

Memorandum

Date: 3/22/2024

To: Planning Commission, City of Wheeler

From: Hayley Purdy, Scott Edwards Architecture

Job: Nehalem Bay Health Center and Pharmacy

Re: Design Review Application #2023-01-DR Response to Conditions of Approval.

1. The addition of one ADA parking space to the proposed parking lot.
SEA: An additional ADA parking space has been provided in the parking lot, bringing the total to four ADA parking spaces. Refer to sheets C2.00, LX.00, and AX.01.
2. Submission and approval of a final Landscaping Plan indicating the locations, types, and quantities of plants.
SEA: The Landscaping Plans have been updated to provide further detail on the exact locations of proposed trees, the types of plantings, and approximate quantities of plants. Quantities are provided as pot sizes and the spacing of those plants. Exact counts are calculated by a landscaping contractor during construction. Refer to sheet LX.00 for the locations and quantities. Refer to sheet LX.01 for the plant types.
3. Submission and approval of color samples for the proposed building materials.
SEA: The color samples and material types are provided as part of a material board. Actual samples can also be provided, if desired. Refer to sheet AX.02 for the material board and the exterior elevation material legend.
4. Submission and approval of a detailed plan of the pedestrian plaza.
SEA: The detailed plan of the pedestrian plaza and material selections is provided. Refer to sheet LX0.0. In addition, please see attached a Landscape Narrative, which describes the landscape materials and design intent.
5. Final approval of a utility plan by Wheeler Public Works and Nehalem Bay Fire and Rescue.
SEA: The Utility Plan has been updated and coordinated with Wheeler Public Works and Nehalem Bay Fire and Rescue. Locations for domestic water line and fire line have been approved verbally. Additional coordination of the fire riser door has been coordinated with the Fire Chief of Nehalem Bay Fire and Rescue. Refer to sheet C2.00 and C4.00. Refer to the Nehalem Bay Fire & Rescue District Building Review & Approval Form, which is approved by the Fire Chief.