



CITY OF CANNON BEACH

BEFORE THE DESIGN REVIEW BOARD OF THE CITY OF CANNON BEACH

IN THE MATTER OF A DESIGN REVIEW APPLICATION FOR
THE CONSTRUCTION OF A NEW CITY HALL AT 163 E.
GOWER ST., PROPERTY DESCRIPTION: MAP 51030AD, TAX
LOTS 11900 AND 12000.
ZONE: C1

FINDINGS OF FACT,
CONCLUSIONS, AND
ORDER DRB 24-07

APPLICANT: CIDA, Inc.
15895 SW 72nd Ave.
Portland, OR 97224

CIDA Inc., on behalf of the City of Cannon Beach, requested design review for the construction of a new City Hall at 163 E. Gower St. The application was reviewed against the criteria of Municipal Code, Chapter 17.44.080-17.44.100, Design Review Criteria.

The public hearing on the above-entitled matter was held before the Design Review Board on 3/21/2024 and the Design Review Board closed the public hearing and a decision was made at that meeting.

THE DESIGN REVIEW BOARD ORDERS that the application for the construction of a new City Hall is APPROVED and adopts the findings of fact, conclusions and conditions contained in the Findings of Fact and Conclusions of Law attached to this document. The effective date of this Order is 14 days following the signing of the Order.

This decision may be appealed to the City Council by an affected party by filing an appeal with the City Manager within 14 days of this date.

CANNON BEACH DESIGN REVIEW BOARD

DATED: 3/28/2024

DocuSigned by:

David Doering

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David Doering, Chair



CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

Cannon Beach Design Review Board

Findings of Fact and Conclusions of Law

DRB 24-07, CIDA INC ON BEHALF OF THE CITY OF CANNON BEACH FOR THE CONSTRUCTION OF A NEW CITY HALL BUILDING. THE PROPERTY IS OWNED BY THE CITY OF CANNON BEACH AND IS LOCATED AT 163 E. GOWER AVE. (TAX LOTS 11900 AND 12000, MAP 51030AD) IN A LIMITED COMMERCIAL (C1) ZONE. THE APPLICATION WILL BE REVIEWED AGAINST THE CRITERIA OF MUNICIPAL CODE CHAPTER 17.44.080 – 17.44.100, DESIGN REVIEW CRITERIA.

Agenda Date: March 21, 2024

EXHIBITS

The following Exhibits are attached hereto as referenced.

“A” Exhibits – Application Materials

- A-1** Design Review Application DRB#24-07, submitted February 15, 2024;
- A-2** Project Narrative, submitted February 15, 2024;
- A-3** Project Schematics, submitted February 15, 2024;
- A-4** Pre-construction arborist report, submitted February 15, 2024
- A-5** Proposed exterior lighting information, submitted February 15, 2024

“C” Exhibits – Cannon Beach Supplements

- C-1** DRB 24-07 Completeness Determination Letter, dated March 1, 2024;
- C-2** Board Member Claussen comment, dated March 21, 2024;

SUMMARY & BACKGROUND

The proposed project is the replacement of the existing City Hall building at its current location. The existing building, which has been in use by the City since 1969, is beyond its economical lifespan and a new construction will be necessary to satisfy current building safety and design standards. The property consists of two taxlots, TL 12000 which is 22,970 square feet and is occupied by the current City Hall building and TL 10011 which is used for off-street parking. The property is zoned Limited Commercial (C1) and a government building is a conditionally permitted use in that zone; the City’s Planning Commission approved a Conditional Use Permit, CU#23-03, for a replacement City Hall during a public hearing in January 2024.

The current structure is approximately 9,280 square feet and the proposed replacement will measure approximately 10,465 square feet with 9,865 of that being indoor space and the remainder being semi-conditioned storage. The building will house the City Council chambers, Executive, Finance, Public Works, Community Development, Emergency Management, and IT departments, the Farmers Market, and the Haystack Rock Awareness Program. The site will be improved to increase the amount of on-site parking capacity.

No changes to other City owned facilities in the area, such the Gower Ave. public parking area or public parking spaces along E. Gower Ave. are proposed as part of this project.

APPROVAL CRITERIA

17.44.080 Site Design Evaluation Criteria

The Design Review Board finds that the application meets the applicable criteria of the Municipal Code. The Board's comments regarding the site design are recorded in the minutes of this public hearing.

17.44.090 Architectural Design Evaluation Criteria

The Design Review Board finds that the application meets the applicable criteria of the Municipal Code. The Board's comments regarding the architectural design and materials to be used are recorded in the minutes of this public hearing.

17.44.100 Landscape Design Evaluation Criteria

The Design Review Board finds that the application meets the applicable criteria of the Municipal Code. The Board's comments regarding the landscaping plan and the nature of plantings to be used are recorded in the minutes of this public hearing.

DECISION AND CONDITIONS

Site Plan

Motion: Having considered the evidence in the record and upon a motion by Board member Ramey, seconded by Board member Duber, the Cannon Beach Design Review Board voted to approve the site plan of the CIDA application to for the Cannon Beach City Hall replacement project at 163 E. Gower Ave., DRB 24-07, as discussed at this public hearing.

Architectural

Motion: Having considered the evidence in the record and upon a motion by Board member Valigura, seconded by Board member Ramey, the Cannon Beach Design Review Board voted to approve the architectural plan of the CIDA application to for the Cannon Beach City Hall replacement project at 163 E. Gower Ave., DRB 24-07, as discussed at this public hearing.

Landscape Plan

Motion: Having considered the evidence in the record and upon a motion by Board member Ramey, seconded by Board member Valigura, the Cannon Beach Design Review Board voted to approve the landscape plan of the CIDA application to for the Cannon Beach City Hall replacement project at 163 E. Gower Ave., DRB 24-07, as discussed at this public hearing.

Notice of Approval

17.44.140 Final approval expiration.

The final approval of a design review plan shall be void after one year of the date of approval unless a building permit has been obtained. (Ord. 90-3 § 15)

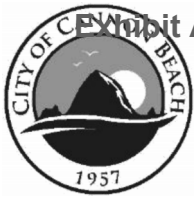


Exhibit A-1

CITY OF CANNON BEACH

DESIGN REVIEW BOARD APPLICATION

Please fill out this form completely. Please type or print.

Applicant Name: CIDA Inc.
Mailing Address: 15898 SW 72nd Ave, Suite 200
Portland, OR 97224
Email Address: lesliej@cidainc.com
Telephone: (503) 226-1285

Property-Owner Name: City of Cannon Beach
(if other than applicant)
Mailing Address: 163 E Gower St.
Cannon Beach, OR 97110
Telephone: (503) 436-8050
Property Location: 163 E Gower St, Cannon Beach, OR 97110
(street address)
Map No.: 5.10.30AD Tax Lot No.: 12000

Project Description:

The proposed project is the design and construction of a new City Hall and associated site improvements on the site of the existing City Hall. Based on the 2018 Building System Analysis by Tolovana Architects, the existing City Hall - built as a building supply store and home to City Hall since 1969 - has exhausted its useful life and "the building is simply not able to be remodeled in an economic manner as compared to constructing a new facility." The existing City Hall is proposed to be demolished and a new building constructed in its place to meet current building and design standards. The proposed building will total 10,645 SF and will be constructed with a combination of natural cedar siding, stained cedar siding, and natural cedar shakes.

Please see the back of this sheet for Design Review submittal requirements for site analysis diagram, site development plan, landscape plan and architectural plans which must be included with this application.

Application Fees: **Minor Modification:** **\$50**
 Major Modification, partial review: **\$200**
 Major Modification, full review: **\$600**

Applicant Signature:  Date: 02/15/2024

Property Owner Signature: _____ Date: _____

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners.

For Staff Use Only:

Received on: _____ By: _____

Fee Paid: _____ Receipt No.: _____

(Last revised March 2021)

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**CITY OF CANNON BEACH
DESIGN REVIEW SUBMITTAL REQUIREMENTS**

INFORMATION REQUIRED:

Include with your application for design review copies of the following:

- | | | |
|-----|-----------------------------|-----------|
| (1) | Site analysis diagram | 10 copies |
| (2) | Site photographs | 2 sets |
| (3) | Site development plan | 10 copies |
| (4) | Landscape plan | 10 copies |
| (5) | Architectural drawings | 10 copies |
| (6) | Architectural model | 1 model |
| (7) | Energy conservation methods | 1 copy |
| (8) | Property survey | 1 copy |

- * Note: One week prior to the Design Review Board hearing/consideration, the proposed building corners shall be staked or otherwise marked on the site.

Chapter 17.44 of the Municipal Code sets forth procedures, application requirements and criteria which govern the Design Review Board's evaluation of applications.

Pre-application Conference: A pre-application conference between the applicant and the City Planner is required prior to submittal of a final application (see Section 17.44.040 of the Municipal Code).

Application Deadline: Applications must be submitted by the 10th of the month preceding the month in which the application will be heard and considered by the Design Review Board.

FINAL APPLICATIONS WILL BE REVIEWED WITHIN A WEEK OF SUBMISSION AND MAY BE REJECTED AND RETURNED TO APPLICANT IF FOUND TO BE INCOMPLETE.



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City Hall Project Narrative

Project No: 220234.02
Date: 02.15.2024
Project Name: Cannon Beach – City Hall
Subject: Design Review Board Submittal Materials
By: CIDA Inc.
To: City of Cannon Beach – Design Review Board

Project Introduction:

The proposed project is the design and construction of a new City Hall and associated site improvements on the site of the existing City Hall.

Based on the 2018 Building System Analysis by Tolovana Architects, the existing City Hall - built as a building supply store and home to City Hall since 1969 - has exhausted its useful life and "the building is simply not able to be remodeled in an economic manner as compared to constructing a new facility." The existing City Hall is proposed to be demolished and a new building constructed in its place to meet current building safety and design standards.

While there is no substantive change in the overall building size, the Police Department, currently housed inside the City Hall, will be relocated, thereby reducing overall traffic congestion and burden on public facilities and services, while allowing capacity for modest growth in the number of city staff and services housed within the City Hall.

The proposed new City Hall totals 10,465 square feet including 9,865 square feet of office space and 600 square feet of semi-conditioned supply and vehicle storage. The building will house the finance department, public works, community development, the haystack rock appreciation program (HRAP), farmers market, emergency management, executive and I.T. departments and the council chamber.

Site improvements associated with the proposed new building include increasing on-site parking capacity. The proposed parking, east of the new building, will serve City Hall staff with additional flex space for volunteers and City vehicles. No change is proposed to the public parking off Hemlock. All new parking will be designed to meet current City design standards.

The project site is in the Limited Commercial (C-1) zone. Conditional use of the property for a government building was approved by the Planning Commission on January 17, 2024.

Summary of Submittal requirements:

A. Informational Requirements

The following listed items are provided on sheets not more than 24"x36" with items scaled to convey design features clearly.



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B. Site Analysis Diagram

The included site analysis diagram depicts the site in its current condition including topography, existing structures, parking, trees and hardscape. The diagram notes all proposed demolition on the site, and which trees will be removed per the attached arborist report. The existing nature path and retaining wall at the southeast of the site are shown to be incorporated into the proposed development.

C. Site Photographs

Site photographs show the existing building and its connection to the surrounding sites and its relationship to Gower. Existing conditions, parking, and proximity to residential neighbors are also shown.

D. Site Development Plan

The proposed site development plan depicts the future of the site including changes to building structures, parking layout, and future courtyards. Boundary dimensions and building dimensions are included as well as the location of all openings and access points into the building. All landscaped, paved, and courtyard areas are specified through color and hatch with additional information available on the attached landscape and grading plans. Exterior lighting locations are included with additional information available on the attached lighting page. All handicap accessible parking stalls and routes are specified including those proposed in the public right of way. A written summary on the Site Development Plan breaks down the areas of site, building, landscape, and hardscape, including their percentages of site coverage. Mechanical equipment is proposed to be located in a mechanical well on the roof and screened from view.

E. Landscape Plan

The landscape plan indicates the size, species, and locations of proposed plant materials, in addition to walkways, plazas, and seating areas. Also included are a site lighting plan and exterior light fixture cutsheets.

F. Architectural Drawings

Architectural drawings include a floor plan showing building dimensions and the layout of the internal space. Building access and all openings are shown in the plan, with the separation of departments and public space shown through color coding. Building elevations show separation of materials, openings, building mounted light fixtures, and grade changes along the building. More detailed information about lighting fixtures including lamp types, and levels of illumination is included on the exterior lighting page. The varying building heights and roof slopes are specified to demonstrate compliance with height limitations. Material board pages demonstrate a more realistic view of the building façade and include digital samples of selected materials and colors.

G. Architectural Model (digital / renderings)

Through digital renderings, we are able to show the proposed building to scale, as well as the relationship to its surroundings and neighboring sites. Views of the surrounding site and courtyard show the grade changes, and how these will relate to the building façade, as well as the pedestrian scale and access.

H. Energy Conservation Measures

The sustainability summary details the conservation strategies and goals that will be implemented in site and building designs, including lighting, HVAC, plumbing, building envelope, and interior environment, as well as renewable energy strategies to be incorporated into the project.

I. Property Survey

The attached survey, completed in September 2023 depicts the existing conditions of the site including property lines, required setbacks and buffers. All existing buildings and accessory structures are shown as currently standing. Refer to the site analysis diagram for buildings to be demolished as a part of this project.



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Review of Evaluation Criteria:

17.44.080 – Site Design Evaluation Criteria

- A. *The arrangement of all functions, uses, and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites.*

The project site and functions have been designed to present a welcoming front to the community and an efficient layout for City staff.

WESTERN PORTION OF SITE:

The primary public access and approach is from the Northwest corner of the site along Gower from Hemlock. The building orientation enhances the public entry from this direction and provides an area on the southwest portion of the site for a community plaza. Pedestrian access is additionally provided from existing public parking on the Southwest corner of the site.

We are proposing the addition of an accessible parking stall and ramp near the primary building entry. A second proposed parallel parking stall is envisioned to be time limited for quick community visits to City Hall. These two parking stalls are outside of the project property line and proposed improvements to the public right of way.

Two existing trees are proposed to remain on or near the western portion of the site. We are working with an arborist to provide tree protection for the large shore pine near the northwest corner of the site and the 24" diameter tree near the south property line.

GOWER FAÇADE:

The building design along Gower features articulation in the roof form and material changes in order to provide a pedestrian scale street front that is in character with Midtown. There is a minimum three-foot landscaped buffer between the building and the sidewalk.

SOUTH FAÇADE:

The south façade of the building is simplified and is set back from the property line twenty feet to provide a landscaped buffer between the new building and adjacent residential properties.

EASTERN PORTION OF SITE:

Primary parking for staff and a loading area with access to the storage garage is located east of the building, along with staff entries. The design maintains the existing retaining wall and landscaped buffer between the parking and residential properties. Development of the site will have no impact on the existing pedestrian path to the east of the proposed parking lot.

- B. *In terms of setback from the street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures.*

At the public facing street façade along Gower, the building features numerous gables and offsets to create a pedestrian scale streetscape and visual interest along the sidewalk. Building detailing along this façade include variation in cedar finish materials and cedar accents. To emphasize building offsets, recessed portions of the façade are proposed to be stained a darker color. Windows feature wood mullions and trim.

- C. *The design incorporates existing features such as streams, rocks, slopes, vegetation (i.e., making use of a small stream rather than placing it in a culvert).*



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The site design incorporates existing features by maintaining the existing retaining walls, maintaining and protecting the pedestrian path on the east side of the property, and working with a local arborist to maintain and protect existing site trees according to his recommendations.

Existing grading is generally maintained except at the public entry and plaza, where it has been adjusted to improve accessibility.

- D. *If the project is unusually large, or if it is located so as to become part of an introduction/transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing these design criteria in an exemplary, standard-setting manner.*

As the new City Hall will be an anchor for Midtown and a reflection of the Cannon Beach community, the site elements, flow, and design strive to meet and exceed these design criteria as outlined. Design considerations are based on our understanding of community priorities voiced during community outreach efforts.

Priority was given to maintaining the City Hall in a central, pedestrian friendly, location with easy access for all residents. The proposed midtown location complements existing nearby uses – services, restaurants, galleries, hotels, and residences – to enhance the already vibrant, mixed-use neighborhood. Specifically, the site and entry are oriented to provide a welcoming front to visitors approaching from Hemlock. The entry and Council Chamber orientation, including plaza paver direction, additionally reflect limited views and direction of Haystack rock.

While the proposed building is approximately equivalent in size and scale to the existing City Hall building, it will be a central landmark for years to come.

- E. *Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscaping/open space in order to create a pedestrian pathway and/or open system that connects several properties.*

The site design for this project integrates the entry plaza with the existing sidewalk in order to relate the project to its surroundings and create a connected pedestrian pathway.

An integral site bench offers a resting / waiting point near the building entry and the ballot box is proposed along the sidewalk with easy access to a proposed short term parking space. The plaza south of the building also includes integral benches and an area for public gathering, local art display, or an alternate outdoor space for staff breaks and lunches. Site steps and ramp are incorporated in the southwest corner of the site to provide additional connectivity to the lower public parking area.

- F. *The arrangement of the improvements on the site do not unreasonably degrade the scenic values of the surrounding area.*

The proposed building is a single story with gabled roofs. The overall building height and scale will be comparable to the existing City Hall building. By staying below the development height limits, the design does not degrade the scenic values of the surrounding area.

During the design process, substantial consideration was given to the scale of development, including how the function, size, and design fits with the surrounding building types and uses. The site design improves visibility of the City Hall from commercial areas along Hemlock, while increasing light, air, and distance from adjacent residential areas.

- G. *The improvements on the site enhance and/or do not deny solar access, light or air within the site or to adjacent sites or structures.*



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As a single-story building, the proposed development will not deny solar access, light or air to adjacent sites or structures. On the contrary, the proposed building moves the southern face of the building twenty feet away from adjacent residential properties. This area will be landscaped and will improve access to light and air for neighboring properties.

Within the site, an overall portion of the building budget (one and a half percent) will be dedicated to solar energy generation. Solar panels are planned to be located on the south facing areas of the roof. Proposed planting and trees along the south property line have been coordinated to maintain solar access for the solar panels while also providing a landscape buffer to adjacent properties.

- H. *Where appropriate, the design includes a parking and circulation system that encourages a pedestrian rather than vehicular orientation, including a separate service area for delivery of goods.*

The proposed parking and circulation system are designed to encourage a pedestrian orientation through the location of the parking lot at the back of the building. The entry plazas connection to Gower and the existing sidewalk encourages pedestrian access to the building entrance. The only vehicle access at the entrance of the building is a single ADA stall intended for ease of access to the council chamber when needed. The service and delivery area is located at the east of the building in the parking lot which will be screened from view and separated from the pedestrian walkway.

- I. *The arrangement of the improvement on the site does not unreasonable block or greatly degrade scenic vistas enjoyed from neighboring (especially public) sites.*

Site and building design do not increase the overall scale of development on the site and thereby do not block or degrade existing views. Site design takes into consideration the limited view of Haystack Rock from the southwest portion of the site; the community plaza amenity is located to acknowledge that view and capture southern sun.

