

**PC 22 04 DR 05 & AR 22 11 SIR 06
Supplemental Findings—Exhibit A1**

TITLE 10 CHAPTER 6: DESIGN REVIEW

10-6-6-3: BUILDING FAÇADES:

- B. Vertical Design Elements:** Commercial storefront building faces shall have distinctive vertical lines of emphasis spaced at relatively even intervals. Vertical articulations may be made by material changes, variations in roof heights, applied fascia, columns, bay windows, etc. The maximum spacing of vertical articulations on long, uninterrupted building elevations shall be not less than one break for every 30 to 40 feet.

The Applicant Narrative (Exhibit C, p. 11) states that the hotel is not a commercial storefront building but that they have worked towards using elements from the local vernacular. Given the characteristics of Old Town, large blank expanses, even though meeting the code, is a stark contrast to area buildings facing a public street. Criteria met; however, the second and third floors on the southwest side of the building above the main entrance measure roughly 26 feet in width with only the lap siding and the cornice bands separating those floors which translates into a space unlike the other areas of the façade wall that feature additional articulation.

- C. Articulation and Detailing:** All building elevations that orient to a street or civic space must have breaks in the wall plane (articulation) of not less than one break for every 30 feet of building length or width, as applicable, as follows:
- 1. Plans shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30-40 feet. In addition, each floor shall contain at least two elements meeting the following criteria:**
 - a. Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of 4 feet;**

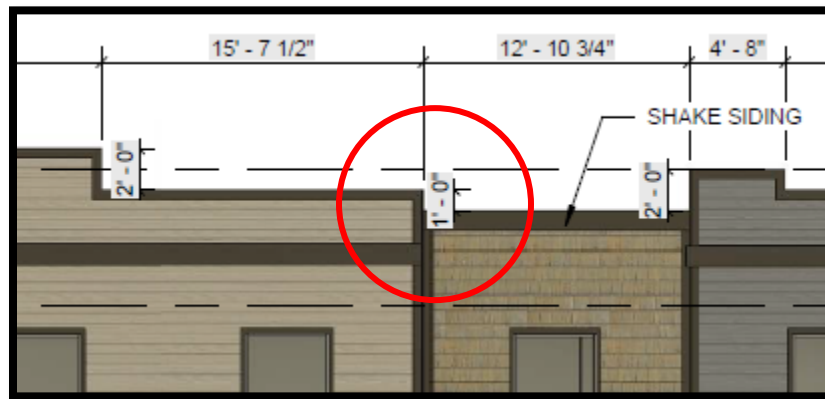
The west side of the hotel façade fronts Quince St. Shake siding is used within two recessed areas located along the northern half of the west side of the building, contrasted also by 4" lap siding, trim and windows. The recesses do not meet the criterion as they contain a depth of 3 feet. They can however be classified as a "break" in "d" on the next page. Criterion not met.

- b. Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or**

The applicant proposes an extension to an 1st floor Quince St. entrance via a canopy. The canopy projects a minimum of 2 feet and runs horizontally more than 4 feet. Criterion met.

c. Offsets or breaks in roof elevation of 2 feet or greater in height.

The plans shown in Exhibit D provide details including the use of varying parapet roof surrounds that appear to meet the criteria. The applicant explains in Exhibit C (p.12) that the parapet incorporates 2' steps every 30' or less. Sheet LU-5 in Exhibit D indicates an area showing a 1' step on the west façade of the parapet as shown in the excerpt, below.



Even with this 1' step, the overall height of the parapet in this area still varies 2' and more in height within a 28 foot, 6 and ¼ inches. Criterion met.

- d. A “break,” for the purposes of this subsection, is a change in wall plane of not less than 24 inches in depth. Breaks may include, but are not limited to, an offset, recess, window reveal, pilaster, frieze, pediment, cornice, parapet, gable, dormer, eave, coursing, canopy, awning, column, building base, balcony, permanent awning or canopy, marquee, or similar architectural feature.**

All four stories of the front façade facing Quince St. contain breaks in the wall plane sufficient to meet these criteria. The bottom of the second and third stories contain cornices, and then the fourth floor contains the parapet roofing. Lighted signage will be mounted on the southwestern area of the front façade on the fourth floor. All floors on the façade side contain two inset shingle shake covered recessed areas and appear to contain window reveals.

