Standards***

#### – **17.74.060 – Site Design**

##### ○ **Code Prescribed –**

1. **Site Conditions.** Locate buildings to preserve existing topography, views, and natural features to the extent possible, and to take advantage of unique site conditions.
2. **Pedestrian Space.** Maximize opportunities for usable, attractive, well-integrated pedestrian space.
3. **Site Design.** Site designs should maximize the preservation of existing mature vegetation and should provide for on-site storm water quality treatment and management such as through providing bioswales or other natural water treatment features.
4. **Natural Features and Systems.** Prioritize natural features and systems by orienting buildings around existing native vegetation, significant wetlands, and significant riparian areas, and maximizing passive heating and solar gain, protection from weather, and predominant winds.
5. **Building Entries.** Create clearly identifiable building entries from the street, unless restricted by unique site conditions.
6. **Building Continuity.** Where practicable, it is encouraged to extend buildings from side property line to side property line to increase vitality and to maintain continuity of a storefront character.
7. **Mixed Use Buffers.** Provide buffers at residential entries at sidewalks within mixed use frontages by means of entry courtyards, porches, or stoops as well as landscaping.
8. **Retaining Walls.** Where new retaining walls are constructed adjacent to public right-of-way, they must consist of one or more of the following: rusticated concrete block, striated or battered concrete, or natural stone.



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9. Compliance with Chapter 17.52 LCMC is required. If conflicts occur, the strictest requirement shall apply.
  10. Drive-Through Facilities and Stacking Lanes. Drive-through facilities, including windows and ordering stations, must not be visible from public right-of-way. Stacking lanes must be able to accommodate all vehicles on the site, such that no part of any vehicle using or in line to use a drive-through facility shall project into or over any portion of public right-of-way.
  11. Building Orientation.
    - a. Building Orientation. A building or structure must extend along at least 50 percent of the lot's street frontage(s). If the lot has more than one street frontage, this requirement shall apply to all of the lot's street frontages. This required 50-percent building frontage must be at the back of a public sidewalk, public right-of-way, or adjacent to an area dedicated to the public. See Figure 17.74.060-2.
    - b. Primary Building Entrance.
      - i. Corner Building. A primary entrance is required at the corner within 10 feet of right-of-way. Where a corner entrance is not practicable, a primary building entrance must be within 40 feet of the corner. See Figure 17.74.060-2.
      - ii. Interior Building. A primary entrance is required within 10 feet of public right-of-way and directly connected to a public sidewalk.
- **Proposed –**
1. Site is designed to preserve existing topography, views, and natural features.
  2. Pedestrian spaces are included on the East side of the building, connecting to walkways in the public right of way.
  3. Landscaped areas provide natural water treatment features. New plantings native to the Pacific Northwest are proposed.
  4. Window coverage on the South elevation maximizes solar heating. Pedestrian walkways on the East side of the building are protected by overhangs and are protected by predominant winds from the West.
  5. The proposed building entry is clearly identifiable with signage and recessed from the building elevation.
  6. The East side of the building extends as far to the North and South as is practicable.
  7. No mixed use frontages proposed.
  8. No retaining walls proposed.
  9. Compliance with 17.52 LCMC is outlined above under Chapter 17.52.
  10. No drive-through facilities proposed.
  11.
    - a. There is a 20-foot-wide sanitary sewer easement that runs through the central portion of the lot and extends toward the street, which restricts building placement directly along the Highway 101 frontage, especially near the main parking access and pedestrian area. Additionally, storm utility occupies much of the frontage area. The building extends to the edge of the easement and leaves



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the rest of the lot as parking and area for fire truck access. (See Requests for design standard adjustments)

- b. The proposed main entry of this building is located 6' - 9 1/2" from the property line.

– **17.74.070 – View Protection**

- Not applicable to lots or parcels fronting Highway 101.

– **17.74.080 Pedestrian spaces**

1. Required Area and Dimensions.

- **Code Prescribed** - At least three percent of every development site, excepting developments that are wholly residential, must be pedestrian space. Any pedestrian space must be at least eight feet across with a surface area of at least 64 square feet. See Figure 17.74.080-1.
- **Proposed** – The proposed pedestrian area is 765 SF, the area of development site is 22,604 sf, the pedestrian area = 3% of the development site area. It is 44'-8" wide.

