

Memorandum

Date: November 17, 2023
To: City of Wheeler, Planning Commission
From: Hayley Purdy, Scott Edwards Architecture
Job: Nehalem Bay Health Center and Pharmacy, TL 400 at Highway 101, Wheeler OR 97147
Re: Land Use – Narrative Responses

Below is a brief narrative on the submission and the architect's narrative responses to the City of Wheeler's Design Review Evaluation Criteria for the Land-Use Review of the project at TL 400 at Highway 101, Wheeler Oregon.

01 Project Overview

- a. The objective of development is to provide the Nehalem Bay Health District's taxpayers, located in North Tillamook County, a new clinic and pharmacy. The development will be referred to as Nehalem Bay Health Center and Pharmacy. The development will be built on a 1.3 acre vacant site located on Highway 101 and Hospital Road, Wheeler Oregon.
- b. The development is supported by a Health Care Bond Issuance. District taxpayers approved the bond measure by nearly 70% majority, the issuance of general obligation bonds during the May 16, 2023 election.
- c. The building design and program for the new clinic and pharmacy assumes a two-story, 16,000SF, wood framed, Type V-B construction, B Occupancy building.
- d. The existing Nehalem Bay Health Center and Pharmacy business, located at 230 Rowe Street will be relocated to this new facility. The new building will provide expanded and modernized space for the health center and pharmacy so that it may better serve the community. The only new program that will be added is a small dental suite on the second floor.

02 Article 4 GC Zone – General Commercial

- a. Section 4.020 Permitted Principal Uses

*In a GC zone the following uses and their accessory uses are permitted outright:
(10) Business, personal and professional services establishments.*

SEA: We believe that this use, a medical clinic and pharmacy, is allowed outright because it is a "business", even though the code does not specifically list a clinic or medical office building as an allowed use. The use is not listed as a conditional use or prohibited use.

- b. Section 4.040 Development Standards

In the GC Zone, the following standards shall apply.

- (1) *The maximum building height shall be 24 feet.*

SEA: The proposed building height is 23'-11" above the mean elevation. This building height is the vertical distance above mean lot elevation, as defined, to be the highest point of the structure or building. The mean elevation is taken from the highest and

lowest lot corners. The highest lot corner, as noted on the survey, is 74.12'. The lowest lot corner is 41.12'. That sets the mean elevation at 57.62'. The highest elevation of the building is 81.50', making the building 23'-11' above the mean elevation.

Reference sheet AX.02 for the building sections, referenced mean elevation and proposed building height. Reference the site survey by surveyor Onion Peak Design on November 2nd, 2023 for the highest and lowest lot elevations.

- (2) *Exterior lighting shall not adversely affect the livability of property in nearby residential zones.*
SEA: All exterior lights are restrained in design, lighting levels and will include shielding to prevent glare or uplighting of the night sky.

Reference sheets AX.02 and AX.03 for the locations of the exterior lighting.

- (3) *All development shall be subject to design review, Section 11.050.*
SEA: Reference the narrative below for all responses to the Design Review requirements.
- (4) *Parking shall be in accordance with Section 11.090.*
SEA: Reference the narrative below for all responses to the parking requirements.
- (5) *Signs shall be in accordance with Section 11.100.*
SEA: Reference the narrative below for all responses to the Signage requirements.
- (6) *All developments shall meet the landscaping requirements of Section 11.050.*
SEA: Reference the narrative below for all responses to the Signage requirements.

03 Section 11.020 Geologic Investigations

Site-specific investigations by a qualified professional engineering geologist or qualified professional soils engineer licensed in the State of Oregon shall be a prerequisite for:

- a. *The issuance of any building permits where ground disturbing activities are proposed.*
SEA: A Report of Geotechnical Investigation is provided by Carlson Geotechnical. This report was issued March 31, 2021. An Addendum 1 was also issued on November 7, 2023. Both Reports are stamped by licensed engineers and provide the required information for ground disturbing activities.