- J. *The various functions and elements of the site design have been integrated into a unified whole, except in those cases where separation is appropriate. The overall design is visually harmonious when viewed either from within the site or from outside the site.*

The overall site design features a blend of hardscaped areas, landscape, building and parking, with consideration given to how people move around and between various elements.

In comparison to the existing building location, the new building will be shifted west on the site to enhance the view from Hemlock. Parking and loading areas are concentrated on the east of the building to provide better functionality. This separation of vehicular traffic allows a welcoming, pedestrian focus on the west side of the building and a more visible western façade.

Plaza pavers, site benches, and landscaping are featured at the enhanced public entry and in areas for community or staff gathering.

- K. *The design gives attention to the placement of storage or mechanical equipment so as to screen it from view.*

Mechanical units will be located in a mechanical well on the roof that is screened from view from the street or sidewalk. An exterior generator is located in screened alcove at the southeast corner of the building. These areas are incorporated into the building design with matching colors and materials that will seamlessly blend with the rest of the building and limit visibility.

Similarly, storage is proposed inside of the building and out of public view.



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- L. *If the project is adjacent to, or visible from US Highway 101, the design minimizes its visual impact on the scenic character or Highway 101.*

The project is not adjacent to, or visible from, US Highway 101.

- M. *The arrangement of functions, uses and improvements on the site have been designed to provide access to and within the site for individuals with disabilities.*

All grades on the building have been designed so as to be accessible to individuals with disabilities. In addition to accessible parking located in the primary parking lot, an accessible parallel parking stall has been included directly to the north of the building entrance along Gower to provide parking access as close to the building entrance and council chamber as possible with immediate coverage from weather.

17.44.090 – Architectural Design Evaluation Criteria

- A. *The design avoids either monotonous similarity or excessive dissimilarity with existing structures, or structures for which a permit has been issued, in its section of town (i.e., downtown, midtown, etc.). If the development includes multiple structures, the design avoids either monotonous similarity or excessive dissimilarity between the component structures.*

The building design features distinctive forms and materials common throughout midtown, including roof gables, cedar siding and shakes, wood trimmed windows, and decorative eave brackets. These elements are combined to form a cohesive whole that will complement and enhance the surrounding midtown area.

By providing recessed areas along Gower with alternate material treatment, the design provides a streetscape atmosphere consistent with the neighborhood and surrounding uses. The cedar featured in these recessed areas will be stained to emphasize the offsets and variation. Additionally, asymmetrical roof lines enhance building interest and contribute to the variety of surrounding building forms. The angled entry and Council Chamber highlight the important civic functions provided within and moderate the building scale to provide a welcoming front.

- B. *The size, shape and scale of the structure(s) are architecturally compatible with the site and with the surrounding neighborhood. The structure is sufficiently modest in scale to enhance the village character of the community.*

The building is a single-story structure with roof lines and public facing façades featuring variation in shape, size and scale in order to contribute to the village character of the surroundings. Additionally, building mounted and site lighting is proposed with a warm color temperature and will be dark sky compliant.

- C. *The proposed materials and colors are compatible with the character and coastal setting of the city.*

Detailed design elements such as white trim, decorative light fixtures, and eave brackets have been selected to enhance the coastal setting.

In character with this setting, the primary exterior finish material is cedar. The building features both cedar planks and shakes, both untreated and stained. Consideration in material selection for maintenance and performance in the coastal environment extends to other items, such as light fixtures which include marine grade stainless steel fasteners.

- D. *The design avoids monotony and provides visual interest and charm by giving sufficient attention to architectural details and to such design elements as texture, pattern and color.*

The project avoids monotony through the use of changing materials and roof lines, in conjunction with architectural details such as the eave brackets and generous fascia. Through the breaking up of the façade into a smaller streetscape, the building creates visual interest.



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- E. *If the project includes a large structure or structures, such as a large motel or condominium, the design avoids a monolithic expanse of frontages and rooflines and diminishes the massing of the buildings by breaking up building sections, or by the use of such elements as variable planes, projections, bays, dormers, setbacks, or changes in the roofline.*

In addition to a large entry canopy that provides an alternate roof line at the primary entry, the angled Council Chamber and public entry break up the overall massing of the building. The highest portion of roof – to accommodate interior high windows and natural light into the building core – is held back from the street front to limit the building scale.

Additionally, the long façade along Gower has been broken up through roof and façade articulation including change in materials and projections to create a smaller scale streetscape.

- F. *If the project is unusually large, or if it is likely to become a village landmark, or if it is located so as to become a part of an introduction/transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing the design criteria in an exemplary, standard-setting fashion.*

As the new City Hall will be an anchor for midtown and a reflection of the Cannon Beach community, the building design strives to meet and exceed these design criteria as outlined. Design considerations are based on our understanding of community priorities voiced during community outreach efforts.

These priorities include a welcome public front, a modest scale, natural building materials, sustainability, and improved working conditions for city staff. These items have been the basis of design decisions and are reflected in responses to these criteria.

- G. *The height of the structure(s) is architecturally compatible with the site and the surrounding neighborhood. The height of the structures contributes to the village scale.*

The allowed height of the building per 17.22.050 of Chapter 17 of the Development Code is twenty-four feet as measured to the mean height level between the eaves and the ridge for a pitched roof. Per this definition, the height of the building along Gower is approximately 16 feet and approximately 17 feet at the council chamber.

Additionally, the ridge height of a pitch roof shall not be greater than 28 feet. The proposed maximum ridge height is 22'- 1". No portion of the building exceeds the height limitations for structures in the C-I zone. See provided building elevations for additional information.

The overall building height is within the parameters of the development code and is compatible with neighboring structures.

- H. *The height of the structure(s) is such that it does not unreasonable destroy or degrade the scenic values of the surrounding area.*

The proposed building height is comparable to the height of existing development and will not degrade scenic views in the area.

- I. *The height of the structure(s) is such that it does not unreasonably block or greatly degrade the views of scenic vistas as seen from neighboring sites.*

By moving the building away from the south property line, views from neighboring sites will be improved.

- J. *The height of the structure(s) is such that it does not unreasonable deny solar access, light or air to an adjacent structure, on or off the site.*



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The proposed building height is limited and does not deny solar access, light or air to adjacent sites or structures. By shifting the building away from the southern property line, access to light and air for neighboring properties will be enhanced.

- K. *The design sufficiently addresses the relationship of the structure(s) to the sidewalk and to pedestrian activity so as to foster human interaction.*

The project design includes an entry plaza which will connect to the existing sidewalk along Gower creating pedestrian connection through the site and fostering human interaction to those visiting and passing by the site. Additional pedestrian connections are provided from the public parking on the west and on the east side of the building, between the staff entry and parking lot.

- L. *The proposed signage harmonizes with the other structures in terms of form, materials and scale.*

Proposed signage is limited to a building mounted sign on the west face of the building identifying the structure as the Cannon Beach City Hall. Proposed signage is composed of twelve inch high letters for visibility from Hemlock. They will be lit from above, and no internally illuminated signage is proposed.

- M. *Lighting fixtures: (1) are compatible with the architectural design; (2) produce illumination sufficiently subdued to be compatible with the village character; (3) avoid casting glare on adjoining property; (4) are sufficient for night-time safety, utility, and commerce; and (5) do not exceed the illumination values in the table at Section 17.44.150.*

Specific information about the selected light fixtures is included in the attached materials. Fixtures were selected based on design aesthetic and compliance with International Dark Sky Criteria and B-U-G ratings. Additionally, the selected fixtures are appropriate for the coastal environment. Accent lighting incorporated into the plaza bench design is designed to provide a gentle glow and enhance wayfinding.

Proposed lighting complies with exterior lighting standards per the Hardscape Method as follows:

1. **Total Site Lumen Limit.** The total area of site hardscape, including adjacent sidewalk, is approximately 14,772 square feet. At 2.5 lumens per square foot with an additional 1200 lumens allowed for two driveway intersections, our total allowed lumen output is approximately 38,130 lumens. The total proposed lumen output is estimated to be approximately 37,000.
2. **Limits to Off-Site Impacts:** Submitted luminaires are rated and will be installed according to Table B.
3. **Light Shielding for Parking Lot Illumination.** The proposed parking lot fixtures have no light emitted above ninety degrees.

- N. *The project incorporates design elements or building improvements which result in the conservation of energy.*

One and a half percent of the project budget will be dedicated to solar energy generation. Additionally, energy saving lighting and controls will be implemented throughout the building and site. Lighting controls include occupancy and daylighting sensors.

- O. *The design of the project ensures continued privacy for the occupants of adjacent structures.*

The project is oriented north on the site towards Gower. To the south and east, the privacy of the residential neighbors is maintained through low, modestly sized windows and a substantial landscape buffer between the building and the property line. Screening evergreen trees are proposed along the southern and eastern property lines.



15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
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FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

17.44.100 – Landscape Design Evaluation Criteria

- A. *The design substantially complements the natural environment of Cannon Beach and the character of the site.*

The proposed landscape is designed to appropriately complement each different area with native plant material and adaptive plant material that is commonly used in Cannon Beach. The planting plan has been coordinated with a local arborist to ensure we maintain and protect the appropriate existing trees based on their condition and appropriateness for the environment. We propose to supplement these existing trees with new trees, shrubs and groundcovers specifically selected to be appropriate and thriving in the local area.

- B. *The design harmonizes with and enhances the architectural design.*

The design for the landscape plan works to complement the building's exterior where space, the surrounding site area, and building façade design allow.

For example, decorative adaptive plantings are concentrated on the west front-facing portion of the building and plaza. South of the building, adjacent to the council chamber, where windows are limited for audio visual considerations, decorative shrubs are proposed, while the remainder of the south façade features simple screening landscape. Ground covers and small plantings are proposed along the northern façade under proposed window openings. Overall, the proposed plantings balance aesthetic appeal, plant adaptation to the local environment, and maintenance considerations.

- C. *The landscape design acknowledges the growing conditions for this climate zone and the unique requirements that its specific site location makes upon plant selection (i.e., salt, wind and wind exposure, soil condition, light, shade, etc.).*

The landscape plan is designed with native plants that occur in the area or plants that are adapted to survive in Cannon Beach's salt and wind exposure. Plant placement is dependent on each plant type's need for light or shade. The north side of the new building or north side of treed areas are planted with shade tolerant plants. Areas with sun exposure material are planted with plants that tolerate greater sun exposure.

- D. *Provision has been made for the survival and continuous maintenance of the landscape and its vegetation.*

The planting design includes plants that are drought tolerant and will require minimal irrigation after the plants have become established. The plants are those that the local elk population find less palatable. A thick layer of mulch is proposed to defer weeds between plants.

The first two to three years after planting will require maintenance until plants become established and filled in the area. After that maintenance will be significantly reduced. Maintenance is to be provided by City staff.

- E. *Where it is desirable to do so, the design provides amenities for the public.*

The design includes outdoor seating and a courtyard area for public use at the entry to the building off Gower and from the western public parking lot. The landscape plan features a wider variety of native and adaptive plantings at these areas including Salal, Oregon Grape, Elderberry, Huckleberry, Oat Grass, Lavender, Sword Fern, and Rosemary.

- F. *The design makes use of existing vegetation and incorporates indigenous planting materials.*

Selected existing trees will be maintained and protected in coordination with arborist recommendations. New native plantings are proposed throughout the site, including Sitka Spruce and Shore Pine trees.



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Screening shrubs are a combination of Evergreen huckleberry (*Vaccinium ovata*) and Oregon Grape (*Mahonia aquifolium*). Kinikinnick (*Arctostaphylos uva-ursi*) is a proposed ground cover used throughout the design along with other native plants that are not favorites of the elk.

- G. *The selection and arrangement of plant materials provides visual interest by the effective use of such design elements as color, texture and size differentiation.*

Courtyard area uses plant material to separate areas in a visually interesting way. Native plants and adaptive plants are placed between the City Hall and the parking lot to the west. This area provides a separation and a screen from the parking and the retaining wall with a variety of complementing plants of different colors, sizes and textures.

- H. *The hard surface portion of the design makes use of visually interesting textures and patterns.*

Colored pavers at the entry area and the courtyard provide a visually interesting pavement surface that indicates this as a special area.

- I. *Where it is desirable to do so, the design provides visual interest through the creation of a variety of elevations.*

The site has limited existing slope that creates an opportunity to create visual features with differing elevations. The area of public parking west of the site is lower than our proposed plaza.

This grading difference between the access way to the entry from the western parking lot and the higher courtyard allows for a landscape planter to separate two differing graded areas.

Additionally, proposed plantings include species of various heights and sizes to provide visual interest.

- J. *The design contributes to the stabilization of slopes, where applicable.*

The site's existing slope is not significant. There are existing retaining walls on site that are stabilizing slopes. The design leaves the existing retaining walls in place.

- K. *The design successfully delineates and separates use areas, where it is desirable to do so.*

The proposed building separates the public entry from the staff entry and staff parking area. The site, signage, and landscape design provide features that welcome the public whereas the backside of the building offers a functional parking lot entry.

- L. *The lighting fixtures and level of illumination are compatible with the landscape design. The level of illumination produced enhances the overall project and does not glare on adjacent property or into the night sky.*

The site lighting design and fixtures will be International Dark Sky compliant and coordinated with the landscape plan. Site lighting includes pole mounted fixtures not exceeding 15' in height, complementary building mounted fixtures and under canopy lighting at building entries. Additionally, small wayfinding accent lights will be integrated into the concrete bench design.

CANNON BEACH - CITY HALL

- A. COVER SHEET
- B. SITE ANALYSIS DIAGRAM
- C. SITE PHOTOGRAPHS
- D. SITE DEVELOPMENT PLAN
- E. LANDSCAPE PLAN
- F. ARCHITECTURAL DRAWINGS
- G. ARCHITECTURAL MODEL (DIGITAL RENDERINGS)
- H. ENERGY CONSERVATION MEASURES
- I. PROPERTY SURVEY







EXISTING CITY HALL FRONT FACE



EXISTING WEST PARKING LOT ENTRANCE FROM GOWER



EXISTING ACCESSIBLE PARKING - WEST PARKING LOT



EXISTING WEST PARKING LOT + COUNCIL CHAMBER ENTRANCE



EXISTING WEST PARKING LOT



EXISTING EAST PARKING LOT



EXISTING CITY HALL + GARAGE



ACCESSIBLE EAST PARKING LOT ENTRANCE



EXISTING EAST PARKING LOT



EXISTING CITY HALL + GOWER ACCESS TO EAST PARKING LOT



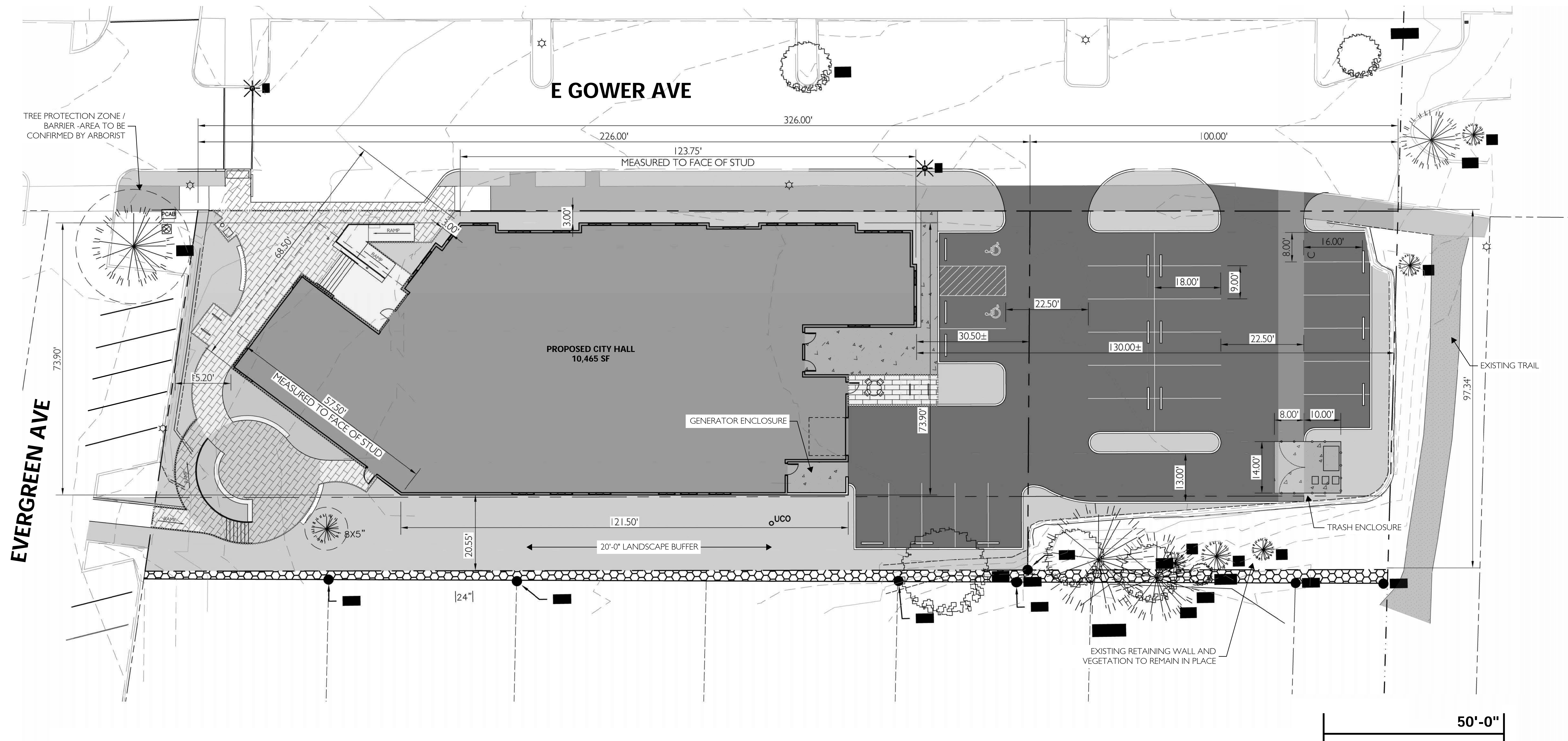
EXISTING GOWER FACADE



EXISTING GOWER FACADE + WEST PARKING LOT ENTRANCE



EXISTING GOWER FACADE + EAST PARKING LOT ENTRANCE



AREA OF SITE = 32,385 SF

AREA OF BUILDING = 10,465

PERCENTAGE OF SITE COVERED BY BUILDING = 32%

TOTAL NUMBER OF PARKING SPACES = 26 ON SITE PARKING SPACES + 2 ADDITIONAL PARKING SPACES ON GOWER

PERCENTAGE OF SITE COVERED BY PARKING = 27% (8,866 SF)