3. Preferred Location.

- **Code Prescribed** - The highest priority locations for pedestrian spaces are those areas with the highest pedestrian activity that have a western or southern exposure. Where no such area exists, then pedestrian space should be an extended sidewalk or walkway connecting multiple developments.
- **Proposed** – The pedestrian area is located on the south side of the building, directly adjacent to the main entry—this is the highest pedestrian activity zone for the clinic. The pedestrian space is directly connected to the public sidewalk along Oregon Coast Highway 101.

4. Access.

- **Code Prescribed** - All pedestrian spaces must be accessible from the public right-of-way or otherwise be connected to and visible from the public right-of-way by a sidewalk or pedestrian pathway. Connections between pedestrian spaces and the public right-of-way must be identified with a change in paving materials or paving treatment. Use of painted concrete is not an acceptable method of identifying such connections.
- **Proposed** – The proposed pedestrian space is accessible from the public sidewalk along Oregon Coast Highway 101. It will utilize pre-cast pavers, which provide a distinct paving material from the public sidewalk.

5. Weather Protection.

- **Code Prescribed** - Where a pedestrian space adjoins a building entrance, it should incorporate a canopy, awning, pergola, portico, or similar weather protection feature.
- **Proposed** – The main building entrance, which directly adjoins the pedestrian area, includes a covered entry feature, providing necessary weather protection for users entering and exiting the clinic.

6. Site Features.



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- **Code Prescribed** - Features such as trash/recycling receptacles, benches, planter boxes, and other similar items must be coordinated in color and design with each other, the site, and the buildings and structures on the site.
- **Proposed** – The color of benches is designed to match the siding color of the proposed building. Trash enclosures include colors and materials that match the surrounding buildings.

7. Pedestrian Amenities Required.

- **Code Prescribed** - Required pedestrian spaces must contain one or more pedestrian amenity within the designated pedestrian space as follows:
  - a. Tables, chairs, benches;
  - b. Water features;
  - c. Planters;
  - d. Plaza space;
  - e. Extra-wide sidewalk by at least six inches over and above the minimum width requirement;
  - f. Public art;
  - g. Pedestrian-scale lighting at street corners, along pedestrian pathways, or throughout the pedestrian space;
  - h. Dog stations;
  - i. Drinking fountains; or
  - j. Similar.
- **Proposed** – The proposed pedestrian area is provided with benches, as well as Pedestrian-scale wall sconce lighting along pedestrian pathways.

– **17.74.100 Building design**

C. Development Standards.

1. Building height.

- a. Minimum building height adjacent to public right-of-way.
  - **Code Prescribed** – 15 feet
  - **Proposed** – 20' - 1"
- b. Maximum height.
  - **Code Prescribed** – Established by the underlying zone and calculated according to LCMC 17.52.190 and 17.52.200
  - **Proposed** – Not applicable, no underlying zone

2. Ground floor windows.

- a. Minimum percentage of transparent windows adjacent to public right-of-way.
  - **Code Prescribed** – 60%
  - **Proposed** – 60% of the south elevation, which is adjacent to the public right-of-way.

3. Building entrances.



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- a. Minimum number of entrances connected to street.
  - **Code Prescribed** – One entrance, and at least one additional entrance for every 40 feet of building street frontage; or An average of at least one entrance for every 90 feet, if the internal building function prevents closer entrance spacing.
  - **Proposed** – The total width of the building is about 57'-9 1/2", the distance between main entry and the staff entry on the south elevation is 20'-2", The staff entry on north side of the building is 46'-5" apart from the main entry.
- 4. Building articulation.
  - a. Maximum individual wall plane size.
    - **Code Prescribed** – 800 square feet
    - **Proposed** – The largest wall panel is on the west elevation and is 692 SF, which is less than the 800 SF limit.
  - b. Minimum recess or projection of each wall plane.
    - **Code Prescribed** –
      - i. Facades less than 100 feet long: 3 feet
    - **Proposed** – The rear north elevation – not visible from the public right of way  
Side east elevation – include mix of glazing, warm accent Hardie siding, recessed wall panels, painted belt and trims  
Front south elevation – include mix of glazing, warm accent Hardie siding and grouped windows with accent color panels, recessed wall panels, painted belt and trims  
Side west elevation – include mix of Material Variation, Window Grouping, Vertical and Horizontal Modulation and Landscaping Integration. The elevation incorporates alternating materials, including vertical Hardie siding and warm-toned accent panels at key locations between windows. This material shift introduces visual interest and helps to break up the horizontal mass of the façade. The strategic placement and proportion of grouped windows across the elevation create rhythm and depth. These transparent openings also promote visual engagement between the interior and exterior, enhancing pedestrian orientation where applicable. While the elevation remains generally linear, the varying window bay depths and trim detailing offer subtle modulation. The roof's upper clerestory form adds a secondary volume, giving the building a stepped profile and distinguishing the upper story from the lower mass. Per Sheet LU 15, the use of shrubs and other landscaping elements along the base of the elevation further breaks down the building's perceived scale. These plantings soften the building edge and contribute to a pedestrian-friendly frontage.
  - c. Maximum length of individual wall plane.
    - **Code Prescribed** – 12 feet
    - **Proposed** – The rear north elevation – not visible from the public right of way