Reference the Geotechnical Report and Addendum 1 by Carlson Geotechnical.

04 Section 11.030 Survey Required

Prior to the issuance of any building permit for new construction of a new dwelling or placement of a manufactured home, or any construction which expands the dimensions of a structure and may encroach into setbacks or other building limitations, the City Recorder will require a boundary survey of the property. All new construction and substantial renovation in the 100-year flood plain shall require a Certificate of Elevation by a registered surveyor.

SEA: A survey is provided of the existing property.

Reference the site survey by surveyor Onion Peak Design on November 2nd, 2023.

05 Section 11.050 Design Review

a. 11.050.4.a Site Design

- (1) *Where existing natural or topographic features are present, they should be used to enhance the development. For example, incorporate small streams in the landscape design rather than placing them in a culvert and filling.*

SEA: The existing vacant site has a 4' to 9' sloped berm along Highway 101. There is also significant change in topography along the site's south and west property line. These existing topographic features will be minimally altered to accommodate site improvements, soil stabilization, stormwater drainage and Right of Way improvements.

Reference sheet C3.00 for the proposed grading plan and the site survey by Onion Peak Design dated November 2nd, 2023.

- (2) *Existing trees should be left standing except where necessary for building placement, sun exposure, safety or other valid purpose. Landscaped vegetation buffers shall be provided along major streets or highways, or to separate adjacent uses. The use of native plants is encouraged.*

SEA: There are existing trees along the west property line. The intent is to preserve these trees and the general contractor and arborist will coordinate during construction on tree protection measures.

Landscaped vegetated buffers are provided along the entire length of Highway 101 and Hospital Road, as shown on the Landscape Materials and Planting Plan. Native plants and plantings that complement the tidal marsh and upland forest are prioritized.

Reference sheets LX.00, LX.01, L0.00 for the proposed landscape design and the site survey by Onion Peak Design dated November 2nd, 2023.

- (3) *Graded areas shall be replanted as soon as possible after construction to prevent erosion. In areas where planting will not thrive, other materials such as wood fences, decorative rock, stone walls, and paving of brick or stone shall be used.*

SEA: The site will be replanted during construction to prevent erosion. At steeper grades, an erosion control fabric will be used to help stabilize the slope and help plantings establish.

Reference sheet C3.0 for the proposed grading plan and LX.00 for the proposed landscape plan.

- (4) *Exterior lighting shall be restrained in design and shielded so as not to cast glare on adjacent private or public property or the night sky.*

SEA: Lighting is used on the exterior of the building and in the parking lot, as required for proper lighting levels. These lights are restrained in design, lighting levels and will include shielding to prevent glare or uplighting of the night sky.

Reference sheets AX.01 and AX.02 for the locations of the exterior lighting.

- (5) *Storage or mechanical equipment shall be screened from view. Trash enclosures and screening shall be carefully located and treated to integrate with the appearance of the site/building design. Screen all outdoor storage. Roof top equipment shall be screened a minimum of 1 foot higher than the highest point on the equipment and shall be setback a minimum of 10 feet from the building edge.*

SEA: There will be mechanical equipment screened on the roof of the single-story portion of the building. The screening is supported by the rooftop mechanical unit, made from prefinished durable metal flat rib panels. The top of the screen will be one foot higher than the highest point of the equipment. The top of the screening will attempt to align with the eave of the two-story structure beyond.

There will be a screened generator on the southern edge of the parking lot. The screening which faces the parking lot will be constructed with a prefinished metal perforated panel. There will be gates integrated into the screening, allowing access to the generator. The gates will be clad with the same prefinished perforated metal panels. The top of the screen will be one foot higher than the highest point of the equipment. The generator is estimated to be 8 feet tall, which would make the metal screening 9 feet tall. The screening to the side and behind the generator would be evergreen plantings, providing year-round screening. The top of grade will slope up to the south, as referenced in the grading plan. All landscape screening will also be sufficiently tall enough to be 1 foot taller than the top of the generator.