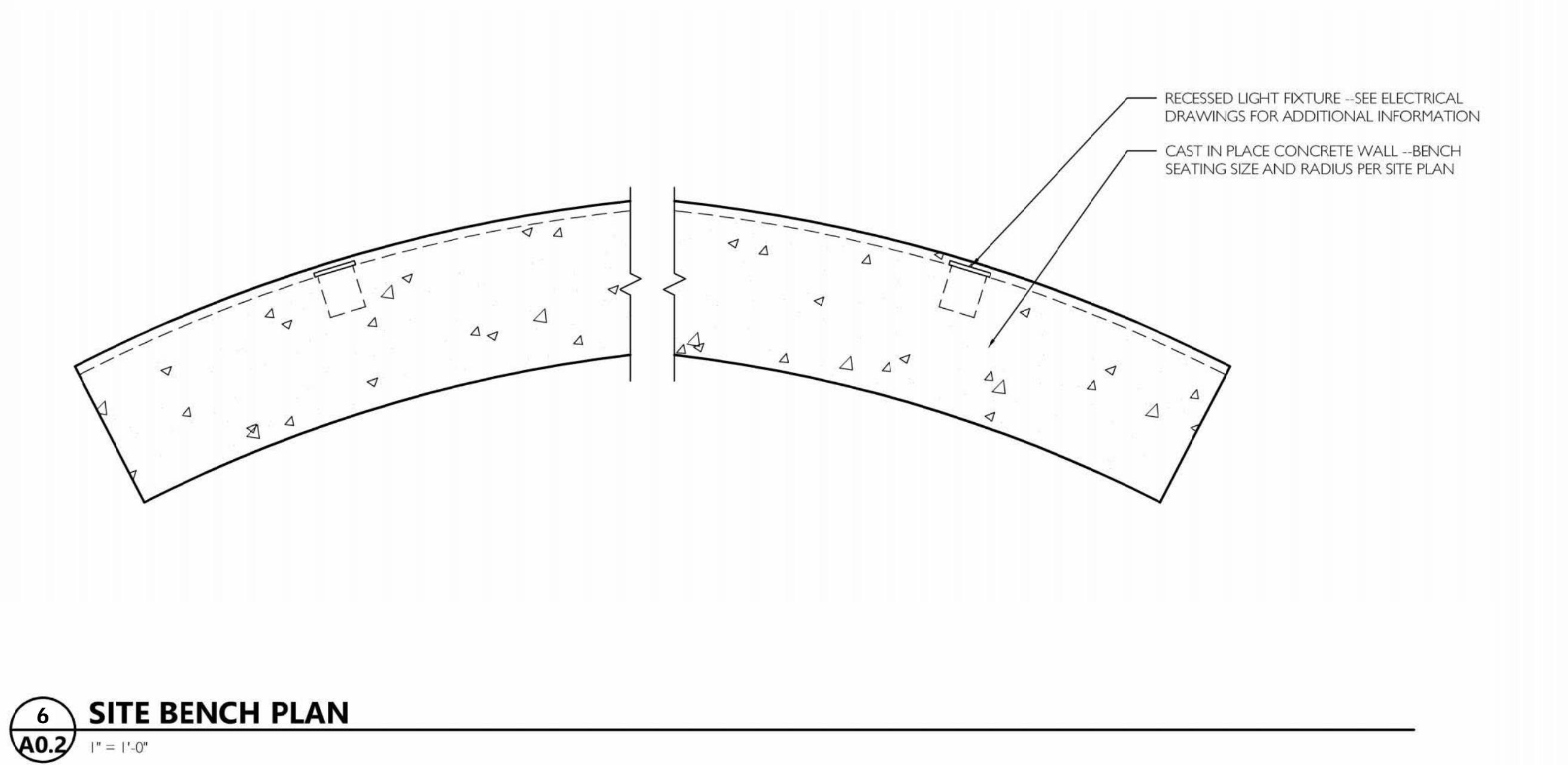
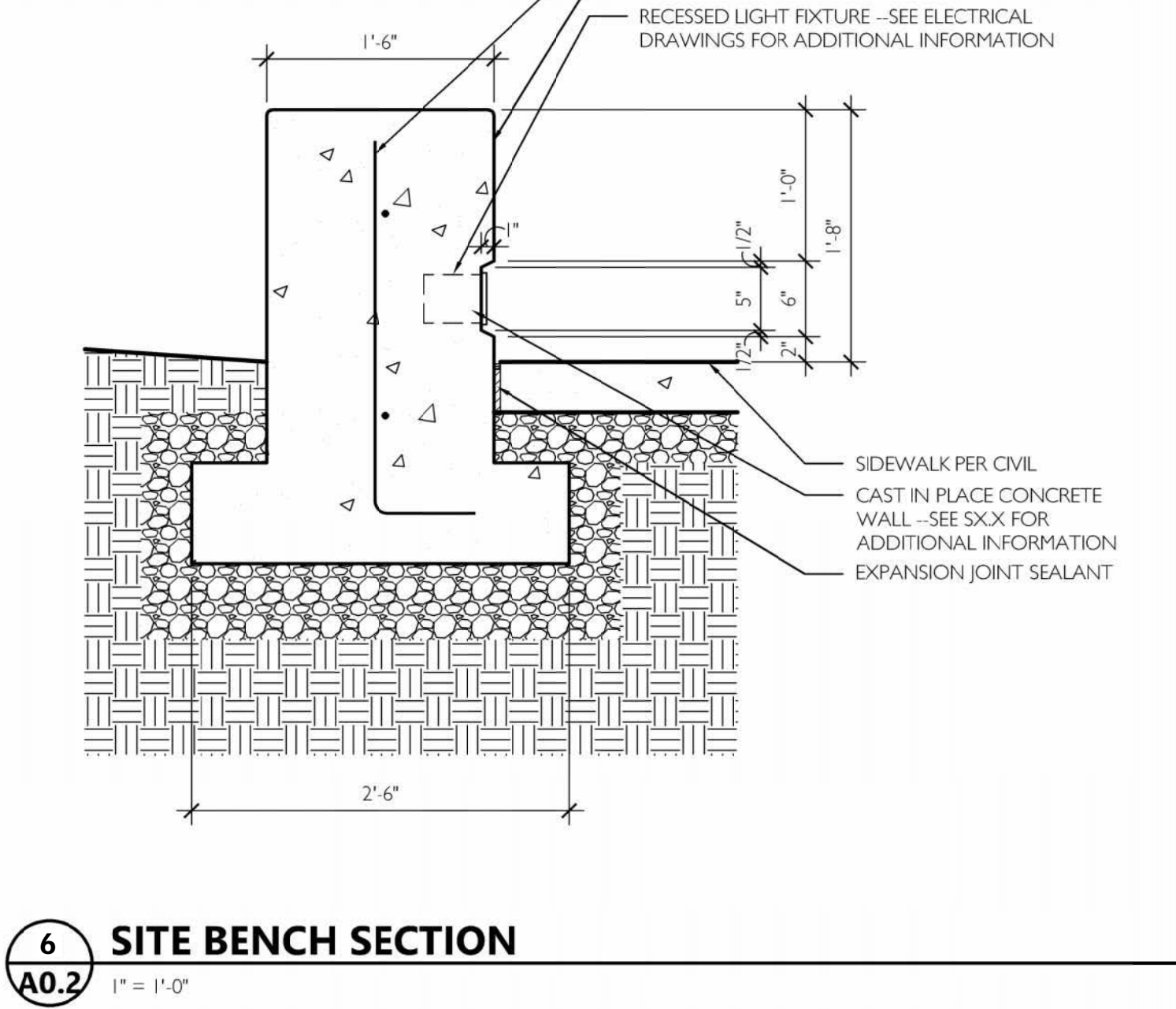
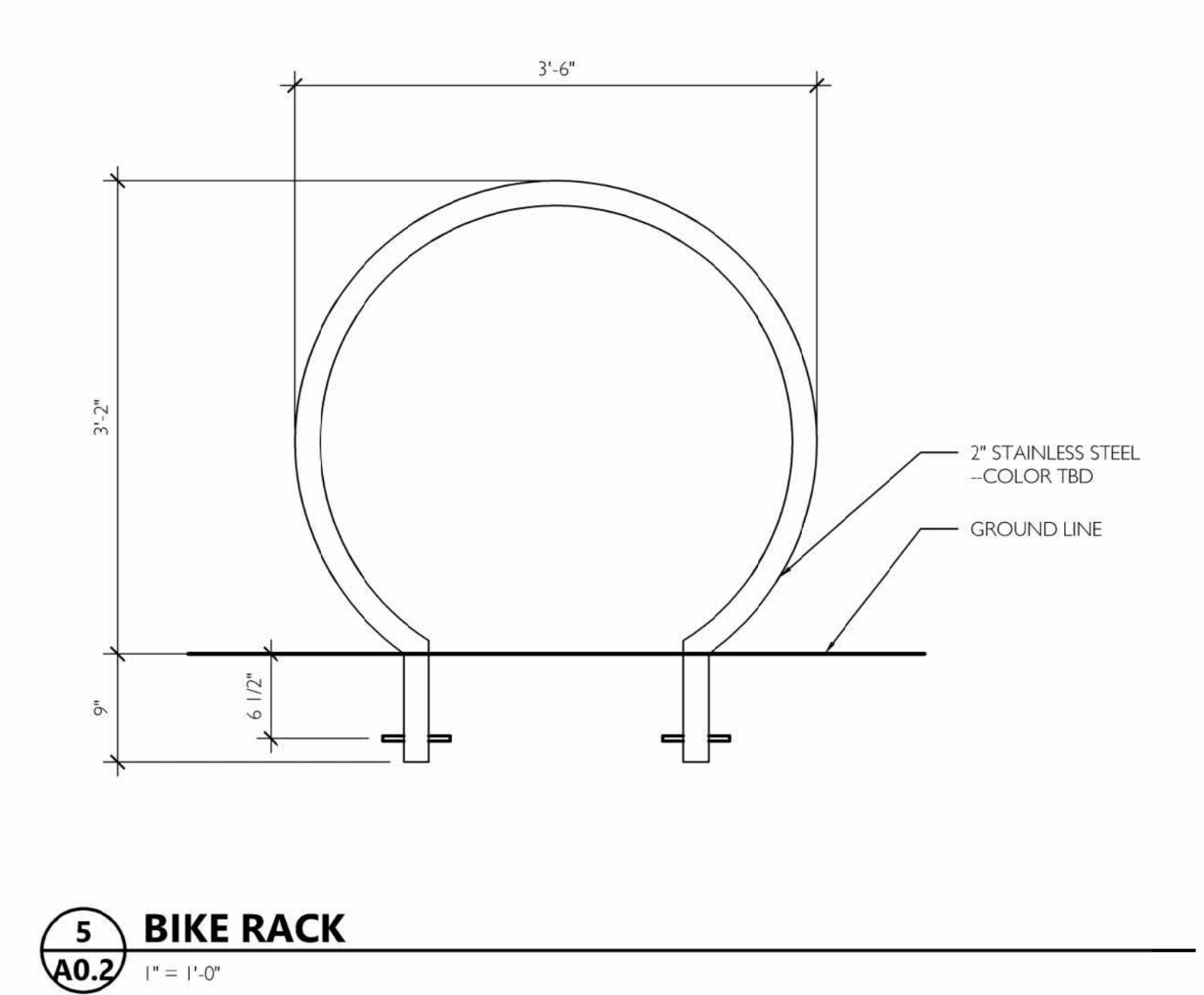
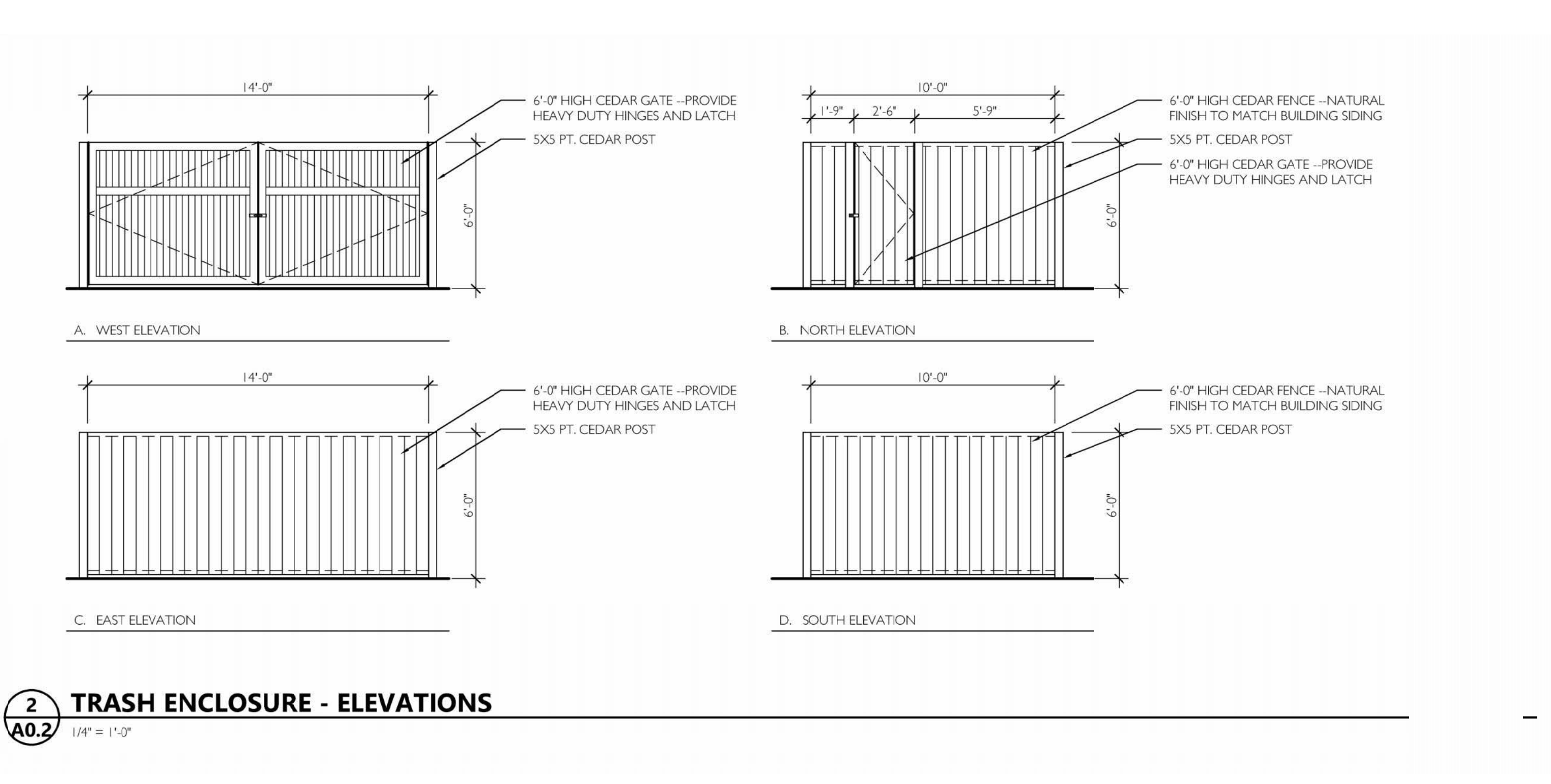
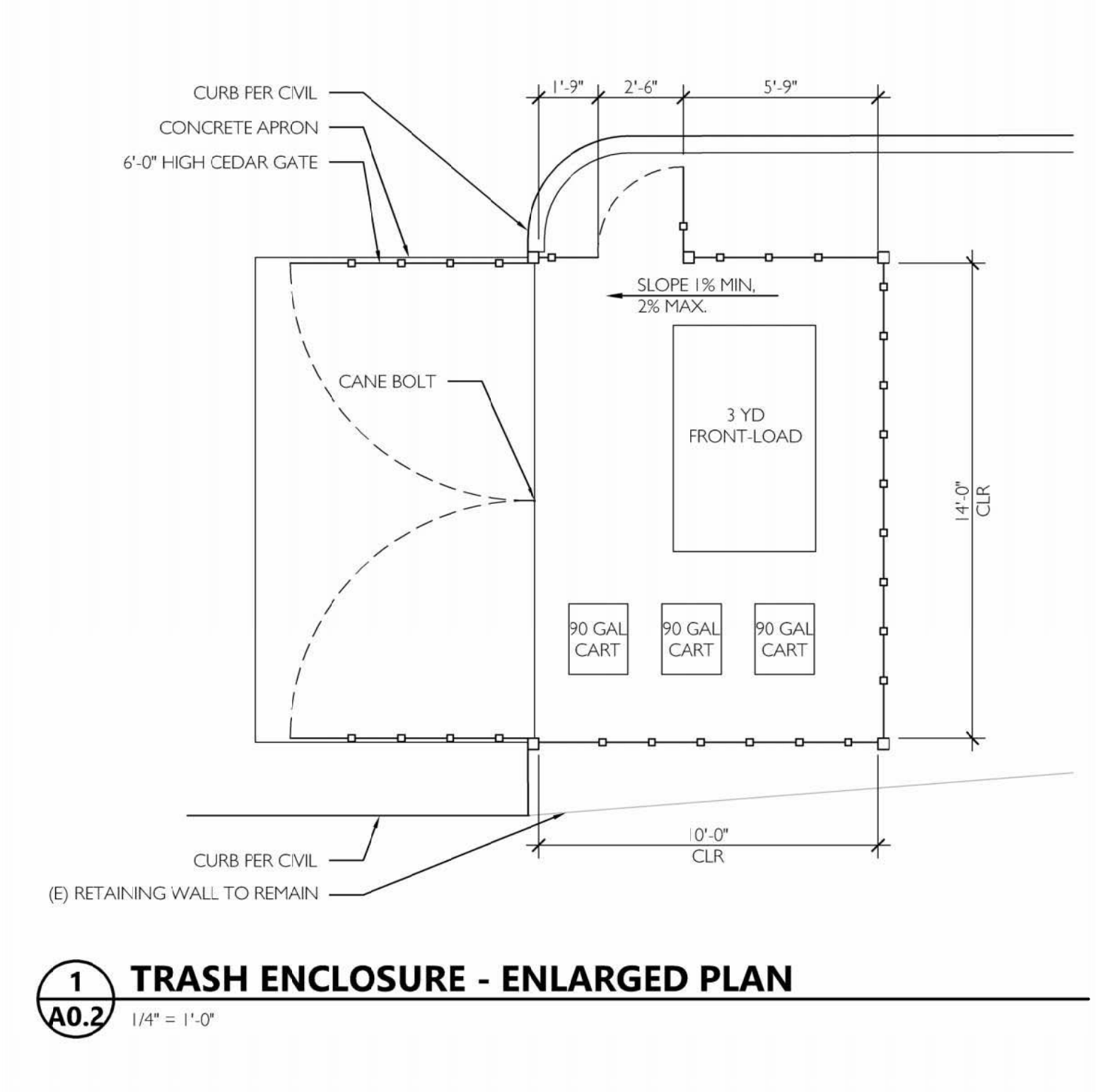
SQUARE FOOTAGE OF ALL LANDSCAPED AREAS = 10,983

PERCENTAGE OF SITE COVERED BY NATURAL MATERIALS = 20% (6,757 SF)

PERCENTAGE OF SITE CONSISTING OF COURTYARD = 8% (2,657 SF)