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Side east elevation – the proposed wall planes include projections at 50'-6", 26'-9" and 5'3". Including mix of glazing, warm accent Hardie siding, recessed wall panels, painted belt and trims to improve visual interest of this elevation

Front south elevation – This elevation features a combination of glazing, warm-toned Hardie siding accents, and grouped windows with contrasting accent panels. Recessed wall sections, painted belt courses, and trim details add depth and articulation, helping to visually break down the building's mass and create a more human-scaled façade. However, due to space constraints imposed by utility easements and interior program requirements, the wall plane cannot incorporate regular 12-foot offsets. (See Requests for design standard adjustments)

Side west elevation – This elevation features a combination of glazing, warm-toned Hardie siding accents, and grouped windows with contrasting accent panels. Recessed wall sections, painted belt courses, and trim details add depth and articulation, helping to visually break down the building's mass and create a more human-scaled façade. However, due to space constraints imposed by utility easements and interior program requirements, the wall plane cannot incorporate regular 12-foot offsets.

5. Pedestrian shelters.

- a. Minimum along street frontage.
  - **Code Prescribed** – 75% of building frontage length
  - **Proposed** – Since the main entrance is located at the southeast corner of the building, most people access the clinic from the public sidewalk and adjacent parking lot. As a result, the east elevation functions more as the primary building frontage than the south elevation in this section. To enhance the pedestrian experience and provide weather protection, a 53-foot-long shelter has been integrated along the east side of the building, covering more than 75% of the building's frontage. (See Requests for design standard adjustments)

D. Building Form.

1. Upper Floor Stepback.

- **Code Prescribed** –  
Building facades must step back according to the following:
  - a. For buildings over two stories in height, the top floor must step back at least 10 feet; or
  - b. Progressive stepbacks on upper floors must be a total of at least 10 feet.
- **Proposed** – Not applicable, the proposed building is 1 story.

2. Street-Facing Facades.



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- Code Prescribed – Architectural designs must address all sides of a building that are adjacent to or visible from a public right-of-way or pedestrian space.
  - **Proposed** – Proposed design addresses each of the elevations adjacent to or visible from the public right of way, including the east, west and south facades. The building massing, articulation and glazing have all been considered to align with LC standards and create a visually attractive building.
3. Varied Height.
- **Code Prescribed** – Height must vary from building to building to avoid a homogenous appearance. This standard is met by using stepped parapets, gables, or different height from building to building.
  - **Proposed** – Not applicable, there is only one building on site.
4. Minimum Height.
- **Code Prescribed** – Single-story buildings must incorporate parapets, towers or other design elements to reach the minimum height.
  - **Proposed** – The height of the building is 20'-1", which exceeds the minimum building height requirement of 15 feet.
5. Building Modulation.
- **Code Prescribed** – Vertical and horizontal building modulation must be used to add variety and to make large buildings appear to be an aggregation of smaller buildings. A roof plan and foundation footing plan are required at submittal to show compliance with this standard.
  - **Proposed** – The roof plan (LU09) is included in this submission. The proposed building, as shown on the elevations, features vertical Hardie siding with warm-toned accent panels and horizontal painted trims, designed to break down the scale and give the appearance of several smaller buildings grouped together.
6. Relation to Shorter Buildings.
- **Code Prescribed** – Where a wall of a proposed building is 10 feet taller or more than the adjacent building, the taller building must follow the horizontal lines of the shorter building along the ground floor, and reference elements or detailing of the shorter building(s) on its upper stories.
  - **Proposed** – Not applicable. The proposed building is shorter than the adjacent building.
7. Highway 101 Corner Buildings.
- **Code Prescribed** – New buildings that are constructed on a corner site that is located at the intersection of a street and Highway 101 must include at least a two-step hierarchy in the building height, with the tallest portion of the building at the corner, tapering down in height along each street frontage. Buildings must additionally include at least two of the following on building corners facing the public right-of-way:
    - a. Bay windows;
    - b. Roof decks or balconies on upper stories;
    - c. Corner entrance (also meet the requirements of subsection (H) of this section);