Lastly there will be a screened trash enclosure, also located along the southern edge of the parking lot. The trash enclosure will be clad in the same material as the building exterior, painted to match. The gates to the trash enclosure will match the prefinished perforated metal panels used at the generator screening. The trash enclosure will be a minimum of 1 foot higher than the highest trash dumpster. It is assumed that the enclosure will be 7 feet tall. There will be evergreen plantings provided around the perimeter of the trash enclosure, providing year-round screening at the base of the enclosure.

Reference sheet AX.01 for all the locations of mechanical equipment.

- (6) *Primary building entrances shall open directly to the outside and shall have walkways connecting them to the street sidewalk. Create storefronts and entries that are visible and easily accessible from the street. Either orient the primary entrance to the building along a street facing property line or create an ADA accessible courtyard / plaza incorporating pedestrian amenities including street trees, outdoor seating, and decorative pavers. Ensure a direct pedestrian connection between the street and buildings on the site, and between buildings and other activities within the site. In addition, provide for connections between adjacent sites, where feasible.*

SEA: The site sits approximately 6' above the sidewalk along HWY 101 so it was impractical to orient the main entry towards this direction. Instead, the primary building entrance opens directly to the outside onto an accessible pedestrian plaza at the northeast corner of the building which is visible to the street and connected to the sidewalk along HWY 101 by a stair. This plaza is also connected to an accessible path that provides access to ADA parking spaces and a new sidewalk on Hospital Road. The pedestrian plaza provides seating, trees, landscaping, raised planters and specialty paving.

The elevations on the north and east of the building include extensive amounts of storefront which allow for the building entry and main waiting room to be visible from the street.

Reference sheets LX.00 and AX.01 for the locations of the building entrances, pedestrian plaza, and pedestrian connections.

- (7) *Community amenities such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public are encouraged and may be calculated as part of the landscaping requirement. Benches in public areas on private property, adjacent to public right of way shall comply with design review standards for architectural style.*

SEA: Community amenities are provided in the pedestrian plaza and stair connection to Highway 101 sidewalk. Large timber benches and boulder seating are used on the private property, adjacent to the public right of way.

Reference sheet LX.00 for the locations of the bench seating.

- (8) *A landscaping plan shall be submitted which shows existing and proposed vegetation, trees, landscaping materials, a timeline for installation and maintenance, and other features in order to permit the Planning Commission to review the plan. Landscaping shall be provided along project site boundaries where it does not interfere with access and clear vision. Landscaping is intended to soften the effects of built and paved areas. It also helps reduce storm water runoff by providing a surface into which storm water can percolate.*

SEA: Existing and proposed vegetation, trees, and landscaping materials are provided along the project's site boundaries. Clear vision areas are clearly identified and plantings within those zones are under 3' in height. Landscaping is interspersed throughout the site and in between hardscapes, including the pedestrian plaza, parking lot, right of way connections, and the hillsides.

Reference sheets LX.00 and LX.01 for the landscaping, plant legend, and plant images.

- (9) *Parking lots shall be divided into groups of no more than 8 spaces with landscaping and walkways dividing the groups. A walkway or sidewalk shall be provided to separate the parking from public streets and adjacent property. Parking shall be designed to be as unobtrusive as possible, through site location and landscaping.*

SEA: The parking lot is arranged to cluster parking stalls in groups of no more than 8 spaces. A walkway is provided on the south side of the parking lot to provide an accessible path to the public right of way.

Reference sheets LX.00, C1.0, and AX.01 for the parking lot arrangement, landscaping, and walkways.

- (10) *Uses shall provide a hard-surfaced, well-marked and lighted pedestrian access system consistent with the accessibility standards of the Americans with Disabilities Act Accessibility Guidelines.*

SEA: The parking lot is constructed with asphalt. The pedestrian plaza and site walkways are constructed from with concrete paving and specialty paving. Lit pathways are provided along all walkways with code required light levels, with proper shielding.