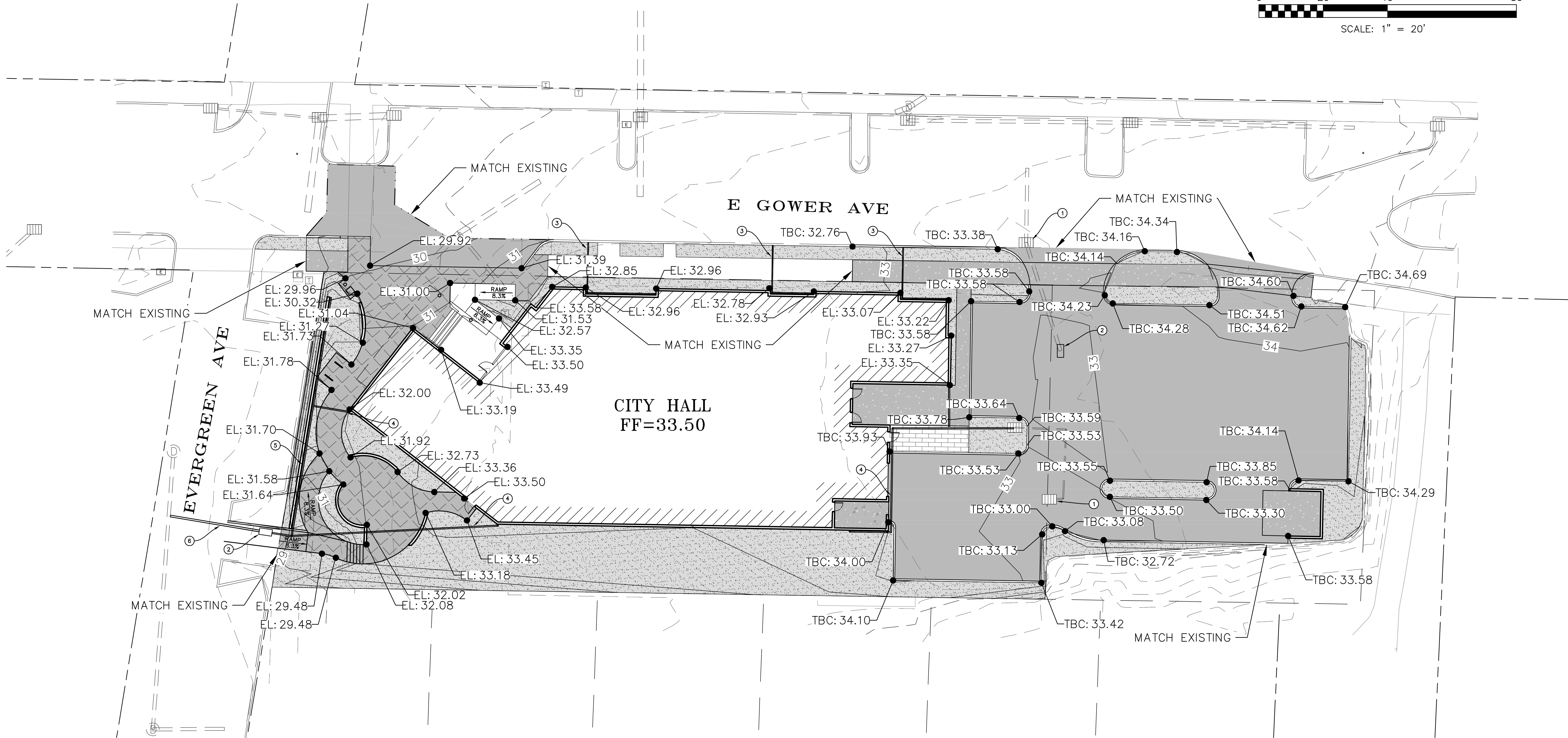
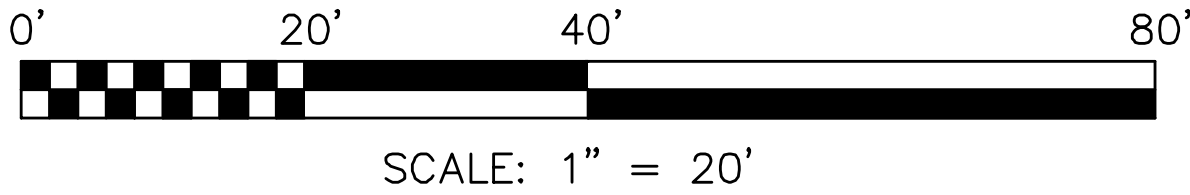
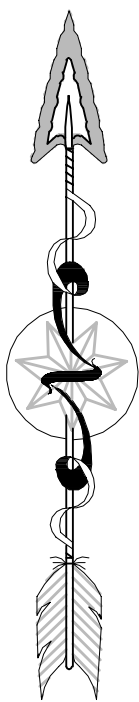
NOTES:

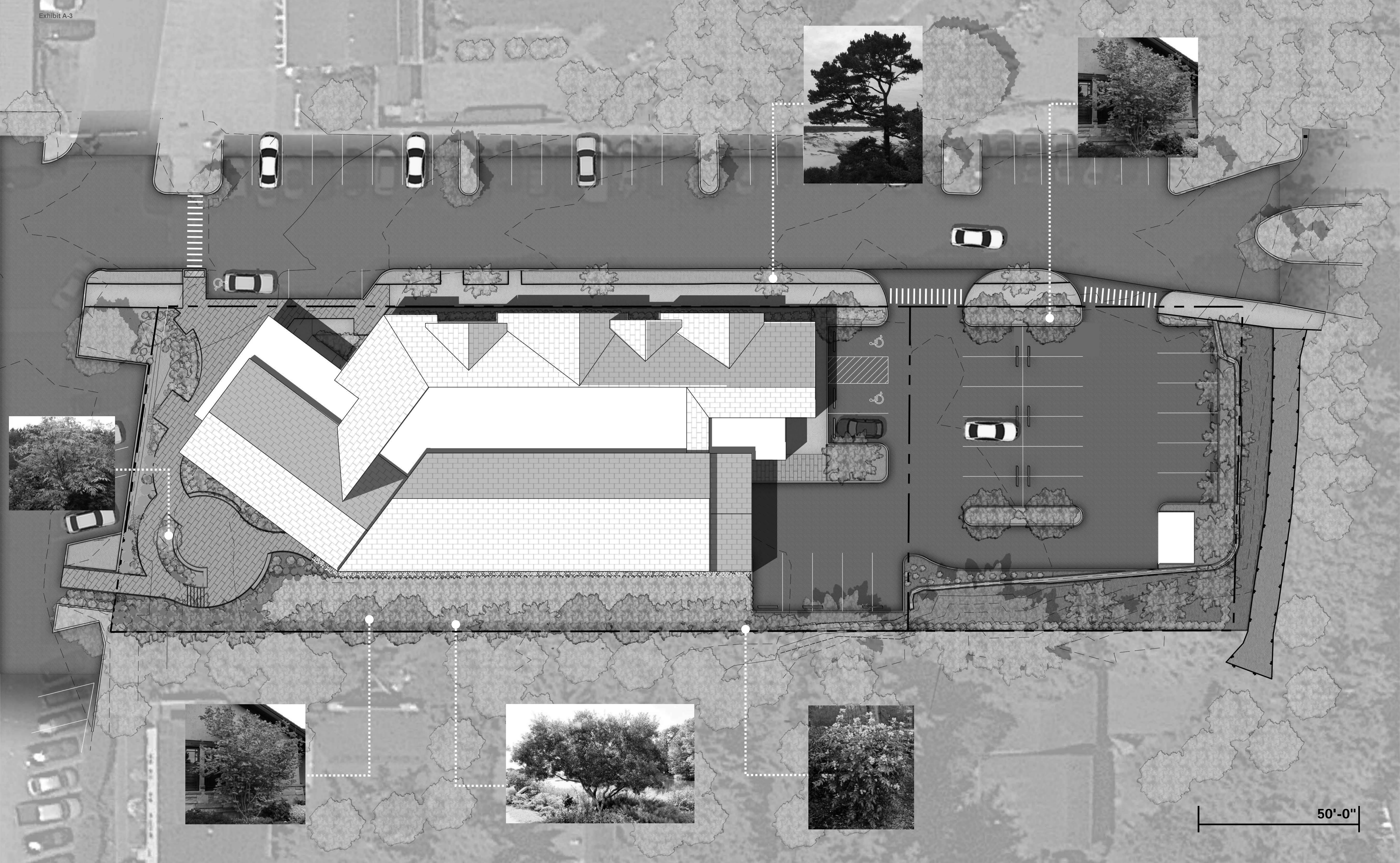
- DIMENSIONS ARE MEASURED TO FACE OF BUILDING FINISH UNLESS OTHERWISE NOTED
- MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF
- SITE PLAN SHOWING EXISTING TREES TO REMAIN ONLY --SEE LANDSCAPE PLAN FOR INFORMATION ABOUT PROPOSED TREES, LOCATION AND TYPE



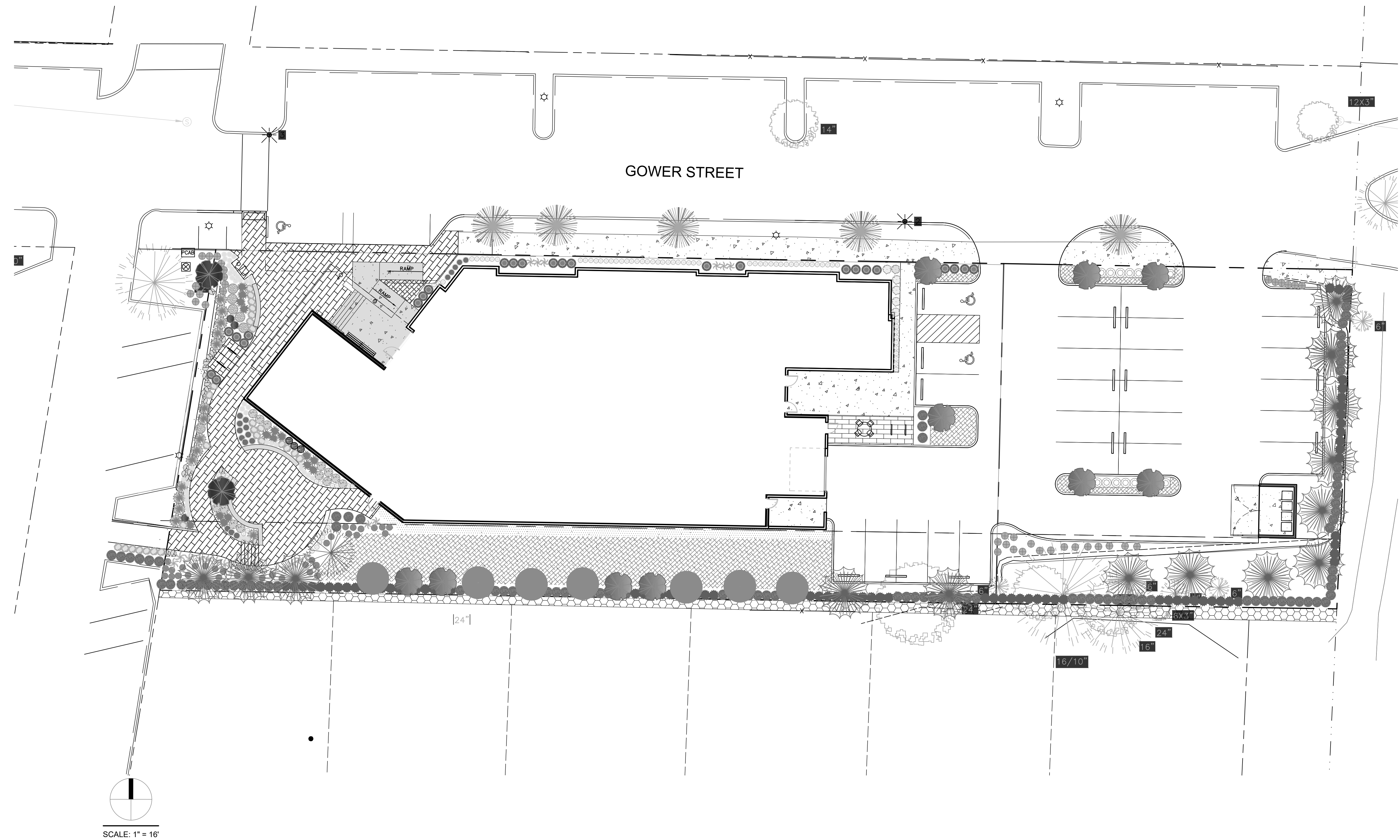
CONSTRUCTION NOTES

- ① PROTECT-IN-PLACE EXISTING CATCH BASIN
- ② INSTALL CONTECH STORMFILTER PER DETAIL, SHEET C4.2
- ③ INSTALL 3" DUCTILE IRON PIPE
- ④ INSTALL 4" CORRUGATED HDPE PIPE
- ⑤ INSTALL 4" PERFORATED HDPE PIPE ALONG RETAINING WALL PER DETAIL
- ⑥ INSTALL 6" CORRUGATED HDPE PIPE





50'-0"



PLANT LIST
QUAN BOTANICAL NAME COMMON NAME SIZE COMMENT
TREES — (31 new on site trees)

5	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	8' HT. B&B	NATIVE TREE (street tree & alter. parking lot tree)
14	PICEA SITKA	SITKA SPRUCE	8' HT. B&B	NATIVE TREE
7	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	2" CAL B&B TREE FORM	NATIVE
10	ACER CIRCINATUM	VINE MAPLE	2" CAL B&B TREE FORM	NATIVE

SHRUBS

3	BERBERIS THUNERGII	ATRO. CRIMSON PYGMY	2 GAL	
31	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM LITTLELEAF BOXWOOD	2 GAL	
6	CISTUS PUPUREUS	PURPLE ROCK ROSE	2 GAL	
13	ESCALONIA 'NEWPORT DWARF	NEWPORT DWARF ESCALLONIA	2 GAL	
34	GAULTHERIA SHALLON	SALAL	1 GAL	NATIVE
78	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL	NATIVE
36	MAHONIA NERVOSA	DWARF OREGON GRAPE	1 GAL	NATIVE
15	PINUS MUGO	MUGO PINE	3 GAL	
2	SAMBUCUS RACEMOSA	RED ELDERBERRY	5 GAL	NATIVE
6	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	2 GAL	
108	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL	NATIVE

GROUNDCOVER AND PERENNIALS

78	CAREX MORROWII	GOLD JAPANESE SEDGE	1 GAL	
40	HELICTOTRIRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	
17	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	2 GAL	
21	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL	NATIVE
16	ROSMARINUS OFFICINALIS	ROSEMARY	2 GAL	
27	SANTOLINA CHAMAECYPERRISS	LAVENDER COTTON		
950	ARCTOSTYPHYLOS UVA-URSI	KINIKINNICK	4" POT 18" O.C.	NATIVE

LEGEND

	ROCKS
	EXISTING TREES
	GRAVEL SURFACE
	PAVERS 2371 S.F.
	CONCRETE SEAT BENCH

GENERAL NOTES

1. PROVIDE ONE PERSON WHO WILL BE PRESENT AT ALL TIMES DURING THE WORK AND WHO IS FAMILIAR WITH PLANT MATERIALS, NATIVE PLANT REQUIREMENTS, AND GOOD HORTICULTURAL PRACTICE.
2. INSTALL UNDER GROUND AUTOMATIC IRRIGATION ZONED TO BE REDUCED ONCE PLANTS ARE ESTABLISHED AND LATER USED DURING EXTENDED SUMMER HEAT.
3. PLACE BARK MULCH AROUND ALL PLANTING AREAS.
4. REMOVE ALL INVASIVE MATERIAL ESPECIALLY HIMALAYAN BLACKBERRIES EVERYWHERE ON SITE.
5. SEE SHEET L2 FOR PLANTING NOTES AND DETAILS.
6. PROVIDE TREE PROTECTION FOR EXISTING TREES TO REMAIN PER ARBORIST RECOMMENDATIONS.