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- d. Crowning features to a tower form such as wide cornices, projecting parapets, or a pitched roof; and/or
- e. Bevel, notch, or rounded corner.
- **Proposed** – Not applicable. The new building is not on a corner site that is located at the intersection of a street and Highway 101.

#### E. Roof Form.

##### 1. Primary Roof Form.

- **Code Prescribed** – Buildings with a street-facing facade width less than 50 feet must have sloped roofs. Secondary roof forms may include towers, dormers, turrets or other features with rounded, shed, pyramidal, or crossing elevations.
- **Proposed** – The building features a primary sloped roof at a higher elevation, complemented by a secondary gable roof form.

##### 2. Pitched Roofs.

- **Code Prescribed** – Roofs must be gabled or hipped. Sloped roofs should have a minimum pitch of at least 3:12.
  - a. The gable end of the roof must face the abutting street.
- **Proposed** – The primary shed roof has a pitch of 3 1/4:12, while the secondary gable roof has a flatter pitch of 2 1/4:12 on one side and 3 1/4:12 on the other which helps lower the overall massing and a clearstory to provide natural light into the center of the building. The gable end of the roof faces Highway 101. (See Requests for design standard adjustments)

#### F. Building Articulation.

##### 1. Changes in Plane.

- **Code Prescribed** - Building elevations must incorporate offsets or divisions to reduce the apparent building scale and to improve aesthetics of large buildings. Walls of a structure must be in distinct smaller areas or planes to minimize the appearance of bulk as viewed from any street, pedestrian space, or adjacent property. Changes in plane may include but are not limited to:
  - a. Recessed entries;
  - b. Bays;
  - c. Stepped parapets;
  - d. Secondary roof forms such as gables, lower roof sheds, dormers and towers;
  - e. Building bases;
  - f. Canopies;
  - g. Awnings;
  - h. Alcoves;
  - i. Pergolas;
  - j. Pediments;
  - k. Porticos;
  - l. Roof overhangs; and/or



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- m. Other features that are consistent with the overall composition of the building.
- **Proposed** – Several design elements are incorporated from the above list into the design beyond the required minimum of (1) one as follows:
  - a. Recessed entries;
  - d. Secondary roof forms such as gables, lower roof sheds, dormers and towers;
  - f. Canopies;
  - l. Roof overhangs;

## 2. Vertical Elements

- **Code Prescribed** – All architectural elevations of buildings over 25 feet in height visible from public right-of-way or pedestrian space must have a clearly discernible base, body, and cap. The base and cap must be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture.
- **Proposed** – The proposed building is lower than 25 feet. Not applicable.

## 3. Horizontal Lines.

- **Code Prescribed** – a. Multi-story buildings must have designs that establish prominent horizontal lines and avoid blank walls. Examples of such horizontal lines include: the base below a series of storefront windows; an existing awning or canopy line, or belt course between building stories; and/or an existing cornice or parapet line. It is not necessary for new lines to match existing lines. b. Use of awnings, canopies, belt course, or similar detailing, materials and/or fenestration must distinguish between street level and upper floors.
- **Proposed** – The proposed building is single story. Not applicable.

## G. Entrances.

### 1. Primary Entrances.

- **Code Prescribed** – 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.
- **Proposed** – The proposed building has a clearly defined primary entrance with a weather protection shelter above. The weather protection shelter extends 8 feet from the building in depth.

### 2. Transparency.

- **Code Prescribed** – Ground level entrances must be at least partly transparent, accomplished with a window in the door, a transom window above the door, or sidelights beside the door.
- **Proposed** – The primary and secondary entrances of the proposed building are designed with windows in door.

### 3. Corner Entrances.



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- **Code Prescribed** – Corner buildings that do not have at least one corner entrance must provide a corner plaza consistent with LCMC 17.74.080 or architectural features honoring the corner as a pedestrian space, such as an alcove with seating, public art, a vertical building element such as a tower, or other feature as approved by the review authority.
- **Proposed** – The proposed building is not a corner building. Not applicable.