Architectural elements are provided for each of the hotel’s exterior elevations within Sheets LU-5 of Exhibit D. Renderings depicting each side of the hotel are provided on Sheets LU-6 through 9. The hotel will have a flat roof surrounded by a parapet. Pertaining to siding, the hotel will mainly feature 4” horizontal wood-look siding broken up by areas of shake siding, which will be applied to alcoved, or inset walls. The siding is planned to contain neutral coastal coloring including #131 Gull Gray, #577A Bluebell, #528 Citation (which appears to be a dark gray/blue blend), and #636 Steel Blue. Proposed trims include an ivory white and the dark gray #528 Citation color which are to be used around aluminum windows.

3. **Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features, do not meet the 24-inch break-in-wall-plane standard.**

The applicant does not propose to use paint color or a retractable awning as permanent architectural elements to meet the 24" break in plane. Criterion met.

5. **Building elevations that do not orient to a street or civic space need not comply with the 24inch break-in-wall-plan standard, but should complement the overall building design.**

The overall design is cohesive throughout the proposed hotel for each elevation and no change in materials appear to create dissonance. This concept is best seen in Exhibit D, Sheet 5. Criterion met.

10-6-6-4: PERMITTED VISIBLE BUILDING MATERIALS: Building materials which have the same or better performance may be substituted for the materials below provided that they have the same appearance as the listed materials.

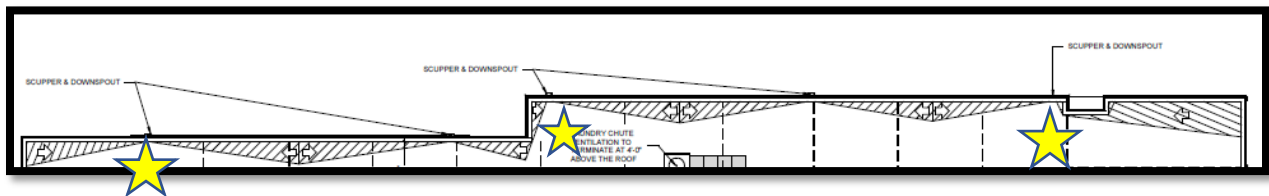
B. Roofs, Awnings, Gutters, and Visible Roofing Components:

[...]

3. **Gutters and downspouts: copper, terne metal, or coated metal.**

Sheets LU-4 and LU-8 in Exhibit D demonstrate the locations of the scuppers and downspouts. The downspouts will be aluminum coated in a dark gray. No gutters are proposed since the roof is flat and surrounded by a parapet wall. The scuppers convey rainwater to three downspouts along the eastern side of the building as shown with yellow stars in this excerpt taken from Sheet LU-4:

(Scuppers and downspout locations on eastern side of building)



[...]

5. **Glass, steel, wood or canvas fabric awnings.**

A single steel awning measuring 6' in depth and 22'-6" in width is proposed over the main entryway facing Quince St. as shown on Sheets LU-2 and LU- 5. It is shown below to be

suspended by three cables. The Planning Commission is being asked to decide if the canopy element will count towards the minimum required exterior finishes, which is 2 per floor:



[...]

D. Windows, Entrances, and Accessories:

- 1. Wood, vinyl or pre-finished metal frames and sashes.**
- 2. Glazed and unglazed entry doors shall be wood, pre-finished or coated metal or fiberglass.**

The applicant states in their Narrative in Exhibit C p. 13 that Sheet LU-5 (Exhibit D) shows that window and door trim will be wood-look composite and *“Where the building is designed to reflect a storefront appearance, windows and doors are trimmed with aluminum.”* Criterion met.

- 3. Solid wood or fiberglass shutters.**

Shutters are not proposed. Criterion not applicable.

- 4. The use of decorative detailing and ornamentation around windows (e.g., corbels, medallions, pediments, or similar features) is encouraged.**

The applicant also states in their Narrative in Exhibit C p. 13 that Sheet LU-5 (Exhibit D) shows that window trim will be wood-look composite, consistent with horizontal siding and that where the building is designed to reflect a storefront appearance, windows and doors are trimmed with aluminum. The windows appear to have ornamentation underneath them.