WAX MYRTLE (MYRICE CERIFERA)
EVERGREEN
HEIGHT: 12-15 FT
MAXIMUM HEIGHT: 20 FT
LIFESPAN: 30 YEARS



VINE MAPLE (ACER CIRCINATUM)
DECIDUOUS
HEIGHT: 15-20 FT
MAXIMUM HEIGHT: 30FT
LIFESPAN: 80 YEARS



SHRUBS



MAHONIA AQUIFOLIUM:
TALL OREGON GRAPE



MAHONIA NERVOSA:
DULL LEAFED OREGON GRAPE



VACCINIUM OVATA:
EVERGREEN HUCKLEBERRY



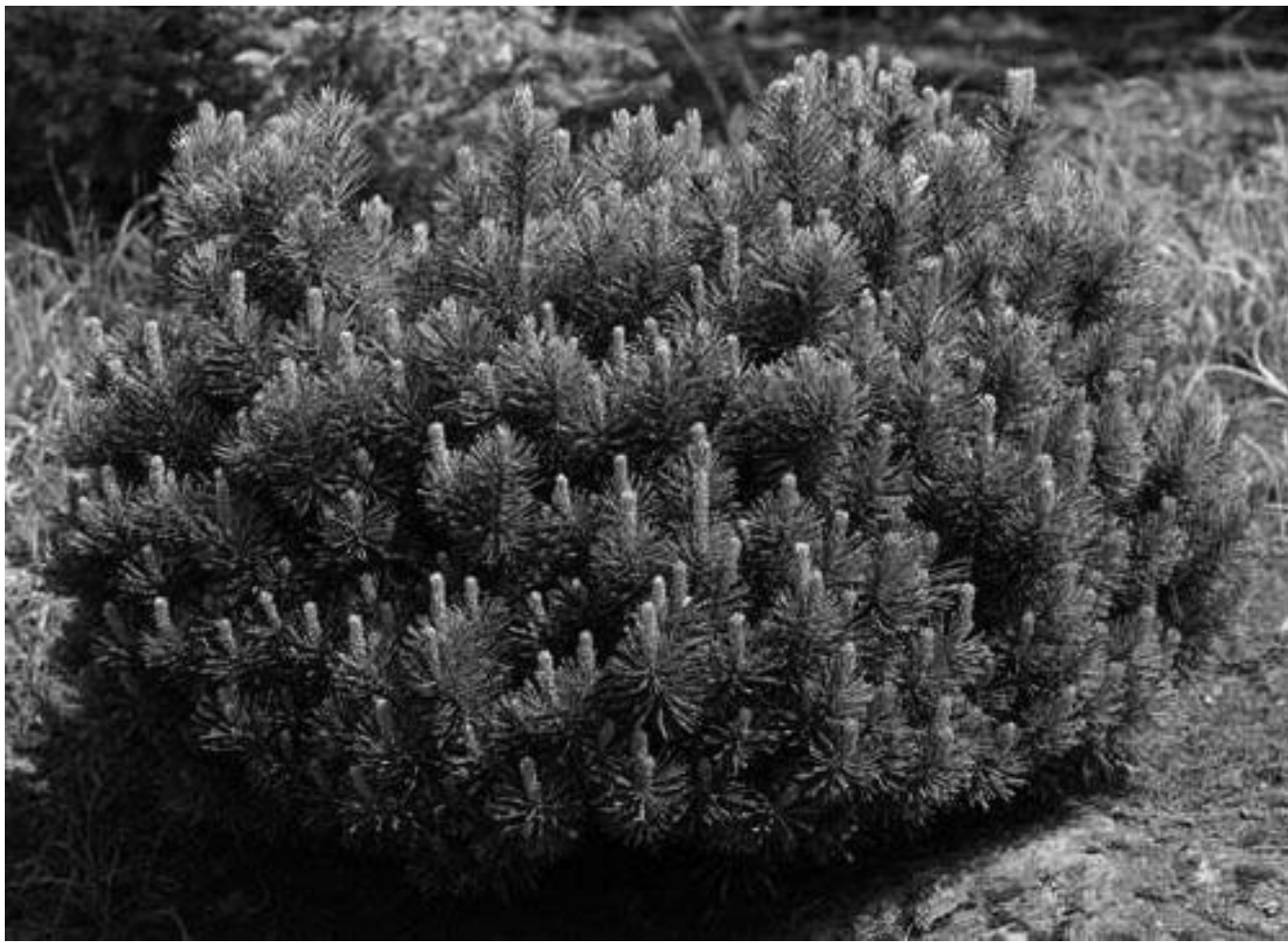
SAMBUCUS RACEMOSA:
RED ELDERBERRY



GAULTHERIA SHALLON:
SALAL



BUXUS SEMPERVIRENS:
GRAHAM BLANDY
BOXWOOD



PINUS MUGO:
DWARF MOUNTAIN PINE



CISTUS PURPUREUS:
PURPLE ROCKROSE



BUXUS MICROPHYLLA:
WINTER GEM BOXWOOD



BERBERIS THUNBERGII ATRO:
CRIMSON PYGMY RED BARBERRY



ESCALONIA:
NEWPORT DWARF

GROUNDCOVER



HELICTOTRICHON
SEMPERVIRENS:
BLUE OATGRASS



ARCTOSTAPHYLOS UVA-URSI:
KINIKINNICK



CAREX MORROWII:
VARIGATED JAPANESE SEDGE



SANTOLINA CHAMAECYPARISSUS:
LAVENDER COTTON



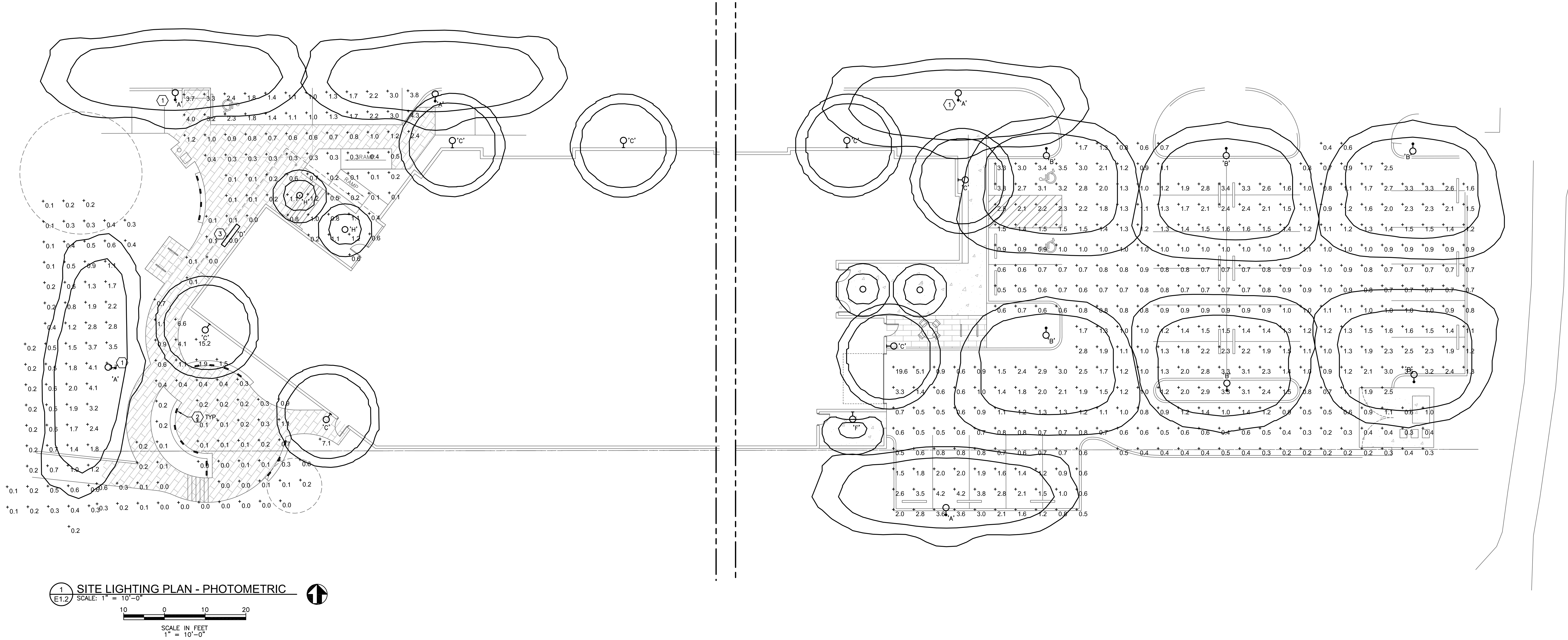
POLYSTICHUM MUNITUM:
SWORD FERN



LAVANDULA ANGUSTIFOLIA:
ENGLISH LAVENDER



ROSMARINUS OFFICINALIS:
PROSTRATE ROSEMARY



LUMINAIRE SCHEDULE					
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP	WATTAGE
A	POST TOP LED AREA LUMINAIRE, BLACK POWDER COAT FINISH, 2700K CCT, 120/277V INPUT, 3136 LM, 80 CRI, 0-10 DIMMING, FROSTED LENS, B2-U0-G0, MARINE GRADE BODY & HARDWARE, TYPE 2 DISTRIBUTION, 10KV SURGE SUPPRESSOR	LIGMAN LIGHTING OR APPROVED EQUAL	UHAM-20021-53W-T2-W30-01-120/277V-DIM-F	LED	53 W
B	POST TOP LED AREA LUMINAIRE, BLACK POWDER COAT FINISH, 2700K CCT, 120/277V INPUT, 3136 LM, 80 CRI, 0-10 DIMMING, FROSTED LENS, B2-U0-G0, MARINE GRADE BODY & HARDWARE, TYPE 4 DISTRIBUTION, 10KV SURGE SUPPRESSOR	LIGMAN LIGHTING OR APPROVED EQUAL	UHAM-20021-53W-T4-W30-01-120/277V-DIM-F	LED	53 W
C	WALL MOUNT LED LUMINAIRE, BLACK POWDER COAT FINISH, 2700K CCT, 120/277V INPUT, 3513 LM, 80 CRI, 0-10 DIMMING, FROSTED LENS, MARINE GRADE BODY & HARDWARE, WIDE DISTRIBUTION, 10KV SURGE SUPPRESSOR, MOUNT 9.5' ABOVE GROUND	LIGMAN LIGHTING OR APPROVED EQUAL	UHAM-30011-53W-W-W30-01-120/277V-DIM-F	LED	53 W
D	LINEAR WALL MOUNT LED LUMINAIRE, BLACK POWDER COAT FINISH, 2700K CCT, 120/277V INPUT 500 LM PER FOOT, 0-10V DIMMING, FROSTED LENS, CLASS 2, MOUNT TO CANOPY W/ JBOX COLLAR	ALCON LIGHTING OR APPROVED EQUAL	11703-CRX-MD-BK-27K-12-010	LED	5.5 W / FT
F	WALL MOUNT LED LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 220-240V INPUT, 769 LM, TOUGHENED LINEAR SPREAD GLASS LENS, TYPE G DISTRIBUTION, MOUNT 8' ABOVE GROUND	LIGMAN LIGHTING OR APPROVED EQUAL	EC-40571-G-01	LED	23W
POLE	13' ROUND STRAIGHT ALUMINUM POLE, 5" SHAFT DIAMETER, 0.188" THICK, 2.99? x 3.5? TENON BLACK POWDER COAT FINISH, DIE-CAST BASE COVER	LIGMAN LIGHTING OR APPROVED EQUAL	APD-RSA-5018-13?-5?-SC76-01	-	-
H	OUTDOOR SURFACE MOUNT CEILING LUMINAIRE, BLACK POWDER COAT FINISH, 2700K CCT, 120/277V INPUT, VERY WIDE DISTRIBUTION, B0-U0-G0, CLEAR TOUGHENED GLASS, HIGH CORROSION RESISTANCE	LIGMAN LIGHTING OR APPROVED EQUAL	LD-80001-VW-01	LED	3W

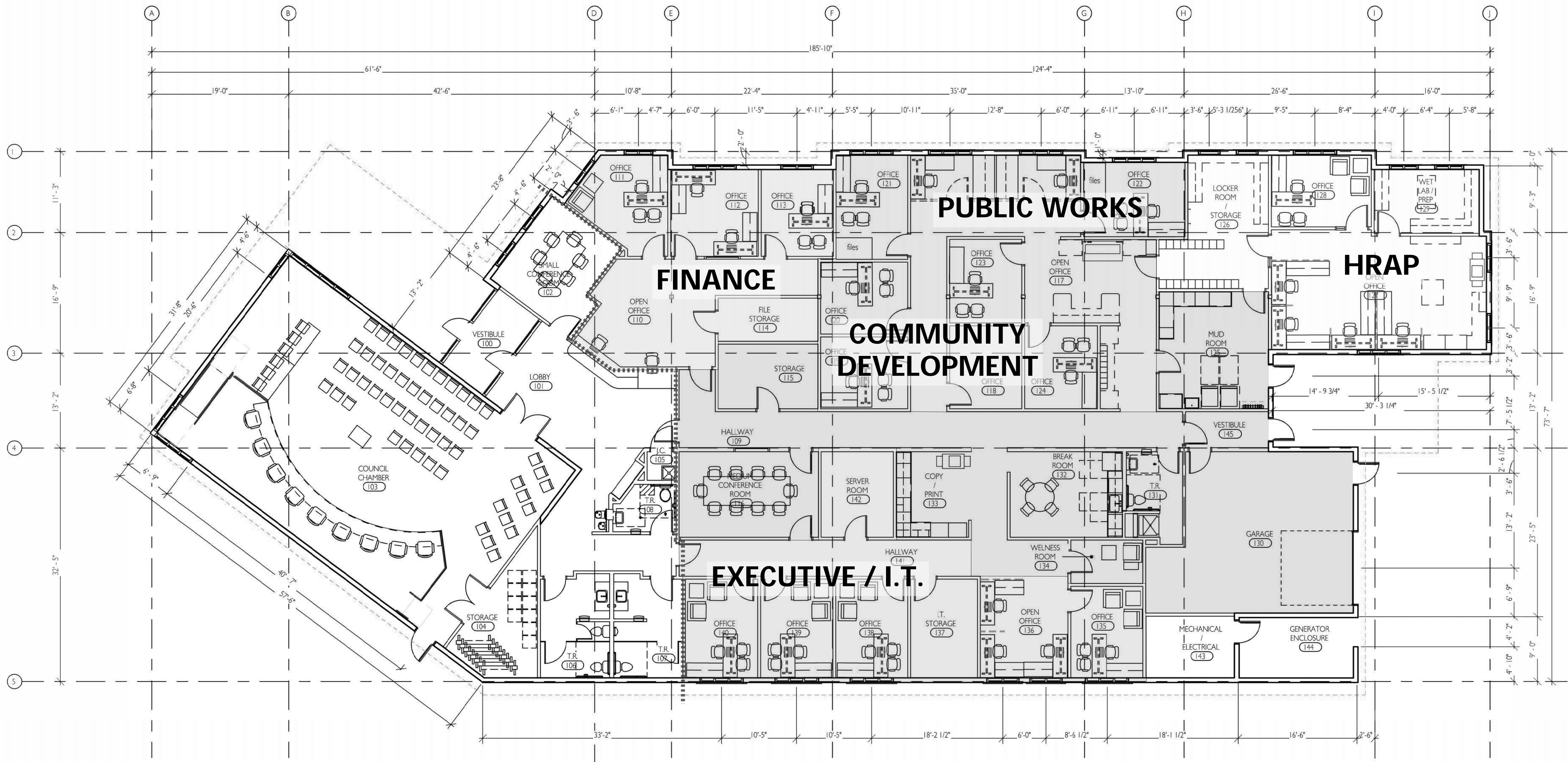
GENERAL NOTES

- A. INNER LUMINAIRE ISO CURVE INDICATES 1.0 FOOT CANDLE. OUTER LUMINAIRE ISO CURVE INDICATES 0.5 FOOT CANDLES.
- B. FOOT CANDLE ISO CURVES ARE SHOWN AS A SINGLE FIXTURE CONTRIBUTION WITH SET VALUES. THE ISO CURVE VALUES MAY NOT MATCH THE CALCULATION PLANE VALUES, SINCE THE CALCULATION PLANE CAN BE A CONTRIBUTION FROM MORE THAN ONE LUMINAIRE.
- C. SEE PAGE E0.1 FOR SYMBOL LEGEND, LUMINAIRE AND PANEL SCHEDULES.

NOTES THIS SHEET

- (1) DEMO EXISTING STREET LIGHT, CONDUIT, AND CONDUCTORS. REPLACE WITH NEW LIGHT SHOWN.
- (2) PROVIDE AND INSTALL NEW RECESSED BENCH LIGHT. COORDINATE LIGHT SELECTION WITH ARCHITECT.
- (3) LUMINAIRE TO BE SURFACE MOUNTED TO CANOPY WITH JBOX COLLARS. COORDINATE LUMINAIRE LENGTH AND POSITION WITH ARCHITECT TO MATCH LENGTH OF SIGN.

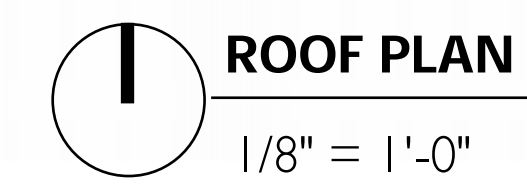
BUILDING TOTAL: 10,465 SF
PRIMARY: 9,865 SF
UNCONDITIONED STORAGE: 600 SF

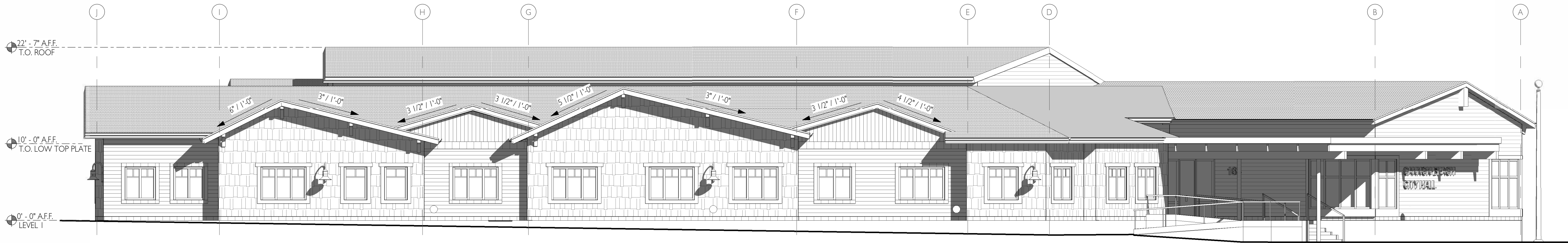


FLOOR PLAN
1/8" = 1'-0"

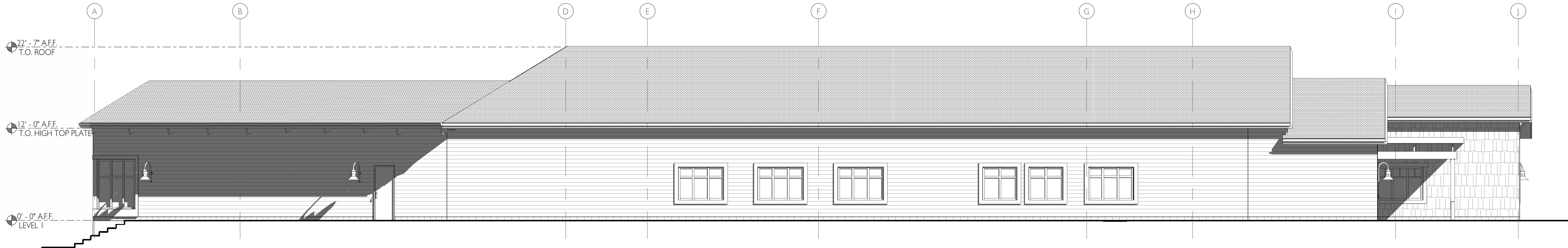
MECHANICAL WELL - TPO ROOF

ENTRY CANOPY

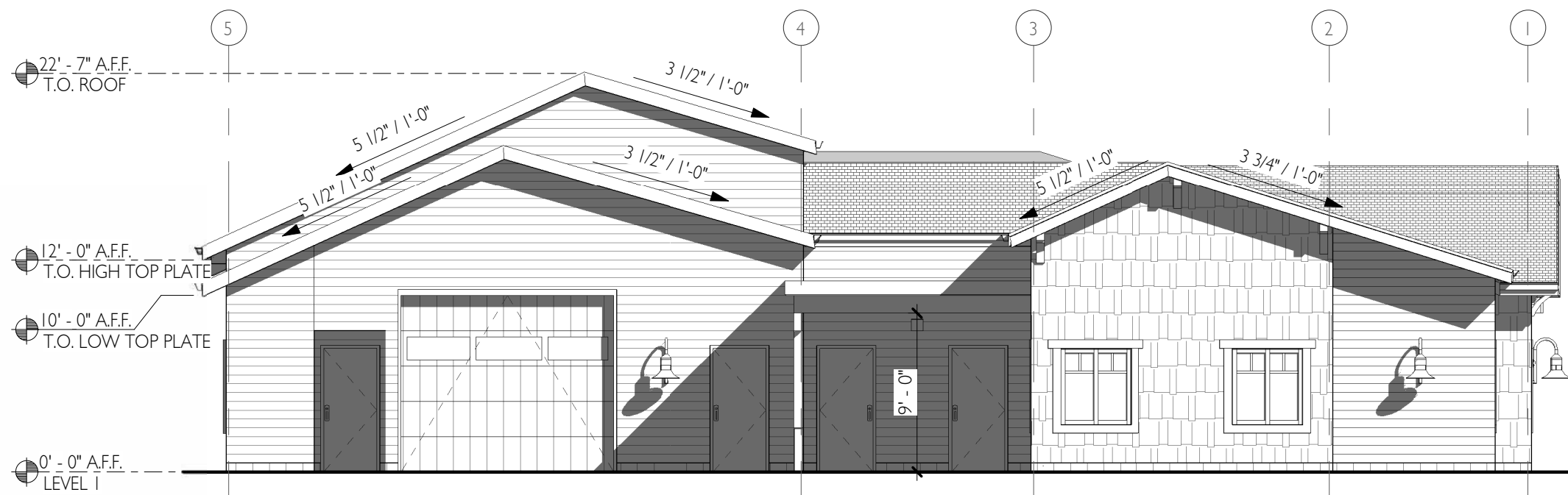




1 BUILDING ELEVATION - NORTH
A2.1 1/8" = 1'-0"



2 BUILDING ELEVATION - SOUTH
A2.1 1/8" = 1'-0"



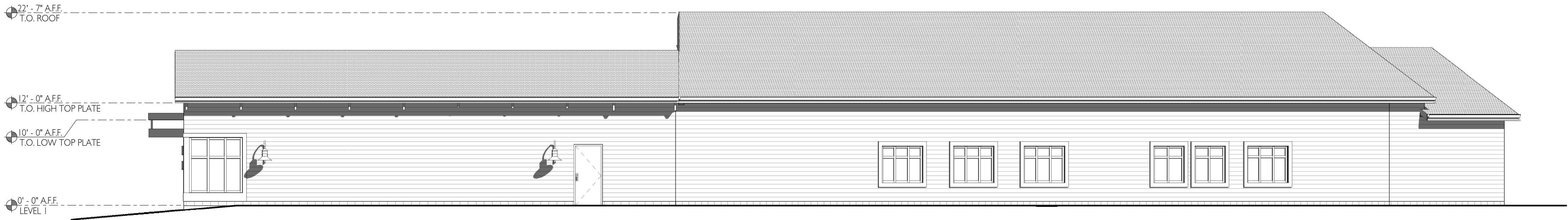
3 BUILDING ELEVATION - EAST
A2.1 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