#### 4. Accessibility.

- **Code Prescribed** – Accessibility must be consistent with Americans with Disabilities Act (ADA) standards and applicable building codes. Wheelchair ramp design must incorporate materials and detailing similar to the base of the building.
- **Proposed** – There is no height changes at the entrance of the proposed building.

#### H. Windows/Transparency.

##### 1. Ground Floor Windows.

- **Code Prescribed** –
  - a. Consistent with a desired storefront character, and to avoid blank walls, each individual wall plane must contain partial transparency in the form of windows, windowed doors, or transom windows.
  - b. The required percentage of ground floor transparency in the individual wall plane should be placed in the area of that wall plane that is between 30 and 80 inches above the sidewalk grade.
  - c. Ground-floor elevation windows should be framed by piers or pilasters at their sides; awnings, canopies, or trim/hoods at their top; and kick plates or bulkheads at their base.
  - d. Decorative detailing and ornamentation around windows is encouraged, but is not required.
- **Proposed** –
  - a. The proposed building provides 60% transparency on the south elevation along the Highway 101
  - b. Only the South elevation fronts the public right of way. Refer to the respective transparency calculations below:  
The south elevation has a window transparency of 137 SF. out of the 230 SF. total area of the elevation. This equals 60% area of transparency which is equal to the 60% minimum. Refer to sheet **LU10**; the area measurement is based on the portion between 30 and 80 inches above sidewalk grade. (See Requests for design standard adjustments for the East elevation)
  - c. Ground-floor elevation windows are framed by trim.

##### 5. Prohibited Windows.

- **Code Prescribed** – Highly tinted, opaque, or mirrored glass (except stained-glass windows) do not meet the intent of this section and are prohibited.
- **Proposed** – All proposed windows are clear and transparent.



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## I. Pedestrian Shelters and Weather Protection.

### ○ **Code Prescribed –**

- 1. Required pedestrian shelters must extend at least five feet over the pedestrian area, with a minimum clearance of eight feet between the shelter and sidewalk surface.
- 2. Required pedestrian shelters must shed rain away from building entrance(s), be proportionate to the building in their dimensions, not obscure the building's architectural details, and be below any mezzanine or transom windows.
- 3. Pedestrian shelters must match the width of storefronts or window openings and be integral to the overall composition of the building. Designs must address the location and function of the shelter, building codes, architectural compatibility, durability, and right-of-way constraints, if any.
- 4. Pedestrian shelters must be made of glass, metal, wood, wood composite, or a combination of these or similar materials. Fabric awnings are not permitted.
- 5. Pedestrian shelters must be maintained and in good condition.

### ○ **Proposed –**

- Refer to sheet LU10 for the dimensions of the pedestrian shelters facing the proposed parking area. The shelter extends 5 feet over the pedestrian walkway and maintains a clearance height of 8 feet measured from the sidewalk surface.
- The proposed pedestrian shelters share the same roof pitch as the primary structure, effectively directing rainwater away from the building entrances.
- These shelters are extensions of the main shed roof and span the entire frontage of the east elevation.
- The pedestrian shelters are constructed of wood

## J. Materials and Color.

### 1. Primary Materials.

#### ○ **Code Prescribed –**

- a. Exterior building materials must consist predominantly of unfinished wood, painted or natural-stained wood, fiber cement lap siding, stone, rusticated concrete block, or comparable cladding.

#### ○ **Proposed –**

- a. The exterior building material will be using fiber cement lap siding

### 2. Secondary Materials.

#### ○ **Code Prescribed –**

- a. Any of the materials listed as primary exterior building materials also may be used as secondary materials or accents.

#### ○ **Proposed –**



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- a. The secondary materials is fiber cement shake, rimed trim and fascia boards

### 3. Change in Materials.

- **Code Prescribed –**

- a. Elevations must incorporate changes in material that define a building's base, middle, and top and create visual interest and relief.
- b. Side and rear elevations that do not face a public right-of-way, street, public parking area, pedestrian space, or a public park may utilize changes in texture and/or color of materials in the interest of affordability; provided, that the design is consistent with the overall composition of the building.

