



2 - NE 25TH STREET SITE - 3.96 ACRES

NORTH END SENIOR SOLUTIONS

NEW "OUR PLACE" CAMPUS STUDY LINCOLN CITY, OREGON SEDER ARCHITECTURE + URBAN DESIGN LLC MARCH 2018

CODE ANALYSIS based on City of Lincoln City, Oregon, offered 25th Street Site 10-18-18

PROPOSED CAMPUS DEVELOPMENT

Approximately 50,000 to 60,000 interior square feet, in five separate building structures. Primarily senior housing and senior services, also with apartments for the general Lincoln City workforce, particularly those working to serve the senior community on the campus. Possibly as many as 86 living units in total. On-grade parking serving the site uses, including drop-off/pick-up and service access.



07-11-11-BB-04302-00 & 07-11-11-BB-04302-00

ZONING SUMMARY

Per Lincoln City Municipal Code

Site Area: 3.96 Acres = 172,498 square feet, almost all above the Tsunami inundation zone, and with approximately 65 feet of overall grade difference from high to low points. Street access to site has been defined as NE Quay Avenue (currently a dead-end south of the site).



Current Zoning of Site: R-M: Multi-Family, Per Lincoln City Zoning Map

17.20.020 Permitted Uses (excerpts):

- Multiple Family Dwellings & Apartment Houses
- Cottage Housing Developments
- Rooming & Boarding Houses

17.20.030: Accessory Uses (excerpts):

- Offices incidental to the primary use
- Parking lots serving the primary use
- Other accessory buildings and uses customary to the primary use

17.20.040: Conditional Uses:

- Community Meeting Facilities
- Hospitals, Sanitariums, Rest Homes, Nursing Homes

17.20.050: Minimum Lot area & density requirements:

- 8,000 sf minimum lot for this use
- 17.20.050 © applies here, as portions of the property are both within 150 feet of a commercial zone, and in excess of 150 feet of a commercial zone. Conclusion from the code-indicated calculations is that 90 total units are allowed.

17.20.060 Lot width, building coverage & yard requirements:

- Minimum Lot width = 60 feet, actual width is approximately 300 feet
- Front yard minimum = 20 feet, actual will be greater, no matter how “front yard” is defined for this type of development that does not front on any streets.
- Side & Rear yards = 5 feet minimum throughout (as there are no side streets) increased by a half-foot for every foot that the building heights exceed 15 feet. Average building height at 30 feet will yield side & rear yards of 12.5 feet. Yards will exceed this minimum throughout, from all buildings to their closest property lines.

17.20.070 Maximum Building Height: 35 feet, but noting per 17.52.190, that “height” is defined as the average distance from grade at the center of all walls, to the highest point of the roof. Given the relatively steep slopes the envisioned structures will stand on, this requirement can be met, as the average of the highest and lowest sides will be under 35 feet.

17.20.080 Signs:

- Not pertinent at this time and will easily be complied with for this non-commercial use

17.20.090 Off-street Parking:

- “Congregate care” comes the closest of the designations, to the senior portion of the facility. Requirement is one parking space per 4 accommodations + 1 per employee. This yields approximately 15 to 18 parking spaces for this portion of the project
- “Residential multi-unit” comes the closest of the designations to the non-senior apartments portion of the project. Requirement is two parking spaces per dwelling unit. At required 2 spaces per dwelling unit x 30 apartment units, yields 60 parking spaces.
- The total of the above= 78 spaces, which can be accommodated on-site, in a combination of main upper and if necessary, an auxiliary lower parking lots. Further

adjustments and balancing of development and required parking per 17.56.060 and 17.56.070 joint use of facilities, and any requested variances to the prescriptive parking requirements based on uses will be part of a further development process. The desire may also be to explore entering into long-term shared parking agreement with the adjacent church, to utilize a portion of their most remote parking lot (immediately adjacent to this site) for overflow and daytime parking during the week. 50 percent of required parking spaces can be compact spaces.

- Off-street loading: For the senior portion of project, 1 space per 10,000 sf, plus 1 additional space per each additional 20,000 sf. 3 spaces required based on approximately 36,000 square feet in the senior portion of development. The project can provide these three loading spaces.
- 17.56.120 Bicycle Parking: one space per 20 vehicle spaces = 5 spaces maximum, which project can provide.

17.20.100 Other required conditions:

- Landscaping, recreation areas, access ways and other required conditions can all be met, as further developed during the project planning and design process.
- All city services are understood to be available to the site from adjacent streets and properties.