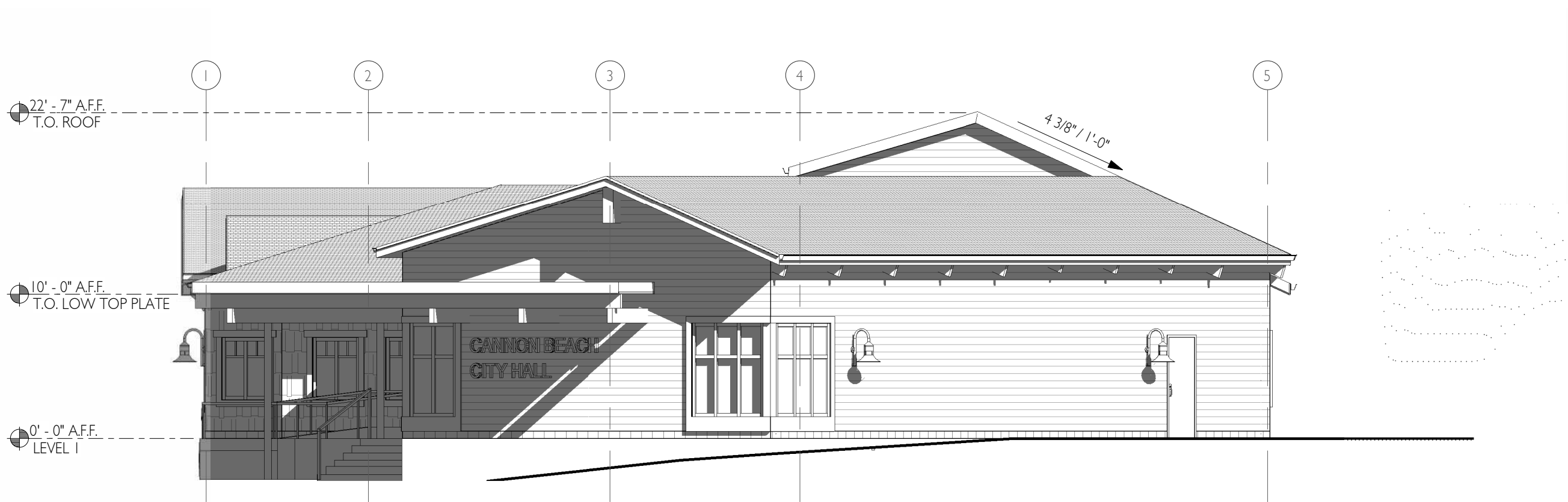
HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	LS-1	HORIZONTAL CEDAR SIDING	TBD	TBD	UNTREATED / NATURAL	
	LS-2	HORIZONTAL CEDAR SIDING	TBD	TBD	STAINED	
	SHK-1	SHAKE	TBD	TBD	UNTREATED / NATURAL	
	WD-1	WOOD BASE	TBD	TBD	STAINED	



1 BUILDING ELEVATION - NORTHWEST
A2.2 1/8" = 1'-0"



2 BUILDING ELEVATION - SOUTHWEST
A2.2 1/8" = 1'-0"

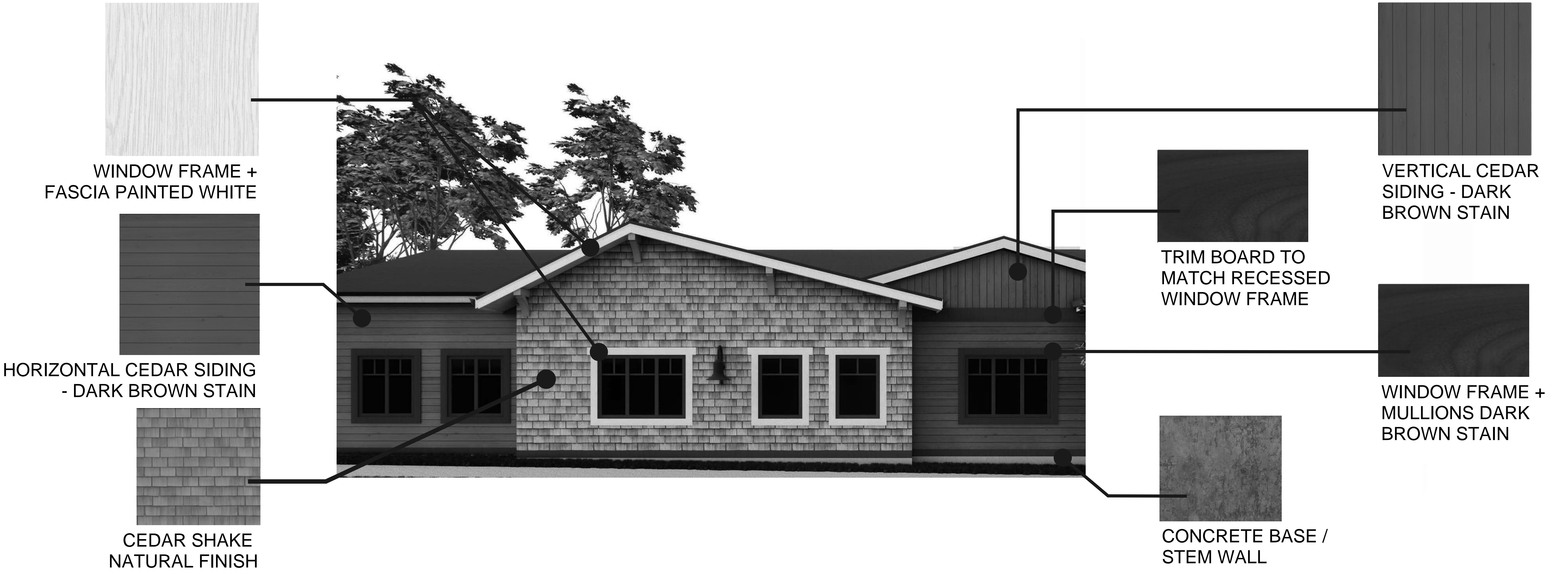


3 BUILDING ELEVATION - WEST
A2.2 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	LS-1	HORIZONTAL CEDAR SIDING	TBD	TBD	UNTREATED / NATURAL	
	LS-2	HORIZONTAL CEDAR SIDING	TBD	TBD	STAINED	
	SHK-1	SHAKE	TBD	TBD	UNTREATED / NATURAL	
	WD-1	WOOD BASE	TBD	TBD	STAINED	







BUILDING MOUNTED SIGNAGE

- BLACK LETTERS @ 12"
- SIGNAGE TO BE LIT FROM ABOVE BY CANOPY LIGHT --SEE LIGHTING PLANS FOR ADDITIONAL INFORMATION
- VISIBLE AT DISTANCE OF 300' +/- ACCORDING TO INFORMATION PROVIDED BY THE UNITED STATES SIGN COUNCIL (USSC)



ADDITIONAL ADA PARKING IN RIGHT OF WAY

(2) PARKING STALLS WITH ACCESSIBLE ACCESS TO BUILDING ENTRANCE AND COURTYARD



VIEW WALKING UP GOWER TOWARDS BUILDING ENTRANCE



STAFF ENTRANCE AT EAST SIDE OF BUILDING

ENERGY CONSERVATION STRATEGIES & MEASURES

SITE

Site lighting design and fixtures will comply with International Dark Sky criteria, including limits on glare and color temperature.
On-site, below grade storm water treatment facilities to filter rainwater prior to discharge into public system to improve water quality
Native and resilient site landscaping to limit additional water use.

BUILDING

The building will be all electric, with no regular reliance on natural gas: building resiliency to be provided by an on-site diesel generator
Traditional, renewable wood-framing and exterior finish materials with insulation and a high performance glazing system
Building envelope features rain screen system behind exterior cladding for enhanced building performance
Low emitting interior finishes and furniture and Energy Star compliant appliances

INTERIOR LIGHTING

Increased daylighting provided through clerestories and interior relites, in order to bring natural light into the building core.
High-efficiency LED lighting throughout to comply with latest energy code requirements, including occupancy sensors with automatic on/off and daylight harvesting

HVAC (High performance, efficient heating, cooling and ventilation system)

Variable Refrigerant Flow (VRF) with Dedicated Outside Air System (DOAS) and energy recovery
Dedicated mini split system with 18 SEER in server room
The DOAS is a dedicated ventilation system designed to condition outdoor air during ventilation. DOAS handles ventilation and the VRF system handles cooling and heating. VRF system moves conditioned refrigerant directly to each zone's indoor unit

PLUMBING

High efficiency electric heat pump water heater
Domestic plumbing piping, both cold and hot water with code compliant insulation and low-flow fixtures and fittings

RENEWABLE ENERGY

Electrical service installed to support future electric vehicle charging station - 20% of parking to be "EV Ready"
1.5% of building budget dedicated to solar photo-voltaic (PV) system per Oregon Green Energy Technology

PROJECT GOALS:

Avoid harmful chemicals, provide excellent ventilation, acoustic comfort, and quality indoor and outdoor lighting

Provide renewable energy via solar panels

Prevent waste through construction diversion and recycling materials

Limit indoor and outdoor water use - review measures to improve site water quality

Use energy efficient systems

Limit reliance on fossil fuels

TOPOGRAPHIC SURVEY

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 30
SECTION 29 TOWNSHIP 05 NORTH, RANGE 10 WEST
WILLAMETTE MERIDIAN, CITY OF CANNON BEACH, CLATSOP
COUNTY, OREGON

LEGEND:

- PARKING STRIPES
- ROAD STRIPING
- FLOW LINE CURB
- STANDARD CURB
- EDGE OF CONCRETE
- WALL-TOE
- WATER
- STORM SEWER
- GAS
- ELECTRIC
- NATURAL GAS LINE
- FENCE
- BUILDING
- SANITARY SEWER
- TOE OF SLOPE
- TOP OF SLOPE
- BUILDING OVERHANG
- BUILDING DECK
- EDGE OF LANDSCAPING
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- TELEPHONE
- BUILDING HATCH
- CONCRETE HATCH
- FOUND MONUMENT
- GAS VALVE
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- CONTROL
- SIGN
- HANDICAP PARKING
- MAILBOX
- STORM CLEANOUT
- STORM AREA DRAIN
- STORM CATCH BASIN
- STORM MANHOLE
- STORM ROOF DRAIN
- LIGHT-LAMP POST
- POWER CABINET
- POWER METER
- SANITARY SEWER MANHOLE
- UNKNOWN VAULT
- UNKNOWN RISER
- UNKNOWN JUNCTION BOX
- UNKNOWN MANHOLE
- UNKNOWN CLEANOUT
- TREE - DECIDUOUS
- TREE - CONIFER
- TELEPHONE RISER
- TELEPHONE VAULT
- WATER METER
- WATER VALVE

NOTES:

- THERE EXISTS A GAP BETWEEN THE PORTION OF BLOCK 7 DESCRIBED IN THE DEEDS FOUND IN BOOK 333, PAGE 637 AND BOOK 620, PAGE 583, AND THE DIVISION OF BLOCK 7 & 8 OF CANONA BEACH, BOOK 11, PAGE 2. VARIOUS SURVEY DOCUMENTS HAVE RECORDED THIS AREA OVER TIME AND IS DEPICTED IN THE HATCHURED AREA SHOWN SOUTH OF THE SUBJECT PROPERTY BOUNDARY.

HORIZONTAL DATUM (BASIS OF BEARINGS):

NAD83(2011) ON STATIC GPS OBSERVATIONS ON POINT 1, PROCESSED THROUGH OPUS.
OREGON NORTH 3601, SCALED TO GROUND AROUND POINT 1, WITH A SCALE FACTOR OF 1.00002381547097.
INTERNATIONAL FOOT

POINT 1 - N45°53'23.16412" W123°57'41.46912"

VERTICAL DATUM:

NAVD88 BASED ON STATIC GPS OBSERVATIONS ON POINT 1, PROCESSED THROUGH OPUS

SURVEY FOR:

RED PLAINS
PROFESSIONAL, INC.

A PORTION OF THE SE 1/4 OF THE NE 1/4
OF SECTION 30 TOWNSHIP 05 NORTH,
RANGE 10 WEST

WILLAMETTE PRINCIPAL MERIDIAN,
CITY OF CANNON BEACH, CLATSOP COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 08, 2009
MATTHEW J. FAULKNER
75618LS

RENEWS: 12/31/23

BLOCK 7 CANONA
BEACH, BK. #9, PG. #5

DIVISION OF BLOCK 7 AND BLOCK
8 CANONA BEACH, BK. #11, PG. #2

FOUND MONUMENTS TABLE

POINT NO.	NORTHING	EASTING	DESCRIPTION
100	829343.83	7321193.50	FOUND 5/8 INCH IRON ROD W/ DESTROYED YPC UP 0.8'
101	829346.25	7321228.63	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "PLS1205" UP 0.5'
102	829437.04	7321327.46	FOUND 5/8 INCH IRON ROD W/ DESTROYED YPC DOWN 1.5' IN CLAY PIPE
103	829500.54	7321333.60	FOUND BRASS SCREW & WASHER UNREADABLE
104	829500.29	7321331.43	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "HLB OTAK INC" UP 0.1'
105	829340.85	7321325.16	FOUND 5/8 INCH IRON ROD W/ DESTROYED YPC DOWN 0.9'
106	829341.43	7321301.31	FOUND 5/8 INCH IRON ROD NO CAP UP 0.4'
107	829154.75	7321317.71	FOUND 3-1/4 INCH BRASS CAP STAMPED "CLATSOP CO SURVEYOR TSN R10W 1/4 S30 S29 LS 954 1988" FLUSH IN CONCRETE
108	829343.00	7321225.72	FOUND 1 INCH IRON PIPE UP 0.5'
109	829342.92	7321225.48	FOUND 5/8 INCH IRON ROD W/ DESTROYED YPC UP 0.5'
110	829505.89	7321014.51	FOUND NAIL W/ WASHER UNREADABLE
111	829604.59	7321030.79	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "HLB INC" FLUSH IN ASPHALT
112	829346.85	7321038.72	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "PE 6510???" DOWN 1.2'
113	829345.54	7321089.89	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "K FOESTE LS 849" DOWN 0.1'
114	829451.12	7320802.86	FOUND 2-1/2 INCH BRASS CAP STAMPED "INT PT CANONA BEACH LS 1979 1990" FLUSH IN CONCRETE

CONTROL POINTS TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	829387.20	7320920.42	27.09	SET SPIKE
2	829455.78	7321202.58	32.71	SET MAG NAIL W/ WASHER STAMPED "SF LANDS CONTROL"
3	829480.57	7321020.28	28.92	SET MAG NAIL
6	829263.50	7321328.16	38.36	SET MAG NAIL
8	829222.06	7320952.70	26.65	SET MAG NAIL W/ WASHER STAMPED "SF LANDS CONTROL"

S&F Land Services

Land Surveying & Remote Sensing

901 NW CARLON AVE, SUITE 3
BEND, OR 97703
(541) 797-0954

EMAIL: INFO@SFLANDS.COM

WWW.SFLANDS.COM

DATE

JOB NO.

FIELD

DRAWN

CHECKED

SEPT. 27, 2023

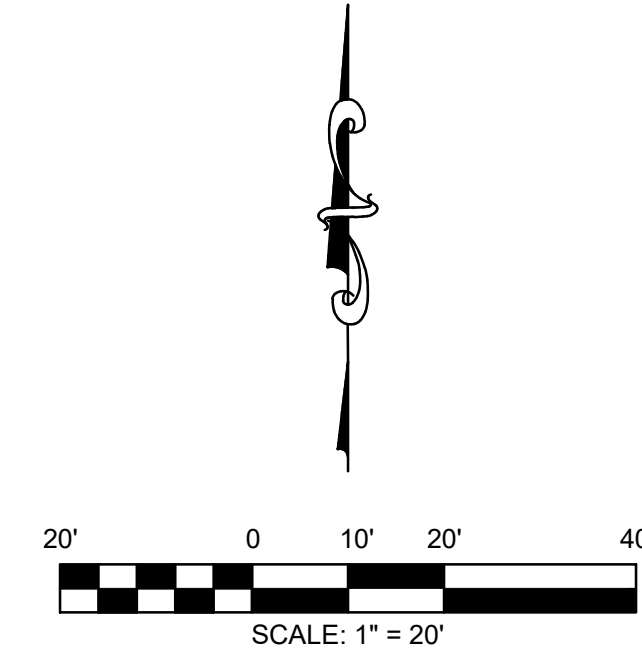
2023-092-24

MB/EH

JU/DR

MF

2309224_TOPO.dwg



UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKETS 23237983, 23237984, AND 23237985 AND PRIVATE LOCATES BY ALPHA LOCATES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS BETWEEN UTILITY STRUCTURES WITHIN THE PROJECT AREA. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS/BUILDERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. DUE TO THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS S&F LAND SERVICES POLICY TO NOT SEND FIELD STAFF INTO UTILITY MANHOLES OR CONFINED SPACES TO RETRIEVE DEPTH AND SIZE INFORMATION. INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES BETWEEN STRUCTURES.



Treescaples Northwest
Jeff Gerhardt, Consulting Arborist
ISA Certified Arborist #PN-5541A



City of Cannon Beach, Public Works Department
Attn: Trevor Mount; Assistant Public Works Director
mount@ci.cannon-beach.or.us

February 7, 2024

Pre-construction Arborist Report - City Hall

This report pertains to 35 trees that will be impacted by the City Hall reconstruction project. I am advising the removal of 24 trees and the retention of 11. Successful preservation of these 11 trees will require a commitment to protection during all phases of construction. Trees can be referenced on the attached site map and tree inventory table.

Tree Removal:

The existing City Hall will be demolished and a new one will be constructed in a similar footprint. There are 7 trees (2, 3, 4, 6, 7, 8, and 9) that are in close proximity to the existing building that will need to be removed. These trees will experience extensive physical damage and it is unfeasible to retain them. Tree #2 is a young Sitka spruce (*Picea sitchensis*) that conflicts with ADA access. Tree #6 is a 14" diameter Sitka spruce in poor health that will not tolerate construction impact. Trees #7, 8, and 9 are non-native trees in poor condition.