- **Proposed –**

- a. Per F.2, the base, middle, and top articulation is not required for buildings under 25 feet in height. The proposed design incorporates visual interest and material variation through the use of fiber cement lap siding at the base, fiber cement shake siding above, and a painted belt trim that visually separates the two materials.
- b. Refer to the LU10, the west and north elevations incorporate a combination of fiber cement lap siding (in two finishes: wood-tone vertical and gray vertical) and fiber cement shake siding. The proposed building uses variations in texture, orientation, and color to break up the massing and provide articulation, ensuring the design remains visually consistent with the rest of the building. The painted trim wraps the whole building except the North and West elevation. The same design language and material palette are used on the more publicly visible elevations, creating a cohesive architectural composition.

### 7. Color.

- **Code Prescribed –**

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



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- d. Prohibited Colors. Luminescent, sparkling, neon and “day-glow” colors are not acceptable, except that neon signs are allowed subject to applicable sign codes.
- **Proposed –**
  - a. The proposed building colors are low reflectance, muted or neutral tones, such as gray, natural wood and white.
  - Per Sheet LU10, the window trim and roof fascia boards are white and consistently applied across all elevations to create a unified appearance. Wood-tone fiber cement siding is strategically used at public entrances and around grouped window panels on the south and west elevations to highlight key architectural features and entry points. A dark gray painted belt trim provides a horizontal visual break and wraps around elevations except the north and west elevation

K. Sustainable Design.

- **Code Prescribed –**
  - 2. Consider passive heating and cooling techniques during building design.
  - 3. Control solar heat gain and glare using external shading devices.
  - 5. All overhanging elements must be at least eight feet above the adjacent sidewalk or grade.
- **Proposed –**
  - 2. The proposed building includes three clerestory windows at the taller portion of the structure on the west side. These openings help introduce natural daylight into the interior spaces and promote passive ventilation by allowing warm air to escape and encouraging airflow.
  - 3. Awnings are incorporated along the west elevation, functioning as effective shading devices to reduce solar heat gain and improve occupant comfort.
  - 5. All overhanging elements are 8 feet above the adjacent sidewalk or grade.



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## ***F. 17.77- Applications***

**This section specifies adjustments to the Code that we are requesting, pursuant to LCMC 17.77.010.**

### **17.77.010 Adjustment – Design standard.**

#### **A. Procedure.**

1. Requests for design standard adjustments are only applicable to adjustments from the standards of Chapter 17.74 LCMC and should be concurrent with the development review application submittal, but may be processed with the structure or site development permit application. Adjustments may not be requested for any other portion of the code other than the items noted in Chapter 17.74 LCMC as being eligible for adjustment.

2. Adjustment requests under this section are processed concurrently with the development review application using the same procedure type as the development review application. Adjustment requests that are submitted as part of the structure or site development permitting process are processed as a Type II procedure.

**B. Submittal Requirements.** In addition to the submittal requirements of the primary application, requests for design standard adjustments shall include a narrative clearly identifying each applicable standard from which an adjustment is requested, citing the reasons for the request, and addressing compliance with the approval criteria in subsection (C) of this section.

**C. Approval Criteria.** To approve a design standard adjustment, the review authority shall make additional findings of fact, based on evidence provided by the applicant, that one of the following criteria is satisfied:

1. The character types and guiding principles, as contained in LCMC 17.74.050, and the intent statement(s) under the standard to be adjusted can be better met through the proposed alternative design solution; or
2. Necessary characteristics of the allowed use present practical difficulties in meeting a standard. In such cases, the design must provide alternative features to meet the intent of the standard, along with an explanation of how the alternative features meet the intent of the standard being adjusted.

**D. Conditions of Approval.** Pursuant to LCMC 17.76.120, the review authority may impose conditions on the approval of the primary application to ensure compliance with the adjustment approval criteria.

