



ARCHITECTURE
& DESIGN, LLC

4103 NE TILLAMOOK ST
PORTLAND, OR 97212

Project: 2301: Manzanita Pines

General Narrative

The proposed Manzanita Pines project will bring 60 new units of affordable housing to the Oregon Coast. Situated on 4.62 acres within a larger, master-planned area, the multifamily development includes a mix of 1-bedroom, 2-bedroom and 3-bedroom apartments spread across five residential buildings. The design incorporates varying building scales that are informed by the coastal and forested surroundings of the property. Tucked at the base of the hills sloping up from the site, three-story buildings flank the north and south ends of the development, while a pair of two-story buildings and single-story clubhouse surround a central playground and open space at the heart of the new, family-friendly community.

Project Information

Zoning: SR-R - Development proposals evaluated by Planned Unit Development (PD) procedures

Site Area: 4.62 acres (201,340 sq. ft.)

Density: 13 dwellings per acre
(allowed where at least 40% of total parcel area is reserved as permanent open space)

Open Space: 1.88 acres (81,704 sq. ft.) provided – 40.6% of total site area

Dwelling Units: 60 total (60 / 13 units per acre – 4.62 acres)

Overall Unit Mix:

1-Bedroom Units = 14

2-Bedroom Units = 23

3-Bedroom Units = 23

Building Totals: Building A – 13,296 sq. ft. / 3 stories / 12 dwelling units

Building B – 10,077 sq. ft. / 3 stories / 12 dwelling units

Building C – 8,468 sq. ft. / 2 stories / 9 dwelling units

Building D – 6,096 sq. ft. / 2 stories / 6 dwelling units

Building E – 19,296 sq. ft. / 3 stories / 21 dwelling units

Clubhouse – 2,500 sq. ft. / 1 story

Auto Parking: 96 auto parking spaces provided (1.6 per dwelling unit)

Bicycle Parking: 32 bicycle parking spaces provided

Site Location & Characteristics

The project site is located at the eastern edge of the City of Manzanita, situated between Highway 101 to the north and Necarney Road to the south, and bounded by Clipper Ct. to the east. The undeveloped, 4.62 acre property was recently annexed into the City and lies at the northeast corner of a larger, 70-acre parcel that is master-planned for future residential housing extending west towards Classic Street. The existing surrounding areas are predominantly residential neighborhoods, and with access from Necarney Road, the site is in close proximity to Nehalem Bay State Park, the main shopping and dining areas of Laneda Avenue, and other popular Manzanita destinations.

Additionally, please refer to the Tree Density Survey prepared by Onion Peak Design for information regarding the density and species of existing tree vegetation on the site.

Conformance with Manzanita Zoning Ordinance #95-4

Section 3.030 Special Residential / Recreational Zone, SR/R

3.030(2) – Uses Permitted Outright

The proposed use is a multi-family housing development allowed per 3.030(2)(c)

3.030(4) – Standards

(a) Overall density for the SR/R zone is 6.5 dwelling units per gross acre. Dwellings may be clustered on one portion of a site within the SR/R zone and achieve a maximum density of 13 dwelling units per acre where at least 40% of the total lot or parcel area is reserved or dedicated as permanent open space as a public or private park area or golf course. The open space shall be so indicated on the Plan and zoning map, and deed restrictions to that effect shall be filed with the City.

The proposed design clusters the dwellings to the south portion of the site and reserves more than 40% of the total lot area as permanent open space, allowing for a maximum density of 13 units per acre.

(b) Standards other than density in the SR/R zone shall conform to those established in the R-3 zone except that the Planning Commission may authorize relaxation of these standards to permit flexibility in design such as cluster development, with respect to lot size, setbacks and lot coverage, but not use.

Refer to the notes that follow for Section 3.020(3) High Density Residential Zone, R-3 Standards regarding conformance to standards and requested relaxation of certain standards to be authorized by the Planning Commission per 3030(4)(b).

(c) The Planning Commission shall use the procedure set forth in Section 4.136 of this Ordinance (Planned Development) in order to evaluate development proposals in this area.