The existing parking lot will be reconfigured and I am advising the removal of 17 trees in this area. Trees #10 and 11 are small deciduous trees that cannot be successfully retained and need to be removed. Within the parking area, 8 red alder (*Alnus rubra*) trees (16, 17, 18, 19, 20, 21, 22, and 23) necessitate removal. These semi-mature trees have multiple pre-existing conditions that deem them unsafe for retention. I also recommend an additional 7 alder trees (12, 13, 14, 15, 26, 27, and 29) along the southern and eastern border of the parking lot also be removed. Several of these trees have defects that render them unfit for preservation. Furthermore, the removal of these alder trees will directly benefit the already established understory evergreen trees.

Treescaples Northwest, LLC

P.O. Box 52
Manzanita, OR 97130

CCB# 236534

Cell: 503-453-5571

www.treescaplesnorthwest.com

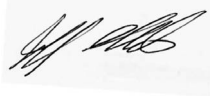
Tree Retention and Preservation:

There are 11 trees that I am advising be retained (1, 5, 24, 25, 28, 30, 31, 32, 33, 34, and 35). Protection measures for the soil, roots, trunks, and crowns of these trees will be imperative for long term preservation. Tree protection guidelines should be drafted by the City's Arborist. These measures will need to be followed for the duration of the project.

Tree Replanting

Tree planting on the site should occur when construction is complete. The green space south of the building offers a great opportunity for gaining benefits that trees provide. Planting one native Western redcedar (*Thuja plicata*) would be ideal if ample growing space is available. Smaller growing natives trees to consider are vine maple (*Acer circinatum*), and Pacific waxmyrtle (*Myrica californica*).

I look forward to providing continued input for this project,



Jeff Gerhardt,

ISA Certified Arborist

Treescaples Northwest, LLC

P.O. Box 52

Manzanita, OR 97130

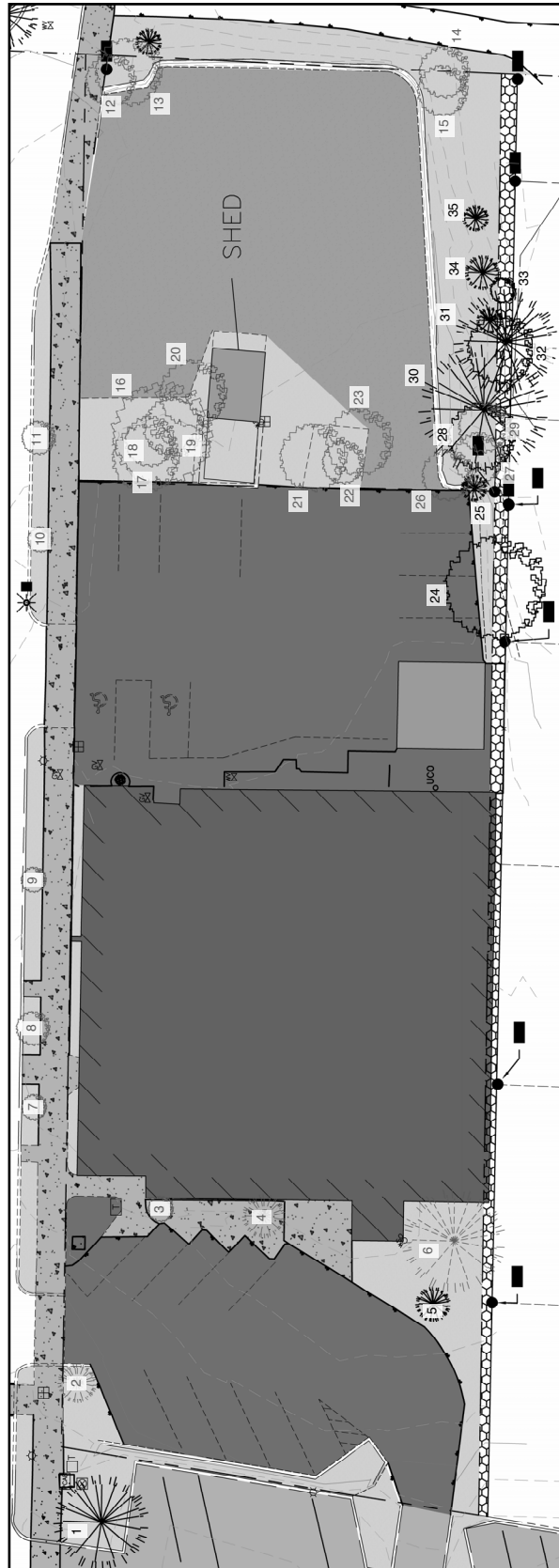
CCB# 236534

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www.treescaplesnorthwest.com

Exhibit A-4

Site Map: numbers and tree canopy outlines that are red denote removal



Treescaples Northwest, LLC

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CCB# 236534

Cell: 503-453-5571

www.treescaplesnorthwest.com

Tree Inventory Table

Tree Number	Species	Diameter (inches)	Height (feet)	Designation	Notes
1	Pinus contorta (shore pine)	25"	50'	Retain	Native, good health, minor asymmetry, minor pitch moth presence, requires TPZ
2	Picea sitchensis (Sitka spruce)	9"	20'	Remove	Native, major construction impact
3	Myrica californica (waxmyrtle)	8"	15'	Remove	Native, major construction impact
4	Pinus sp. (pine)	11"	20'	Remove	Non-native, major construction impact
5	Thuja plicata (western redcedar)	14"	25'	Retain	Native, multistem, requires TPZ
6	Picea sitchensis (Sitka spruce)	21"	55'	Remove	Native, thin canopy, major construction impact
7	Prunus sp. (flowering plum)	8"	25'	Remove	Construction impact, poor structure, non-native
8	Prunus sp. (flowering plum)	12"	25'	Remove	Construction impact, poor structure, non-native
9	Prunus (flowering cherry)	10"	10'	Remove	Construction impact, poor structure, non-native
10	Cornus or Acer? (Dogwood or maple)	8"	18'	Remove	Non-native; major construction impact
11	Cornus or Acer? (Dogwood or maple)	9"	18'	Remove	Non-native; major construction impact
12	Alnus rubra (red alder)	12"	55'	Remove	Native, lean, removal will promote understory trees
13	Alnus rubra (red alder)	15"	60'	Remove	Native, columnar decay (southside), removal will promote understory trees
14	Alnus rubra (red alder)	12"	60'	Remove	Native, removal will promote understory trees
15	Alnus rubra (red alder)	12" and 12" (double-stem)	50'	Remove	Native, removal will promote understory trees
16	Alnus rubra (red alder)	15"	50'	Remove	Native, stem decay, construction impact
17	Alnus rubra (red alder)	11"	50'	Remove	Native, construction impact
18	Alnus rubra (red alder)	18"	60'	Remove	Native, Major asymmetry, excessive lean, stem decay, construction impact
19	Alnus rubra (red alder)	14"	60'	Remove	Native, construction impact
20	Alnus rubra (red alder)	14"	40'	Remove	Native, stem decay, construction impact
21	Alnus rubra (red alder)	14"	60'	Remove	Native, stem decay, construction impact
22	Alnus rubra (red alder)	10"	45'	Remove	Native, extreme stem wounding, construction impact
23	Alnus rubra (red alder)	15"	60'	Remove	Native, stem decay, epicormic growth, limb failures, construction impact
24	Alnus rubra (red alder)	21"	60'	Retain	Native, good growth form, possible pruning, Requires TPZ
25	Tsuga heterophylla (western hemlock)	5"	15'	Retain	Native, Requires TPZ
26	Alnus rubra (red alder)	11"	40'	Remove	Native, decay in stem, construction impact

Treescaping Northwest, LLC

P.O. Box 52

Manzanita, OR 97130

CCB# 236534

Cell: 503-453-5571

www.treescapingnorthwest.com

Exhibit A-4

Tree Number	Species	Diameter (inches)	Height (feet)	Designation	Notes
27	Alnus rubra (red alder)	10"	40'	Remove	Native, low % living canopy, removal will promote adjacent trees
28	Alnus rubra (red alder)	15"	60'	Retain	Native, Requires TPZ
29	Alnus rubra (red alder)	7"	30'	Remove	Native, low % living canopy, removal will promote adjacent trees
30	Picea sitchensis (Sitka spruce)	10"	35'	Retain	Native, suppressed, requires TPZ
31	Picea sitchensis (Sitka spruce)	28"	80'	Retain	Native, moderate health, requires TPZ
32	Alnus rubra (red alder)	16"	60'	Retain	Native, Requires TPZ
33	Picea sitchensis (Sitka spruce)	23"	60'	Retain	Native, Good health
34	Picea sitchensis (Sitka spruce)	6"	20'	Retain	Native, Dense canopy
35	Picea sitchensis (Sitka spruce)	6"	15"	Retain	Native, Dense canopy

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UHAM-20021

Exhibit A-5
Hamilton 3 Post Top

microVos
TECHNOLOGY

LIGMAN
LIGHTING USA



53w LED
6273 Lumens

IP66
Suitable for wet locations

IK07
Impact Resistant [Vandal Resistant]

EPA - 1.78

Weight - 31 lbs



POLE NOT INCLUDED

Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard, in series wired 10kv surge suppressor provided with all fixtures.

BUG Rating

B2 - U0 - G0

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV restant)
- TGIC free (non-toxic)

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge. Lightly frosted lens optional

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Classic urban neighbourhood post-top luminaire family. Timeless lines coupled with unparalleled build quality, flexibility and performance.

A post top luminaire available with single or twin heads, in a straight arm or shepherds crook style. Designed for lighting car parks, footpaths, pedestrian areas, precincts, parks, gardens and building perimeters.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80.

This luminaire is provided prewired with power cord to the handhole to simplify installation. Marine grade 316 stainless steel fasteners. Durable memory retentive silicone rubber gasket and lens.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

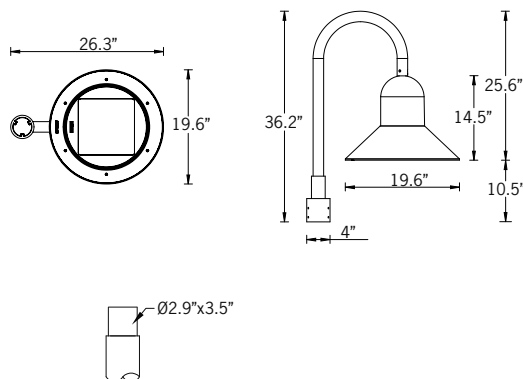
Additional Options (Consult Factory For Pricing)



A90991
Zhaga Book 18



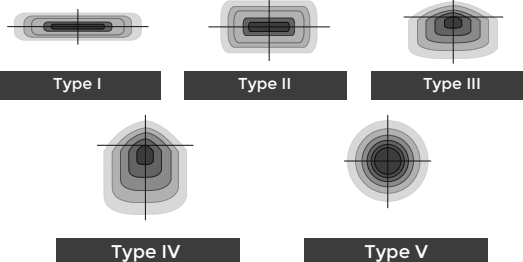
A90891
NEMA 7



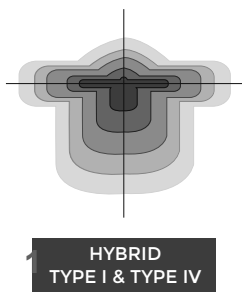
Tenon Detail

microVos
TECHNOLOGY

Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



HYBRID
TYPE I & TYPE IV



LIGHCONNECT IoT Ready Hamilton

This luminaire is available with NEMA 7 or Zhaga Book 18 sockets for connection to intelligent lighting control systems.

PROJECT	CANNON BEACH - CITY HALL				DATE	
QUANTITY	2	TYPE	A	NOTE	UHAM-20021-53W-T2-W30-01-120/277V-DIM-F	

ORDERING EXAMPLE || UHAM - 20021 - 53w - T2- W30 - 02 - 120/277v - Options

UHAM-20021	53W	T2	W30	01	120/277V
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	
53w LED 6273 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4- Type IV Distribution ME - Type ME Distribution M - Medium 30° W - Wide 57° EW - Extra Wide 110°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	

DIM	F	
ADDITIONAL OPTIONS		

DIM - 0-10v Dimming

NAT - Natatorium Rated

A90991 - Zhaga Book 18

A90891 - NEMA 7

F - Frosted Lens

INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH

SW02 - WALNUT FINISH

SW03- PINE FINISH

DF - DOUGLAS FIR FINISH

CW - CHERRY WOOD FINISH

NW - NATIONAL WALNUT FINISH

SU01 - CONCRETE FINISH

SU02 - SOFTSCAPE FINISH

SU03 - STONE FINISH

SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

Oak	Cherry	Beech	Carbon
Walnut	Chestnut	Bamboo	Galvanized
Pine	Mahogany	Birch	Steel



Hamilton Product Family

TYPE A / B



Hamilton 1

- UHAM-20001-53w-7027lm
- UHAM-20002-75w-9862lm



Hamilton 2

- UHAM-20011-2x53w-2x7027lm
- UHAM-20012-2x75w-2x9862lm



Hamilton 3

- UHAM-20021-53w-7027lm
- UHAM-20022-75w-9862lm



Hamilton 4

- UHAM-20031-2x53w-2x7027lm
- UHAM-20032-2x75w-2x9862lm

TYPE C



Hamilton 5

- UHAM-30001-53w-7027lm
- UHAM-30002-75w-9862lm



Hamilton 6

- UHAM-30011-53w-7027lm
- UHAM-30012-75w-9862lm

TYPE D - SIGNAGE LIGHTING

FIXTURE SPECIFICATIONS

INTENDED USE

Our outdoor architectural specification-grade linear wall-mounted light showcases signs or works of art. The fixture comes with an option to extend the length for lighting wider wall areas. Constant and evenly distributed illumination from beginning to the end of runs adds value to commercial or residential settings. Made in America.

FEATURES

Construction: Extruded aluminum

CRI: 90+

Driver: Remote IP68-rated universal driver capable of 0-10V, MLV, ELV, TRIAC dimming to 1%.

Voltage: LED 24VDC & driver 120-277V

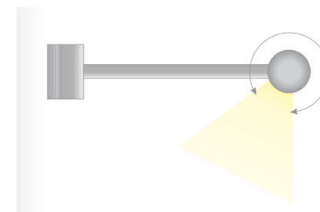
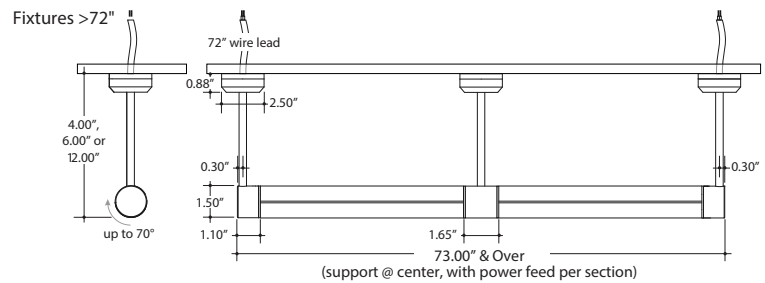
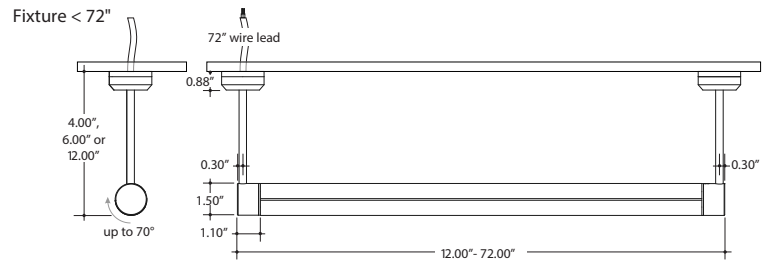
Average Life: 50,000 hours

Warranty: 5 years carefree for parts & components (Labor not included)

Listings: cULus, Made in the USA



Profile Dimensions



Fixture Head Rotates 70°

ORDERING INFORMATION Example: (11704-24-4L-27K-6-SA-FR-ND)

Model	Length	Lumen per foot	Color Temp	Arm Length	Finish ²	Lens	Remote Driver
11704	24 2'	4L 421 lumen	27K 2700K	4 4"	SA Silver	FR Frosted ^{Standard}	UNI 120-277V Universal (0-10V/MLV/TRIAC 1% Dimming)
	36 3'	5L 565 lumen	30K 3000K	6 6"	WH White	CL Clear	
	48 4'		35K 3500K	12 12"	BK Black		
	72 ¹ 6'		40K 4000K		BZ Bronze		
	96 ¹ 8'				AB Aged Brass		
	XX ¹ Custom				PG Polished Gold		
					CH Chrome		
					NI Nickel		
					MBK Matte Black		

¹ Fixtures over 72" consist of 2 fixtures, each requiring its own driver.

² Extended lead times will apply on all finishes other than silver.

³ Polished Gold finishes have a maximum fixture length of 48", and Chrome finishes have a maximum fixture length of 72".