**E. Appeal of a Decision.** Refer to LCMC 17.76.180 for the primary application.

**F. Expiration of a Decision.** Refer to LCMC 17.76.140 for the primary application.

**G. Extension of a Decision.** Refer to LCMC 17.76.150 for the primary application.

### ***Requests for design standard adjustments***



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## 1. SOUTH ELEVATION

### 17.74.060 Site design.

#### B. General Standards.

##### 11. Building Orientation.

###### a. Building Orientation.

- **Code Prescribed** – A building or structure must extend along at least 50 percent of the lot's street frontage(s). If the lot has more than one street frontage, this requirement shall apply to all of the lot's street frontages. This required 50-percent building frontage must be at the back of a public sidewalk, public right-of-way, or adjacent to an area dedicated to the public. See Figure 17.74.060-2.
- **Reasons for the request** – There is a 20-foot-wide sanitary sewer easement that runs through the central portion of the lot and extends toward the street, which restricts building placement directly along the Highway 101 frontage, especially near the main parking access and pedestrian area. Additionally, storm utility occupies much of the frontage area. The building extends to the edge of the easement and leaves the rest of the lot as parking and area for fire truck access.
- **Proposed** – The proposed building occupies 25 percent of the lot's street frontage. Due to the existing location of the site access point, existing utilities easement, the required number of parking spaces, and the designated parking area, the building is likely to be located on the west portion of the site, which prevents it from meeting the requirement of extending along at least 50 percent of the lot's street frontage.

### 17.74.100 Building design

#### C. Development Standards.

##### 4. Building articulation.

- **Code Prescribed** – c. Maximum length of individual wall plane. 12 feet
- **Reasons for the request** – 17.74.100(C)4(c). Due to the interior program constraints of the proposed building, it is challenging to comply with this requirement while still maintaining the functional integrity and layout of the space.
- **Proposed** – Per 17.74.100. F, Several design elements are incorporated from the list below into the design beyond the required minimum of (1) one as follows:
  - a. Recessed entries;
  - d. Secondary roof forms such as gables, lower roof sheds, dormers and towers;
  - l. Roof overhangs;

All included building elements are to reduce the apparent building scale and to improve aesthetics of large buildings. Besides, the design of the south elevation includes mix of Material Variation, Window Grouping, Vertical and Horizontal Modulation and Landscaping Integration. The elevation incorporates alternating materials, including vertical Hardie siding and warm-toned accent panels at key locations between windows. This material shift introduces visual interest and helps to break up the horizontal mass of



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the façade. The strategic placement and proportion of grouped windows across the elevation create rhythm and depth.

5. Pedestrian shelters.

○ **Code Prescribed** –

a. Minimum along street frontage. 75% of building frontage length

○ **Reasons for the request** – 17.74.100(C)5(a) The main entrance is oriented toward the east side of the site to align with the location of the parking lot, providing more convenient access for visitors to the proposed building. To ensure weather protection and enhance pedestrian access, the pedestrian shelter is located along the east side of the building, covering the main entrance and area connecting the the parking lot.

○ **Proposed** – The building frontage is located on the east side of the building and is provided with a 52'-6" long pedestrian shelter. The east-facing wall of the building measures 50'-6" in length, and the proposed shelter covers over 100% of the building frontage length, exceeding the minimum 75% requirement.

E. Roof Form.

2. Pitched Roofs.

○ **Code Prescribed** – Roofs must be gabled or hipped. Sloped roofs should have a minimum pitch of at least 3:12.

○ **Reasons for the request** – The proposed building features a combination of a shed and gable roof. While the primary roof slopes meet the 3:12 requirement, the west portion has a reduced slope of 2 1/4:12. Due to the interior program wanting natural light in the corridor and overall building massing, maintaining a 3:12 slope on the west side would make the building too tall and create excessive volume. This would conflict with the design goal of breaking up large forms and maintaining a human-scale presence. The reduced slope supports both functional and aesthetic objectives, and we respectfully request an adjustment to allow it.

○ **Proposed** – The primary shed roof has a pitch of 3 1/4:12, while the secondary gable roof has a flatter pitch of 2 1/4:12 on west side and 3 1/4:12 on the east side to allow clear story windows into the center of the building and reduce the overall height. The gable end of the roof faces Highway 101.

## 2. EAST ELEVATION

### 17.74.100 Building design.

H. Windows/Transparency.

1. Ground Floor Windows.

○ **Code Prescribed** – b. The required percentage of ground floor transparency in the individual wall plane should be placed in the wall plane that is between 30 and 80 inches above the sidewalk grade.

○ **Reasons for the request** – The primary building volume that includes two lobbies and an office meets the 60% transparency requirement. Due to the interior program, the northern



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volume is unable to meet the transparency requirement since it includes exam rooms and an IT closet. These spaces require privacy, limiting the ability to include large windows or glazed areas in those zones.

- **Proposed** – The wall area between 30” and 80” above grade on the primary building volume of this elevation is 210 SF. The transparent area on the main volume of the east elevation is 132 SF, providing 63% transparency. See 2/LU10.

#### 4. 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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