Reference sheet AX.01 for lighting locations and sheet LX.00 for hard surface locations.

b. 11.050.4.b Building Design

- (1) *The height and scale of the buildings should be compatible with the site and adjoining buildings. Use of materials should promote harmony with the surrounding structures and site.*

The materials shall be chosen and constructed to be compatible with the natural elements and applicable city ordinances.

SEA: The building design includes a gable roof at the two-story portion of the building, which is most visible from the street, and a parapet roof at the single-story portion of the building, which is set back from the street and screened by landscape planting. A gable roof is used to appropriately address the site scale and surrounding built vernacular. The primary building material will be a painted fiber cement siding which is compatible with other commercial buildings along HWY 101 as well as the residential neighborhood above the site.

Reference sheet AX.02 for building elevations and a material legend. Reference sheet AX.03 for building renderings that depict the building materials and building scale.

- (2) *Architectural style should not be restricted. Evaluation of a project should be based on quality of design and the relationship to its surroundings. However, the use of styles characteristic of Wheeler and the coastal area are preferred. These include the use of natural wood siding such as cedar shingles. The City encourages the use of pitched roofs, large overhangs, wood fences and wood signs. Colors should be earth tones harmonious with the structure, with bright or brilliant colors used only for accent.*

SEA: Painted fiber cement panels are provided on most of the structure in a warm green which is harmonious with the surrounding landscape. Warm wood-like material is provided as an accent on the façade, which aligns with nature and appears like a natural element. Commercial grade materials are used due to the commercial building use. These materials and color selections are treated though to be more harmonious with the neighboring properties, coastal area, and surrounding landscape.

Reference sheet AX.02 for building elevations and a material legend. Reference sheet AX.03 for building renderings that depict the building materials and building scale.

- (3) *Monotony of design in single or multiple building projects shall be avoided. Variety of detail, form, and site design shall be used to provide visual interest. In a Planned Development, no more than 25% of all buildings in the development shall replicate the same roofline or footprint.*

SEA: The building massing is designed with two different rooflines, to provide a breakdown of the building scale. The building scale is further detailed into horizontal and vertical forms with the use of materials, punched openings, storefront, and color. The site design and pedestrian plaza use planters, plantings, and materials to provide a variety of detail in shapes and visual interest.

Reference sheets AX.02 and AX.03 for building elevations and renderings. Reference sheets AX.01 and LX.00 for the site design and detail.

- (4) *The impact that structures will have on views from adjacent or other areas will be taken into account.*

SEA: The building design and massing provides a north to south gable roofline at the two-story structure. The roof ridgeline is the least impactful orientation possible for the neighboring views. The first floor of the building is nestled into the existing grade to lower the overall building height and ridgeline. This ensures that the building remains within the required building height limitation of 24 feet above average grade elevation.

Reference sheets AX.02 for the building elevations and building sections that document building height, average grade, and impact to neighboring areas.

- (5) *The property owner shall establish one street facing entrance or store front with access acceptable to the City.*

SEA: The primary building entrance opens directly to the outside, along the east elevation near the northeast corner of the building. The north building elevation has large storefront and is highly visible from Highway 101. The east building elevation has large storefronts and the primary building entrance.

Reference sheets AX.01 and AX.02 for the building elevations and site plan.

- (6) *The street facing entrance or store front shall provide windows or window displays a minimum of 4 feet in height along the ground floor street-facing frontage for a minimum of 50 percent of the horizontal length of the building. Glass doors may be credited toward the 50 percent requirement. This section shall not apply to multifamily dwellings.*

SEA: The north building elevation provides storefront windows that are 10'-6" in height along the ground floor, facing Highway 101. These storefront windows change in elevation but are provided across the entire length of the building elevation.

Reference sheets AX.02 for the building elevations.