The proposed project shall be reviewed as a Planned Development per 4.136.

(d) The maximum lot coverage in the SR/R zone shall not exceed 40%. Less lot coverage may be required in steeply sloped areas or areas with drainage problems. In all cases, the

property owner must provide the City with a storm drainage plan which conducts storm runoff into adequately sized storm drains or approved natural drainage as approved by the Public Works Director.

The proposed lot coverage is 34% (68,765 square feet).
The proposed storm drainage plan directs runoff into storm basins for natural treatment and infiltration.

(e) In areas without a high water table, a dry well capable of absorbing the storm runoff shall be provided in accordance with City standards.

The proposed storm drainage plan directs runoff into storm basins for natural treatment and infiltration. There is not a high water table in the project location.

Section 3.020(3) High Density Residential Zone, R-3 Standards

(d) The minimum front yard setback shall be 20 feet.

A relaxation of this standard is requested of the Planning Commission per 3.030(4)(b). The proposed design provides a front setback of 10 feet. The buildings have been clustered to the south portion of the property to minimize disturbance of the steeply sloped dunes and to preserve open space areas. The reduction of the front setback down to 10 feet allows the development to be sited further away from the steep slopes at the north and east sides of the property, reducing the impact on the existing slopes and vegetation.

(e) The minimum side yard setback shall be 5 feet for the portion of the building at the setback line up to 10 feet in height...and shall be 8 feet for any portion of the building where this height is exceeded...

The proposed minimum side yard setback is 10 feet.

(f) The maximum building or structure height shall be 28 feet, 6 inches. However, if more than one-half of the roof area has a roof pitch of less than 3 in 12, the building or structure height shall not exceed 24 feet.

The proposed development is for affordable housing. New state law stipulates certain accommodations for affordable housing, including an increase in building heights. Senate Bill 1537 allows for "a 20 percent increase to base zone height with rounding consistent with methodology outlined in city code, if any." With the 20% increase allowed, the maximum building height is now 34 feet, 2 inches (28'-6" x 1.20).

A relaxation of this maximum height standard is requested of the Planning Commission per 3.030(4)(b). The proposed design clusters the buildings to preserve open space and avoid development in steeply sloped areas of the site. To minimize building footprint and lot coverage while maintaining livability, affordability, and use of standard construction methods, the design incorporates some 3-story structures with roof pitches of 3 in 12. In order to accommodate three (of the six total) multifamily structures which are three stories, the proposed development requests an additional 3 feet in maximum height, for a total maximum height of 37 feet, 2 inches.

Please refer to the drawing package for additional building height information. Average finished grades around all of the buildings have been provided by the civil engineer on drawing sheet, C1.20. Building height calculations per those average finished grades have been provided by the architect on the Overall Site Plan, drawing sheet, .A01, and elevation views, with building heights noted, have been provided for all of the buildings on drawing sheets, .A20-.A26.

(g) The minimum rear yard setback shall be 10 feet.

The proposed minimum rear yard setback will be 10 feet.

Section 4.060 Multifamily or Apartment Siting Criteria

1. *At least 50% of the required open space area is usable by residents. This can be in the form of lawns, outdoor play areas, swimming pools, patios or decks, or where the Planning Commission permits, indoor areas such as recreation rooms, meeting areas or indoor swimming pool.*

Except for the two dedicated storm water swale areas, all of the open space area is usable by residents. This includes an outdoor plaza, playground, lawns, pathways, and nearly two acres of natural open space reserved as natural habitat and buffer.

2. *Parking and storage areas are covered if possible, or are located in unobtrusive location, and are buffered from surrounding residences if any, with trees, hedges, fences or other types of screening.*

The maintenance storage and trash storage areas will be covered structures, located towards the rear (east side) of the property and screened by new and existing vegetation from adjacent residential areas to the east.