E. Trellises, Decks, Stairs, Stoops, Porches, and Balconies

- 1. Architectural concrete, brick and stone masonry, solid wood or fiberglass columns, posts, piers and arches.**

None of the above features are included in the application materials. Instead, the exterior will include wood-look lap siding and cedar shakes. Criterion not applicable.

- 2. Wood, brick, concrete and stone masonry decks, stoops, stairs, porches, and balconies.**
- 3. Solid wood, painted welded steel or iron trellises.**
- 4. Railings, balustrades, and related components shall be solid wood, painted welded steel or iron.**

The applicant has not proposed the elements listed in 2-4 above. Criterion not applicable.

F. Landscape/Retaining Walls and Fences: Shall be subject to the FCC 10-34 and the following requirements:

- 1. Brick and stone masonry or precast concrete.**
- 2. Architecturally finished exposed concrete.**
- 3. Cement-based stucco over masonry or concrete substrate.**
- 4. Solid wood pickets, lattice and boards.**
- 5. Painted welded metal or iron.**

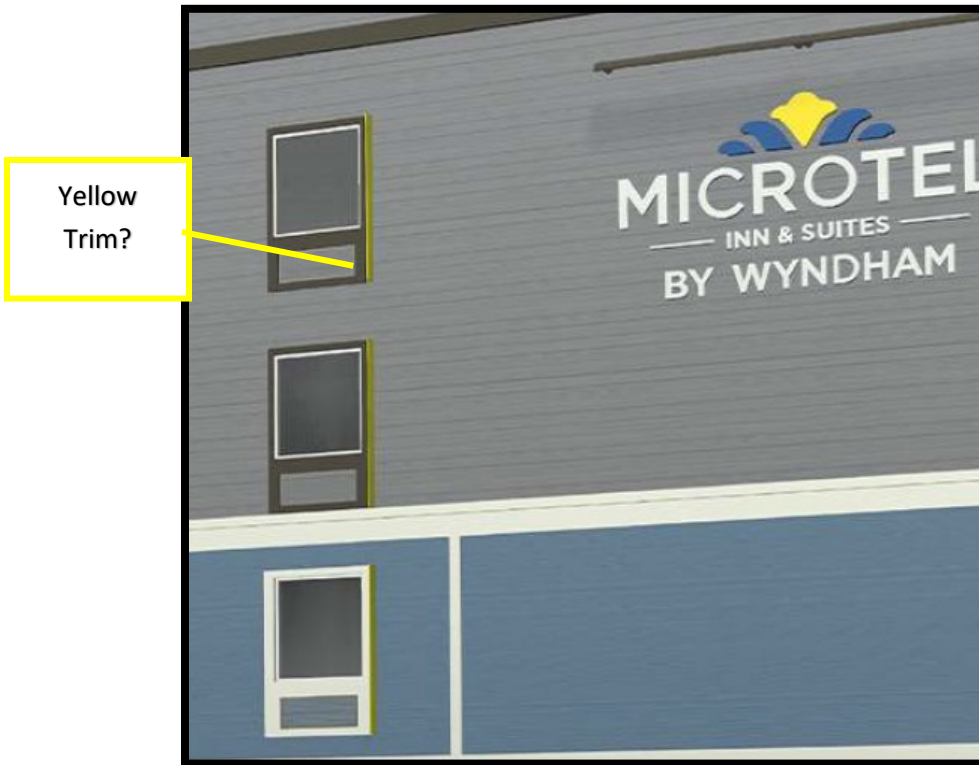
To date, there is no proposal to install landscape/retaining walls. The applicant may choose to propose these with submittal of the final landscaping and irrigation plan, which has been conditioned in these findings. Fencing has been proposed around the stormwater facility located on the north side of the property, the trash receptacle enclosure at the northeastern side of the hotel (which has been conditioned), and the condensation units at the east side of the hotel. The fencing materials for these elements are of those listed above. The fencing for these elements is discussed elsewhere in these Findings.

G. Building and Site Material Colors: Color finishes on all building exteriors shall be approved by the City and be of a muted coastal Pacific Northwest palette. Reflective, luminescent, sparkling, primary, and “day-glow” colors and finishes are prohibited. The Planning Commission/Planning Commission or their designee may approve adjustments to the standards as part of a site Design Review approval.