- (7) *Architectural features or landscaping shall be provided for at least 30 percent of the wall length on each street facing elevation.*

SEA: Architectural features including varied materials, storefront windows, framed windows, architectural flashings, lighting, canopies, signage and doors are provided on all elevations. Landscaping is provided alongside both building entries, and then along all elevations to provide separation and privacy from the right of way and walkways. Reference sheets A3.02 and A5.01 for the building elevations.

Reference LX.01 for the landscaping site plan.

- (8) *Multi-story commercial, mixed-use or multifamily dwellings shall have ground floors defined and separated from upper stories by architectural features that visually identify the transition from ground floor to upper story.*

SEA: Architectural features including varied materials, storefront windows, architectural flashings, and canopies provide a horizontal delineation and transition between the ground floor and upper story.

Reference sheets AX.02 and AX.03 for the building elevations.

- (9) *Provide recessed shielded lighting on street-facing elevations. Provide articulated facades for every 40 feet of building length. Articulated facades shall contain at least one of the following features: building offsets, projections, changes in elevation or horizontal direction, or a distinct pattern of divisions in surface materials. Large expanses of blank walls shall only be located in areas that are not visible to the public.*

SEA: All exterior lighting is restrained in design and will include shielding to prevent glare or uplighting of the night sky. All building elevations are articulated with varied materials, storefront windows, framed windows, architectural flashings, lighting, canopies, signage, and doors. Those articulations are shown in the elevations and happen vertically and horizontally, creating divisions in materials. Elevation that

blocks views of the building are dashed on the drawings, so it's clear as to elevations are visible or not from the right of way.

Reference sheets AX.02 and AX.03 for the building elevations.

(10) New commercial or mixed-use residential / commercial structures shall be encouraged to provide weather protection for pedestrians along street facing elevations.

SEA: Due to the over 6' height change of the site above HWY 101, weather protection along the sidewalk is impractical. The primary building entrance has a full canopy that covers the width of the entry to provide weather protection.

Reference sheets AX.02 and AX.03 for the building elevations.

06 Section 11.053 Clearing, Cutting, and Filling

(3) A Clearing, Cutting or Filling Permit is required when:

- a. Fill or excavation alters the general contour of the lot; or*
- b. Cutting or filling is within an area where the slope exceeds 29%; or*
- c. Cutting or filling will alter lot corner elevations; or*
- d. Clearing, cutting, or filling is within wetland or natural drainage way including surface and subsurface water.*

SEA: A Clearing, Cutting and Filling Permit application is submitted along with this application. It is required because excavation will alter the general contours of the lot.

Reference the Clearing, Cutting, and Filling Permit Application.

07 Section 11.070 Access

Each lot and parcel shall abut a street other than an alley for a width of at least 25 feet or have vehicular access by means of a recorded easement for a width of 25 feet.

SEA: The lot abuts Highway 101 and Hospital Road. Vehicular access to the site is provided on Hospital Road. A Driveway Approach Permit is submitted along with this application.

Reference sheet C2.00 for the location of the proposed driveway.

08 Section 11.080 Clear Vision Areas

A clear-vision area shall be maintained on the corners of all property at the intersection of two streets.

SEA: A clear-vision area is provided at the intersection of Highway 101 and Hospital Road.

Reference sheet C2.00 and LX.00 for the sight triangle and clear vision area.

09 Section 11.090 Off-Street Parking and Loading Requirements

At the time a new structure is erected, or the use of an existing structure is changed or enlarged, off-street parking spaces, loading areas and access thereto shall be provided as set forth in this section unless greater requirements are otherwise established. If such facilities have been provided in connection with an existing use, they shall not be reduced below the requirements of this ordinance.

(i) Medical, dental or veterinary clinic

One space for each 400 square feet of floor area plus one space for each two employees

SEA:

The proposed building is 16,000 square feet:

- The building square footage requires 40 parking spaces.