The parking lot, although not covered, loops around the development, with most of the parking located along the rear of the property, away from the street. The parking lot configuration minimizes its visual impact on the street, allowing the buildings and landscape to become the prominent elements along the street frontage. New street trees, interior lot landscaping, perimeter hedges and existing natural vegetation all serve to screen the parking lot from the surrounding areas.

3. *Parking and traffic circulation must be adequately designed to afford access to dwellings to provide loading zones and sufficient maneuvering space. Safety of ingress and egress from adjacent streets must be considered.*

With two ingress/egress driveways proposed, the parking layout provides a continuous and safe circulation loop through the development. Parking stalls are located in close proximity to all of the dwelling units and common clubhouse building, offering convenient access for all residents. A 26' wide drive aisle is proposed throughout the parking lot to provide sufficient maneuvering space, extra room for loading, and fire access throughout the site.

Section 4.090 Off-Street Parking Requirements

Vehicle Parking

4.090(3)(a) – *Requirements for specific uses – Dwelling – Two spaces for each dwelling unit.*

A relaxation of this standard is requested of the Planning Commission. The project requests to establish a minimum ratio of 1.6 parking spaces per dwelling unit for this Planned Development.

The proposed multifamily development has 60 dwelling units and the parking lot provides a total of 96 spaces, for a ratio of 1.6 parking spaces per dwelling unit. Having two spaces per unit would provide more parking than necessary for an affordable housing development that mixes one-, two-, and three-bedroom apartments. Although it is safe to assume each dwelling will need to accommodate at least one car, having more than one car is not a luxury many low-income families or individuals can afford. And smaller apartments, with fewer residents, typically do not utilize more than one parking space. A ratio of 1.6 spaces per unit still maintains enough parking to balance the needs of the larger dwelling units with the smaller apartments.

A relaxation of the parking standard is also requested out of respect for the limitations of the property. Reducing the parking along the northeastern edges pulls the development further away from the steeply sloped dune area. This allows more of the natural terrain and existing vegetation to remain undisturbed, and preserves more open space throughout the community.

There is precedent for reduced parking ratios being approved within the City of Manzanita by the Planning Commission. The Heron's Rest project is one example, a cottage cluster housing development of one and two bedroom homes with a ratio of 1.4 spaces per dwelling unit. Similar to Heron's rest, the proposed Manzanita Pines development includes mostly smaller, one and two bedroom living units, but in the form of attached, multifamily, (rather than detached, single-family) structures, which further warrants consideration for reduced parking ratios.

Bicycle Parking (Future Amendment to Ordinance #95-4)

4.090(3)(a) – *Requirements for specific uses – Dwelling – Two spaces per four dwelling units.*

Although the current Manzanita Zoning Ordinance #95-4 does not have a requirement for bicycle parking, the proposed project anticipates the future amendments requiring bicycle parking per the Transportation System Plan Ordinance Amendments Memorandum dated May 13, 2024.

Per the proposed amendment, 30 bicycle parking spaces would be required for the Manzanita Pines development (60 dwelling units / 4 = 15 x 2 = 30).

The proposed site design provides 32 bicycle spaces across the development, exceeding the minimum that would be required per the amendment.

Section 4.136 Planned Unit Development (PD)

1. *Purpose. The purpose of "planned development" is to permit the application of greater freedom of design in land development than may be possible under a strict interpretation of the provisions of this Ordinance. The use of these provisions is dependent upon the submission of an acceptable plan and satisfactory assurance it will be carried out. Such plan should accomplish substantially the same general objectives as proposed by the Comprehensive Plan for the area.*

Situated within a large, undeveloped area that is zoned SR/R, the site presents an opportunity to bring affordable, multifamily housing into the City, through the greater freedom of design in land development that is permitted by the “planned development” process. The proposed project largely meets the requirements of the SR/R zoning although it is a different building typology than has been historically typical for Manzanita. With the exception of the request for additional building height, reduced parking ratio, and reduced front setbacks, the project meets the Zoning Ordinance requirements, and it aligns with the Comprehensive Plan objectives for Residential Land Uses, Housing and Open Space. Additionally, the project provides much-needed affordable housing and density to meet the housing and affordability crisis that is occurring on the coast.