Exterior building colors, other than the primary yellow color proposed within alcove areas and possibly along window trim, contain neutral colors of gray, brown, blue, white, and tan which should be compatible with the sky and surrounding vegetation and are similar to the required muted coastal Pacific Northwest palette. Aside from the proposed yellow, which is a primary color and prohibited by this section, none of the other color selections are reflective, luminescent, sparkling, primary or day glow colors and meet the criterion.

An adjustment is allowed through review of the Planning Commission and as part of this Design Review approval process. Should the Planning Commission disapprove the proposed yellow in the alcoves/inset areas and/or yellow window trim which appear to be visible from Quince St., the applicant shall propose an alternate color as required in FCC 10-6-6-4 G. [Supplemental Condition tbd]

Although the Planning Commission will be deciding whether primary yellow may be used within the front entrance area, it is unknown if the proposal intentionally includes Planning Commission approval for yellow window trim that appears in the rendering of Sheet LU-6, Sheet D (see below).



10-6-6-5: MATERIAL APPLICATIONS AND CONFIGURATIONS:

A. Building Walls:

- 4. Heavier materials, such as stone, shall only be used below lighter materials, such as siding.**

Heavy materials have not been proposed nor included in this Design Review proposal. Criterion not applicable.

E. Visible Landscape/Retaining Walls and Fences:

- 1. Freestanding concrete and masonry walls shall be minimum 8” nominal thickness with a finished top course, cap, or other compatible termination.**

[...]

- 3. Metal and iron fencing shall be configured in predominately vertical elements**

The trash enclosure consists of masonry walls. They shall have a minimum 8” nominal thickness with a finished top course, cap or other compatible termination. (Supplemental Condition tbd), Metal fencing is proposed for the stormwater facility near the north end of the building and the condensation units on the east side of the hotel. The metal fencing for these facilities shall be predominately configured vertically. (Supplemental Condition tbd)

10-17C- 3: LOT AND YARD PROVISIONS FOR AREA C

- C. Lot Coverage: The Planning Commission or their designee may allow up to eighty percent (80%) lot coverage by buildings and other impervious surfaces.**

The applicant Narrative on p. 20 of Exhibit C provides the following information:

“As shown on Sheet L1.0, the site is 147,233 square feet and vegetated landscaping is proposed on 66,680 square feet (45%). Proposed building and parking area impervious surfaces will, at maximum, cover the remaining 80,553 square feet. This produces a lot coverage of 55%, well under the maximum of 80% allowed.”

Without the final landscape and irrigation plan, it is yet unknown the true percentage of landscaping areas that would be pervious. Such plan has been conditioned to be provided through a separate application. The application materials for the final landscape and irrigation plan shall contains information distinguishing the areas that are pervious and impervious to ensure compliance with FCC 10-17C-3 C. [Supplemental Condition tbd]

D. Yard Regulations:

- 5. The Planning Commission may allow reduction of any Area C setbacks, if an easement is approved and dedicated that will preserve mature trees, sand banks, and/or bank vegetation.**

A 50' setback from the river cutbank is required and discussed under FCC 10-7 of these Findings. In addition, a 50' setback from the mean high tide line is required because the subject site is included in the Natural Estuary. As shown in the Florence Realization 2020 Comprehensive Plan Map 17-1 excerpts, the site lies in Management Unit # 5 of the Natural Estuary, as a Natural Resource Conservation area. Page. XVII-11 of the Plan states that this unit is a *"50-foot wide strip of land measured from the mean high tide line, starting at the northern boundary of MU #4 and extending to the UGB, including any adjacent lands within the 100-year floodplain."* An excerpt of the associated map of this area is located under FCC 10-19-1 of these Findings. In addition, not notated on a survey but included as a note within Exhibit I.a the *"(M)ean high tide is approx. 6.77. Available data is for highest astronomical tide and is 9.42."* Clearly, the mean high tide line or even recorded highest tide still lies somewhere between the 50' river cutbank line. Even so, this underlies the requirement to preserve the vegetative slopes. Native vegetation preservation is discussed and conditioned elsewhere, but not in relation to the mean high tide line and FCC 10-17C-3. D. 5.