The current staffing is:

- 27 Full Time Employees (FTE) = 13.5 parking spaces
 - 8 of the 27 FTE are Hybrid Employees (30%) = Minus 4 Parking Spaces
 - * See Hybrid Work Schedule
- 5 Part Time Employees (PTE) at Half Time is 5 FTE = 2.5 parking spaces
- 2 Remote FTE Employees = 0 parking spaces

The future staffing at building opening is:

- 4 Future FTE for Dental = 2 parking spaces
- 6 Future FTE for Medical = 3 parking spaces
- Future Staffing Increase = 29% increase of staffing

The total number of parking spaces required for this use: 57 Parking Spaces

** $(40 + 13.5 - 4 + 2.5 + 0 + 2 + 3) = 57$

The total number of parking spaces provided: 58 Parking Spaces

***Hybrid Work Schedule:**

Currently, 30% of Full Time Employees are working a hybrid work schedule. This type of work schedule results in less parking demands than is stated above since staff have a flexible schedule that doesn't require them to be in the office full time. Therefore, they should not be counted as Full Time Employees (FTE). The hybrid work schedule is a permanent solution for staffing and will be used in the operation of the Nehalem Bay Health Center's new building. The hybrid work schedule provides flexibility for the Health Center's future growth.

While the future staffing needs are currently unknown, the building programmatic design can accommodate up to 6 additional full time staff members. This programmatic space could result in a future deficiency of up to 3 parking spaces. We believe that the hybrid work schedule would provide the Nehalem Bay Health Center and Pharmacy the necessary flexibility to accommodate this future staff growth without requiring additional parking spaces.

(9) Except for parking to serve single-family dwelling uses, parking spaces along the outer boundaries of a lot shall be contained by a curb or bumper rail at least four inches high and set back a minimum of four and one-half feet from the property line.

SEA: The entire parking lot is contained by a curb. The parking lot is set back at all locations is setback further from the property line more than the minimum required dimension.

Reference sheet C2.00 for setback dimensions of the parking lot.

- k. *All parking lots designed to accommodate more than five vehicles shall be developed with at least 10 percent of any uncovered parking area in plantings or other landscaping as approved by the Planning Commission. Such landscaping or plantings shall be located in defined planting areas evenly distributed throughout the parking area. The required planting areas shall have a width of not less than 3 feet. Landscaping shall be continuously maintained.*

SEA: Landscaping and plantings are located in defined planting areas evenly distributed throughout the parking area. All planting areas have at least a minimum width of 3 feet or more, though most widths are at least 5 feet wide.

Reference sheets C2.00 for landscaped area dimensions and LX.00 and LX.01 for plantings.

10 Chapter 153: Sign Regulations

153.05 Permit Allowances

C. Permanent Signage

(1) One or more permanent on-premises signs, not exceeding 24 square feet per sign, displaying the name or type of business or service offered by the licensee.

SEA: There are two permanent on-premises signs. Each sign is sized to not exceed 24 square feet per sign. The signage will display the name of the business and business logo.

Reference sheet AX.01 for the signage designs and dimensions.

153.06 Illumination

(A) Light from or illuminating a sign within the city shall be directed away from a residential use or zone, shall not move or flash, create or reflect excessive glare, and shall not be located so as to detract from or impair a motorists vision or view of traffic signs or signals, or vehicular or pedestrian traffic.

SEA: The permanent signs will be lit with fixtures focused only the signage and directed solely at the sign. The signage will not be reflective, so as to avoid any reflection or glare. The monument signage located near the corner of Highway 101 and Hospital road will not interfere with clear vision requirements.

Reference sheet AX.01 for the signage illumination.

153.06 Materials and Construction Methods

(A) Signs shall be constructed of durable materials.

SEA: The permanent signs will be constructed from permanent materials. The monument sign will be made from cast in place concrete, with powder coated aluminum lettering. The wall mounted building signage will be made from brushed aluminum lettering. Both signs will include the Nehalem Bay Health Center and Pharmacy logo.

Reference sheet AX.01 for the signage designs and signage materials.