2. *Standards and Requirements. The following standards and requirements shall govern the application of a planned development in an area in which it is permitted.*
 - a. *A planned development may include any uses and conditional uses permitted in any underlying zone. Standards governing area, density, yards, off-street parking, or other requirements shall be guided by the standards that most nearly portray the character of the zone in which the greatest percentage of the planned development is proposed.*

The proposed use is a multi-family housing development, which is allowed in the SR/R zone per 3.030(2)(c). With the exception of the request for additional building height, reduced parking ratio, and reduced front setbacks, the proposed development adheres to the standards and requirements stipulated for the SR/R zone.

- b. *The developer may aggregate the dwellings in this zone in “cluster” or multiple-dwelling structures so long as it does not exceed the density limits of the Comprehensive Plan.*

The proposed design, “clusters” the multifamily structures to the south portion of the site, and reserves the northern area as permanent open space. With over 40% of the total lot area reserved as permanent open space, a maximum density of 13 units per acre is allowed (and proposed) for this development per Section 3.030(4)(a) of the Zoning Ordinance.

- c. *Assurances such as a bond or work agreement with the City may be required to insure that a development proposal as submitted is completed within the time limit agreed upon by the developer and the commission.*

Upon approval of the Planned Development, the intention is to submit the proposed project for building permits within one year, and to begin construction upon permit approval. The expectation is the project will be completed within two years of building permit approval.

Relation to Comprehensive Plan

Residential Land Uses

Goal:

To maintain and create residential living areas which are safe and convenient, which make a positive contribution to the quality of life, and which are harmonious with the coastal environment.

Manzanita Pines is an innovative, multifamily development that will provide affordable housing for local workers and residents. The five residential buildings and common clubhouse are sited in response to the surrounding landscape, creating a blend of open space and built form that’s

in harmony with the coastal environment. The design features a mix of one-, two-, and three-bedroom apartments, fostering a safe and secure community for individuals and families alike.

Objectives:

1. *Maintain livability by preserving within residential areas natural places and other environmental amenities.*

Over 40% of the site will be retained as open space. The buildings are clustered on the south portion of the property, allowing for nearly two acres of natural vegetation and older dunes on the north end to remain untouched by development. This open space buffers the site from surrounding properties and maintains a natural environment for residents, guests and the general public to enjoy.

In addition to the preserved open space, the buildings are clustered around a central plaza, playground and large swale area, putting the outdoor amenities and natural environment at the heart of the residential community.

2. *Establish residential densities suited to topography and soil conditions, public facilities, accessibility and prior land platting.*

Clustering the buildings and preserving open space allows for the greater density of 13 units per acre for a multifamily development. The buildings are situated to work with the natural topography, avoiding the steeper slopes of the dune at the north end of the property and allowing that area to serve as a buffer from adjacent neighborhoods.

3. *Protect the character and quality of existing residential areas and neighborhoods from incompatible new development.*

The proposed multifamily development is one piece of a larger, 70-acre residential master plan for an undeveloped area that is secluded by its topography and adjoining streets. Open space to the north, and a landscape buffer to the east, separate the Manzanita Pines property from adjacent residential areas. And the site is only accessed from Necarney Road to the south, so no direct connections are made between the property and existing residential streets.

4. *Encourage street patterns which are curving and responsive to natural terrain rather than the traditional rectilinear grid pattern.*

Working with the natural terrain, the project site boundary is designed to follow the curve of a new access road being constructed down to Necarney Road.

5. *Make effective use of vacant city residential lots, particularly odd-shaped parcels and those isolated within blocks.*

Situated at the upper corner of a large, unplatted land area, the proposed multifamily project provides an effective use for undeveloped land at the far east end of the City.

6. *Encourage new residential development in established areas already zoned, serviced and developed for residential use.*

The large, undeveloped site is zoned SR/R and is bounded on the east and south by existing residential development served by municipal and county utilities. The proposed new development at Manzanita Pines would tie into the existing utility systems.

The SR/R zone is described as, *"Intended for major unplatted land areas where dwellings are appropriate, but where the character and density of development has yet to be established. This land use category will allow greater freedom and flexibility in site design, setbacks and the use of open space than in medium and high density area where standard platting has taken place. Uses may include single-family, or multi-family dwellings and commercial uses developed to serve the development."*

The undeveloped site within the SR/R zone represents an ideal opportunity to create multifamily housing for the City of Manzanita.

7. *Foster housing and living environments to meet the needs of families of different size, income, age, taste and life style.*

As an affordable housing development, the Manzanita Pines project will create an opportunity for the City's lower income residents to find safe and secure, quality housing. The 60-unit development provides a mix of 1-bedroom / 1-bath apartments (~560 square feet), 2-bedroom / 1 bath apartments (~880 square feet), and 3-bedroom / 1.5 bath apartments (~1135 square feet). The blend of unit types allows for individuals and families of different sizes and life styles to find living space within the community. With a playground, outdoor plaza, common clubhouse and accessible ground floor units, the site design embraces people of all ages, from children to seniors.

8. *Enhance the quality of residential areas with attractive public improvements. To eliminate conditions which contribute to blight, neglect and unsightliness, such as shacks, abandoned vehicles and machinery, dilapidated signs, fences, open storage and junk.*

Home First Development has a proven track record of building high-quality, affordable housing communities throughout the Northwest. Amenities at Manzanita Pines will include a common clubhouse, outdoor plaza and playground for the residents, plus dedicated, natural open space for the greater community to enjoy. An on-site property management team will ensure that a safe, secure and attractive environment is maintained throughout the property.

Applicable Policies:

1. *Protect living qualities by requiring landscaped screening or buffering between dwellings and commercial uses.*

Significant existing vegetation will remain along the north / northeast portions of the property to provide a landscape buffer from the adjacent neighborhoods. New landscaping toward the south and east will supplement the existing to help further screen the development from neighboring properties. Additionally, street trees and interior landscaping will be provided throughout the property to enhance the living experience and create a buffer between individual buildings within the development.

2. *Require that subdivisions include adequate public street access for each house and lot, paved streets, adequate water and sewer systems, storm drainage, underground*

telephone, TV cable and electrical lines. Street plantings and trees are desirable. Improvements should be of good quality.

Public access per City of Manzanita and Fire District standards will be provided to all areas of the development. The new access road and the parking lot that loops through the site will be paved. Water and sewer systems will tie into existing municipal and county systems, and other utilities will be underground. Street plantings and trees will be provided to supplement the existing natural environment.

The new access road will be built to City standards and turned over to the City once completed. Refer to the Street Policies section of this narrative for additional information pertaining to the new access road.

- 3. Permit a variety of dwellings and flexibility in densities and site design for large planned developments. Density standards established in the vicinity will generally serve as the basis for the overall density of such planned developments. Special review and approval by the Planning Commission will be required. Projects will be expected to provide usable open space, community facilities and other special amenities. The clustering of dwelling units in order to leave a greater amount of land for open space is encouraged.*

The planned development of Manzanita Pines incorporates a variety of apartment types within a multifamily building configuration. Featuring five residential buildings and 60 total apartments, the design clusters the dwelling units to the south portion of the site, leaving the north area as a large, natural open space. Over 40% of the site area is reserved as permanent open space, establishing a density of 13 units per acre as allowed by the SR/R zone regulations. In addition to the natural open space, the development also includes resident amenities such as a common clubhouse, outdoor plaza and playground.

Special Residential / Recreational Area (SR/R Zone)

Intended for major unplatted land areas where dwellings are appropriate, but where the character and density of the residential development has yet to be established. This land use category will allow greater freedom and flexibility in site design, setbacks, and the use of open space than in medium and high density areas where standard platting has taken place. Uses may include single-family, or multi-family dwellings and commercial uses developed to serve the development.

Overall residential densities shall not exceed 6.5 dwelling units per acre. In determining dwelling densities, considerations will be given to the amount of designated open space areas, the quality of site and building design and other improvements and amenities.

The 4.62 acre project site is part of a large, unplatted, 70-acre area that is being master planned for future residential use. Zoned as an SR/R property, the undeveloped site serves as an ideal location to provide multifamily housing for the City of Manzanita. The proposed design clusters the buildings to the south portion of the site and reserves more than 40% of the overall area for open space, thus establishing an allowable density of 13 dwellings per acre within the SR/R zone, per Section 3.030(4)(a) of the Manzanita Zoning Ordinance.

Housing

Goal:

The City of Manzanita supports the statewide housing goal by its intention to provide opportunities for development of a wide variety of housing types and price ranges within the Urban Growth Area and the City of Manzanita.

The proposed Manzanita Pines development will bring multifamily affordable housing to the City, filling a need for a different housing type at an attainable price point for lower income residents.

Applicable Policies:

1. *Zone adequate land to meet identified future housing needs for a broad range of housing types, including single-family attached and detached homes, manufactured homes, duplexes and multi-family dwellings.*

The unplatted and undeveloped land area is zoned SR/R, allowing for the flexibility to create higher density, multifamily housing on the property.

2. *The City supports the efforts of the Northwest Oregon Housing Authority and other public, private and non-profit entities to provide needed low and moderate income housing, including for seniors.*

Home First Development builds and maintains affordable housing throughout the Northwest, partnering with public, private and socially responsible investors to provide access to safe, affordable homes for vulnerable families and individuals in need.

3. *The City, through its enforcement of the Oregon Residential Specialty Code, shall maintain a high standard of housing construction.*

Home First Development strategically partners with a dedicated team of architects, engineers and contractors to ensure a high standard of design and construction. The development at Manzanita Pines will be designed to meet all local and state building codes, and the team will coordinate with the City to apply for and acquire the necessary building permits prior to construction.

5. *The City shall encourage innovative design techniques such as cluster development in order to promote the preservation of open space, to lower the cost of public facilities, and to maintain vegetative cover.*

The proposed design clusters the buildings to the south portion of the site, allowing for the preservation of nearly two acres of open space on the north end of the site. The open space maintains the existing vegetative cover, providing a buffer from adjacent properties and allowing the community to enjoy the natural coastal environment.

9. *The City should regularly maintain and update the City's inventory of buildable land and use it to both identify housing development opportunities and assess the ability to meet future housing needs.*

Situated at the east end of the City limits and zoned SR/R, this undeveloped site of buildable land represents an ideal opportunity to create multifamily housing to help meet Manzanita's increasing housing needs.

Parks and Open Space

Goal:

To create and maintain ample places and facilities for indoor and outdoor recreation and to preserve the natural environment and scenic qualities of the City and surrounding areas.

The proposed design preserves over 40% of the site for open space, buffering the development with the natural landscape and providing the community with ample space to enjoy the coastal environment. In addition to the preserved open space, the project design also incorporates an outdoor plaza, playground and common clubhouse for use by the residents.

Objectives:

1. *To provide parks, facilities and open space suitable for each segment of the population.*

With a playground, accessible plaza and clubhouse, and preserved natural terrain for walking and hiking, the proposed Manzanita Pines development offers recreation space to be enjoyed by all age groups, from children to seniors.

3. *To preserve some open spaces within residential neighborhoods, to create a harmonious balance of open and built-up areas, provide recreation space near dwelling places and to help maintain community identity.*

Open space lies at the heart of the proposed site design. Located in the center of the development and flanked on both sides by dwelling units, the common clubhouse opens to the outdoor plaza and playground areas that overlook a large, vegetated swale. The residential buildings are sited to allow ample open space around all of the structures, connecting the dwelling units with the landscape. The buildings have also been clustered on the site to preserve a large area of open space, balancing the built forms with the natural environment of the coast.

Applicable Policies:

5. *Require that new subdivisions include dedicated future park sites or open space. To require that large planned developments include a suitable amount of recreation or usable open space.*

The proposed design preserved more than 40% of the site area (nearly two acres) as dedicated open space. Additionally, the project also includes an outdoor plaza and playground as open space for residents to enjoy.

11. *Respect the limitations of the land. To insure that development avoids or makes proper allowance for steep, unstable or poorly drained soils and areas of high ground water.*

The site is designed to work with the natural topography as much as possible. The development is clustered on the south portion of the site, in order to minimize disturbance of the steeply sloped dune areas to the north. The buildings are arranged so that storm water swales can be located at the lower points of the site, embracing the natural drainage flow for stormwater.

Storm Drainage Policies

1. *Adequate storm drainage facilities, including culverts, drywells, catchment basins, natural or surface channel systems or pipelines, as approved by the Public Works Director (PWD), shall be a part of all subdivisions, planned developments, street construction or improvements or other developments which may impact storm drainage patterns.*

A storm conveyance system will be built for the project consisting of storm pipes to collect rain water from roof downspouts, parking area catch basins and plaza and landscape area drains. These will be conveyed to landscaped storm basins on the site to provide water quality treatment and infiltration into the existing sand-based soils.

2. *Subdivisions in areas that have drainage problems shall make adequate provision for handling storm runoff. This may be accomplished through larger lot sizes, use of special facilities such as pumps and holding ponds, reduced lot coverage, or other methods.*

There are no known drainage problems on the site, and none are expected based on our knowledge of the adjacent properties.

3. *Wherever possible in subdivision design, natural drainageways shall be used and riparian vegetation shall be maintained. Larger lot sizes shall be required adjacent to natural drainages. Structures shall be set back sufficiently to protect the capacity of the natural drainageway. Natural shall not be filled or altered.*

The existing dune, gully and escarpment to the north of the project will be maintained in their existing condition. The project will disturb the minimum area possible and will maintain as much existing vegetation as possible for a project of this scale.

4. *All roof drains will be required to flow into properly constructed drywells, except in areas where it can be shown that the water table is too high for this to be done effectively, in which case other methods shall be employed. Lot coverage may be reduced and roof drains may be piped into adequate culverts. Roof drains are not to be connected to sanitary sewer lines.*

A storm conveyance system will be built for the project consisting of storm pipes to collect rain water from roof drains, parking area catch basins and plaza and landscape area drains. These will be conveyed to landscaped storm basins on the site to provide water quality treatment and infiltration into the existing sand-based soils. Drywells will not be needed as surface storm facilities will be capable of infiltrating all of the site storm water closer to the ground surface. Roof drains will NOT be connected to sanitary sewer lines.

Street Policies

1. *The cost of constructing streets in new subdivisions, planned developments, or in rights-of-way where no improved street exists shall be the responsibility of the developer or the adjacent property owners.*

In conjunction with the proposed Manzanita Pines development and to provide access to the property, a new street is being constructed by the developer under a separate proposal. The new street, Loop Road, will connect to Necarney City Road a distance of 0.2 miles east of the entrance to Pine Ridge gated community. The road will head north for approximately 0.2 miles.

2. *Asphaltic concrete pavement shall be required for all streets.*

Loop Road will be asphaltic concrete pavement.

3. *Storm drainage, as determined by the PWD, shall be required for all street improvements and construction.*

Loop Road will be a local road with 20' paved width, draining to the west with a gutter at the west side. The drainage will be picked up in storm drains and drain to a storm facility at the intersection of Loop Road and Necarney City Road.

5. *Street standards for the City of Manzanita are located in the Street Improvement Standards Ordinance and future improvements to intersections along US 101 are identified in the adopted Downtown Transportation Plan, Section 4.*

The proposed Loop Road will be constructed to City of Manzanita street standards. In addition to the paving and storm drainage components noted above, the road will also have a water line and two new fire hydrants, as well as a sewer line that will drain to an existing manhole at Clipper Court. It will also have an electric line and electric vaults. Once completed, the road will be turned over to the City of Manzanita.