WATTAGE

4L Wattage

Nominal Length (in)	Actual Length	Watts	Nominal Length (in)	Actual Length	Watts
12	11 6/16	10.4	47	46 8/16	34.7
13	12 12/16	10.4	48	47 15/16	35.3
14	---	---	49	---	---
15	14 3/16	10.4	50	49 5/16	36.0
16	15 9/16	11.3	51	50 12/16	37.4
17	17	12.1	52	---	---
18	---	---	53	52 2/16	38.1
19	18 6/16	12.9	54	53 9/16	39.5
20	19 13/16	14.5	55	54 15/16	40.2
21	---	---	56	---	---
22	21 3/16	15.3	57	56 6/16	40.9
23	22 10/16	16.9	58	57 12/16	42.3
24	---	---	59	---	---
25	24	17.7	60	59 3/16	43.0
26	25 7/16	18.5	61	60 9/16	44.4
27	26 13/16	20.2	62	62	45.1
28	---	---	63	---	---
29	28 4/16	20.9	64	63 6/16	45.8
30	29 10/16	22.4	65	64 13/16	47.0
31	---	---	66	---	---
32	31 1/16	23.2	67	66 3/16	47.6
33	32 7/16	24.7	68	67 10/16	48.7
34	33 14/16	25.4	69	---	---
35	---	---	70	69	49.3
36	35 4/16	26.2	71	70 7/16	49.9
37	36 11/16	27.7	72	71 13/16	51.1
38	---	---			
39	38 1/16	28.4			
40	39 8/16	29.9			
41	40 14/16	30.5			
42	---	---			
43	42 5/16	31.2			
44	43 11/16	32.6			
45	---	---			
46	45 2/16	33.3			

5L Wattage

Nominal Length (in)	Actual Length	Watts	Nominal Length (in)	Actual Length	Watts
12	10 8/16	9.7	47	46 13/16	35.1
13	12	9.7	48	---	---
14	13 8/16	9.7	49	48 6/16	35.9
15	---	---	50	49 14/16	37.6
16	15 1/16	9.7	51	---	---
17	16 9/16	11.3	52	51 6/16	38.4
18	---	---	53	52 14/16	40.2
19	18 1/16	12.1	54	---	---
20	19 9/16	13.6	55	54 7/16	41.1
21	---	---	56	55 15/16	42.9
22	21 2/16	14.4	57	---	---
23	22 10/16	16.0	58	57 7/16	43.8
24	---	---	59	58 15/16	45.5
25	24 2/16	16.8	60	---	---
26	25 10/16	18.3	61	60 7/16	47.3
27	---	---	62	62	48.2
28	27 2/16	19.1	63	---	---
29	28 11/16	20.7	64	63 8/16	50.0
30	---	---	65	---	---
31	30 3/16	21.4	66	65	50.8
32	31 11/16	23.0	67	66 8/16	52.5
33	---	---	68	---	---
34	33 3/16	23.8	69	68 1/16	53.4
35	34 12/16	25.3	70	69 9/16	55.1
36	---	---	71	---	---
37	36 4/16	26.1	72	71 1/16	55.9
38	37 12/16	27.6			
39	---	---			
40	39 4/16	28.4			
41	40 13/16	30.1			
42	---	---			
43	42 5/16	30.9			
44	43 13/16	32.6			
45	---	---			
46	45 5/16	33.4			

FINISH

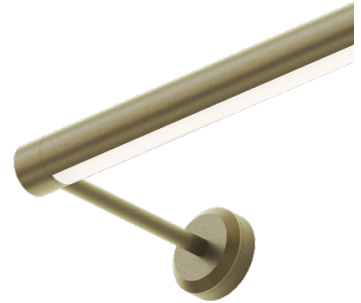
Silver



Black



Aged Brass



Nickle



Bronze



Polished Gold



Chrome



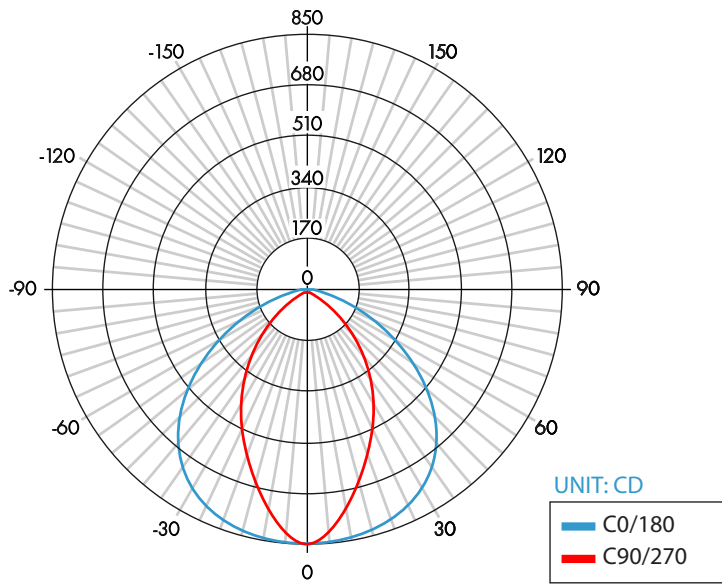
Matte Black



White



Photometry



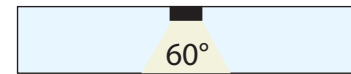
11704-48-4L-40K-4-SA-XX

Zonal Lumen Summary 4000K

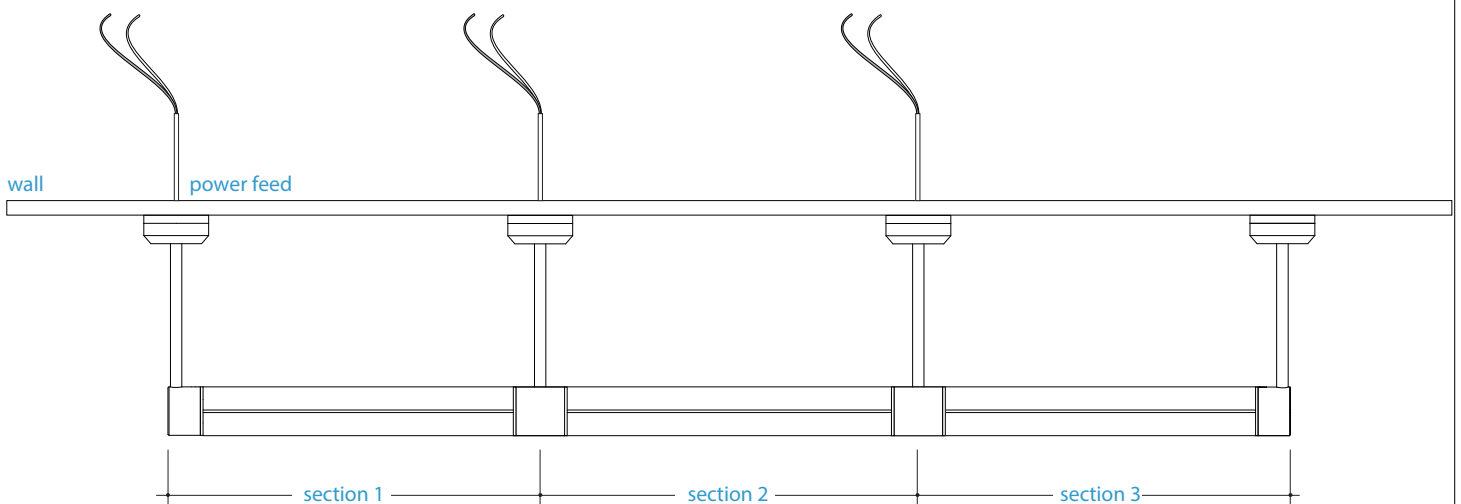
Zone	Lumen	% Fixture
0-30	582	35%
0-40	892	54%
0-60	1393	85%
0-90	1625	99%
0-180	1641	100%

Total

Beam Angle



Sample System Layout



COLOR TEMPERATURE GUIDE

<p>2700K</p> <p>WARM WHITE</p> <p>friendly personal intimate</p> <p>HOMES LIBRARIES RESTAURANTS</p> <p>✓</p>	<p>3000K</p> <p>SOFT WHITE GLOW</p> <p>soft warm pleasing</p> <p>HOMES HOTEL ROOMS LOBBIES RETAIL STORES</p> <p>✓</p>	<p>3500K</p> <p>NEUTRAL GLOW</p> <p>sociable inviting non-threatening</p> <p>EXECUTIVE OFFICES RECEPTION AREAS SUPERMARKETS</p> <p>✓</p>	<p>4000K</p> <p>DAYLIGHT GLOW</p> <p>neat clean efficient</p> <p>OFFICES CLASSROOMS MASS MERCHANTISERS SHOWROOMS</p> <p>✓</p>	<p>5000K</p> <p>CRYSTAL WHITE GLOW</p> <p>bright cool alert</p> <p>GRAPHICS INDUSTRY HOSPITALS GALLERIES BEAUTY SALONS</p> <p>✗</p>
--	---	--	---	---

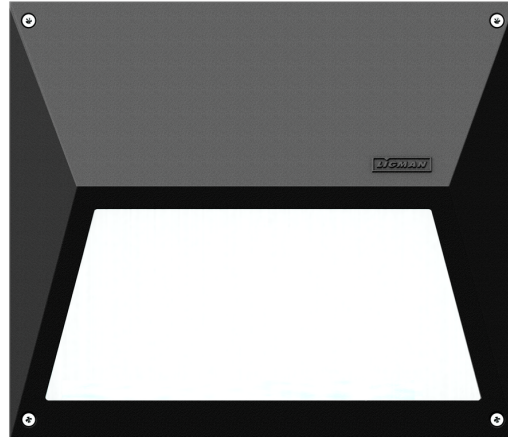
ECO 1 (EC-40571)

TYPE F - AT GENERATOR ENCLOSURE



Product description

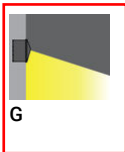
With recessing box



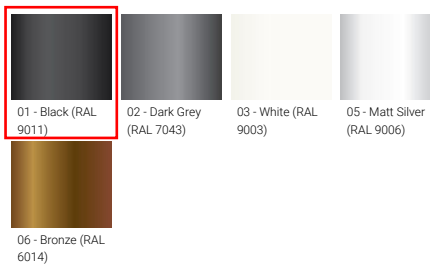
Luminaire Structure

- Die-cast aluminium housing
- Pre-treated before powder coating ensuring high corrosion resistance
- Two cable entries for through wiring
- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)
- Durable silicone rubber gasket
- Toughened linear spread lens
- Integral control gear

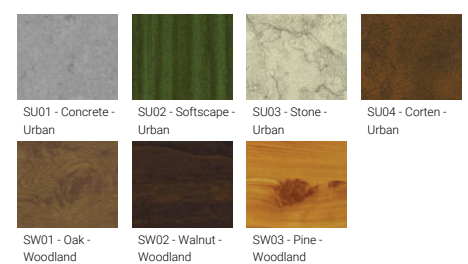
Optic



Product colour



Special finishes upon request

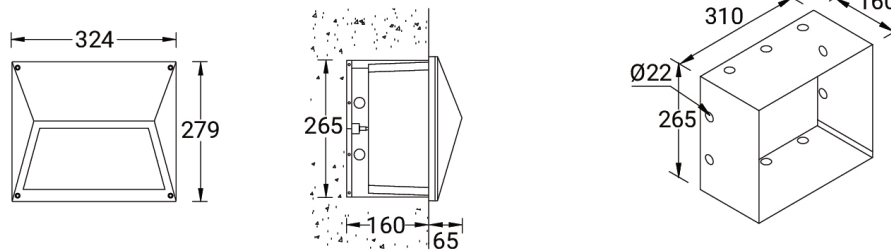


ECO 1 (EC-40571)

Technical information

Material	Aluminium	Optic	G	Product colours	Black, Dark Grey, White, Matt Silver, Bronze, Concrete - Urban, Softscape - Urban, Stone - Urban, Corten - Urban, Oak - Woodland, Walnut - Woodland, Pine - Woodland
Light source	3 COB	Optic value	61°x114°	Weight	4.8 kg
Power	23 W	CCT / CRI	3000K CRI80, 4000K CRI80	Operating temperature	-20 °C to 40 °C
Lumen	713 - 769 lm	Bug	B0-U2-G1	Through wiring	Two cable entries for through wiring
Efficacy	31 - 33 lm/W	ULR	8%	Lens / Reflector / Optic	Toughened linear spread lens
Driver option	Integral control gear	ULOR	8%	MacAdam Ellipse	3 SDCM
Driver	Constant current (CC)	CIE flux code n°3	90	Lifetime L90B10 (hours)	> 50,000
Input voltage	220-240 V 50/60 Hz	Dimming type	On/Off, 1-10V, DALI	Variants (On/Off, 1-10V, DALI)	Compatible with EN/ IEC 60598-2-22: Suitable for emergency installations as central supply, non-maintained (Z0)

EC-40571



Accessories



DALI Control System
Control-DALI

LADOR 9 (LD-80001)



TYPE H - UNDER CANOPY LIGHTING



Product description

Integral control gear - 62x62 mm - Class I



Luminaire Structure

- Die-cast aluminium housing
- Pre-treated before powder coating ensuring high corrosion resistance
- Single cable entry
- One cable gland supplied with 0.2 m of 3x1.0 sqmm outdoor cable

- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)
- Durable silicone rubber gasket
- Clear toughened glass
- High-efficiency PMMA lens

- Integral control gear

Optic



N M W VW



E

Product colour

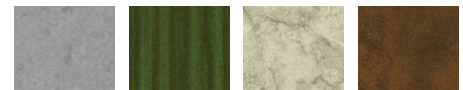


01 - Black (RAL 9011) 02 - Dark Grey (RAL 7043) 03 - White (RAL 9003) 05 - Matt Silver (RAL 9006)



06 - Bronze (RAL 6014)

Special finishes upon request



SU01 - Concrete - Urban SU02 - Softscape - Urban SU03 - Stone - Urban SU04 - Corten - Urban



SW01 - Oak - Woodland SW02 - Walnut - Woodland SW03 - Pine - Woodland

LADOR 9 (LD-80001)

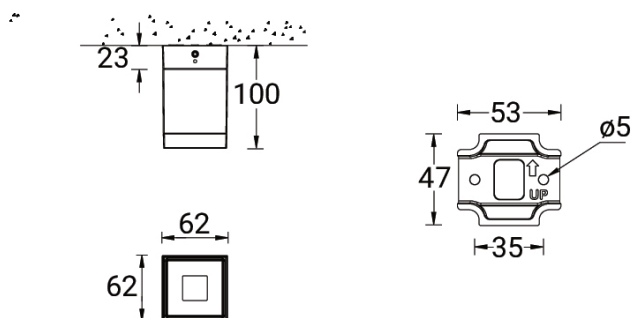
Technical information

Material	Aluminium
Light source	1 LED
Power	3 W
Lumen	209 - 262 lm
Efficacy	70 - 87 lm/W
Driver option	Integral control gear
Driver	Constant current (CC)
Input voltage	220-240 V 50/60 Hz
Optic	N, M, W, VW, E

Optic value	10°, 16°, 32°, 70°, 42°x11°
CCT / CRI	3000K CRI80, 4000K CRI80
Bug	B0-U0-G0, B1-U0-G0
ULR	0%
ULOR	0%
CIE flux code n°3	100
Dimming type	On/Off
Product colours	Black, Dark Grey, White, Matt Silver, Bronze, Concrete - Urban, Softscape - Urban, Stone - Urban, Corten - Urban, Oak - Woodland, Walnut - Woodland, Pine - Woodland
Weight	0.7 kg

Operating temperature	-20 °C to 40 °C
Cable	One cable gland supplied with 0.2 m of 3x1.0 sqmm outdoor cable
Through wiring	Single cable entry
Lens / Reflector / Optic	Clear toughened glass, High-efficiency PMMA lens
MacAdam Ellipse	3 SDCM
Lifetime L90B10 (hours)	> 120,000
Lifetime L80B10 (hours)	> 120,000
Lifetime L80B50 (hours)	> 120,000

LD-80001





Construction

Aluminum Casting

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

BUG Rating

B0 - U1 - G0

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Opal Borosilicate Glass Lens

Provided with opal borosilicate impact resistant glass.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Contemporary wayfinding fixture for glare free visual comfort. Sophisticated design, with minimal footprint and available with optional surrounds and supply solutions.

A range of square recessed wall luminaires, with an indirect optical system, offering high vandal resistance. Suitable for indoor or outdoor applications for use in shopping malls and pedestrian areas as a decorative wall guide light. Main characteristics are low glare and the limited maintenance concept.

The luminaires are a high quality SMD (LED's) source with low energy consumption and long service life 60,000 - 80,000 Hrs. Fixture is secured to the recessing box using a hidden screw that provides vandal resistant fixture installation.

A remote driver is provided as a standard for outdoor applications. Contractor to provide remote mount waterproof box. This fixture can be provided with a Ligman waterproof box, selected below in options.

As an option, this product can be provided with an integrated driver in the galvanized recessing box, however this is for use in indoor/dry locations only.

Galvanized recessing box supplied standard.

Available in turtle friendly amber and white 2700K, 3000K, 3500K and 4000K.

Note : The LBX black and dark grey paint finish are not recommended due to low light output. This fixture is suitable for concrete pour applications.

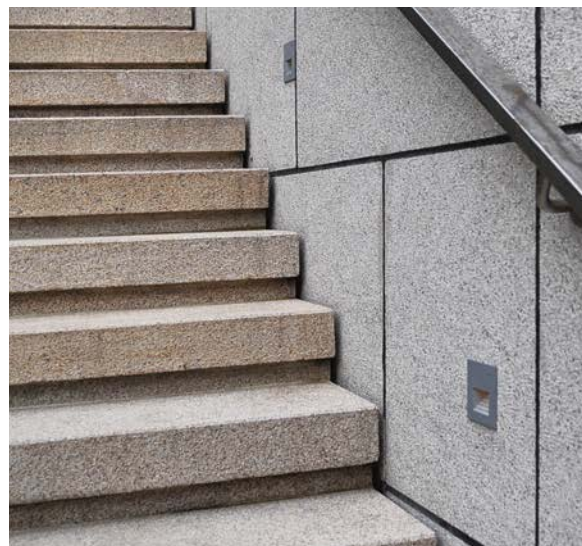
All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

This is a constant voltage fixture. It can support one driver for multiple fixtures. Contractor to establish driver requirements based on fixture count and watt usage. This fixture is non dimming.

Additional Options (Consult Factory For Pricing)



A80191
3" x 10" Remote Enclosure Box

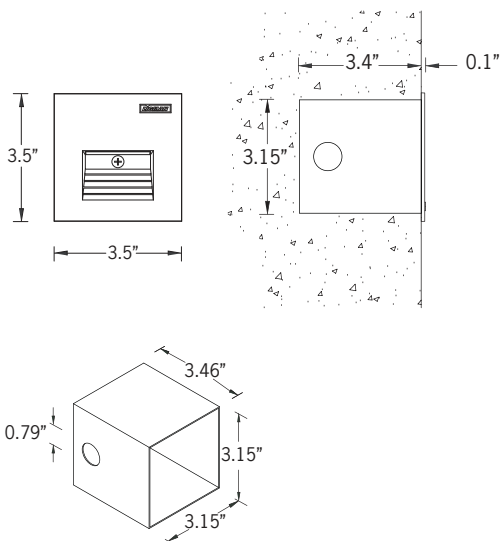


2w LED 39 Lumens

IP65 • Suitable For Wet Locations

IK07 • Impact Resistant (Vandal Resistant)

Weight .66 lbs



Recessing Box

PROJECT				DATE	
QUANTITY		TYPE		NOTE	

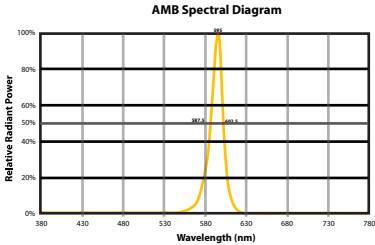
ORDERING EXAMPLE || ULB-40435 - 2w - W30 - 02 - 120/277V

ULB-40435				
LAMP	LED COLOR	FINISH COLOR	VOLTAGE	
2w LED 39 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	

			<div>INSPIRED BY NATURE FINISHES</div> <div>SW01 - OAK FINISH</div> <div>SW02 - WALNUT FINISH</div> <div>SW03- PINE FINISH</div> <div>DF - DOUGLAS FIR FINISH</div> <div>CW - CHERRY WOOD FINISH</div> <div>NW - NATIONAL WALNUT FINISH</div> <div>SU01 - CONCRETE FINISH</div> <div>SU02 - SOFTSCAPE FINISH</div> <div>SU03 - STONE FINISH</div> <div>SU04 - CORTEN FINISH</div>
ADDITIONAL OPTIONS			

NAT - Natatorium Rated
AMB - Turtle Friendly Amber LED
A80191 - Remote Enclosure Box [Required for Wet Locations]
ID - Integrated Driver [Indoor Dry Location Only]

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs
Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times

Oak	Cherry	Beech	Carbon
Walnut	Chestnut	Bamboo	Galvanized
Pine	Mahogany	Birch	Steel



LBX Product Family



LBX 1

• ULB-40435-2w-39lm



LBX 5

• ULB-10851-14w-453lm [4"x4", 17.7"]



LBX 6

• ULB-10842-21w-900lm [6.3"x6.3", 31.4"]



LBX 7

• ULB-10861-27w-1553lm [7.3"x7.3", 31.4"]

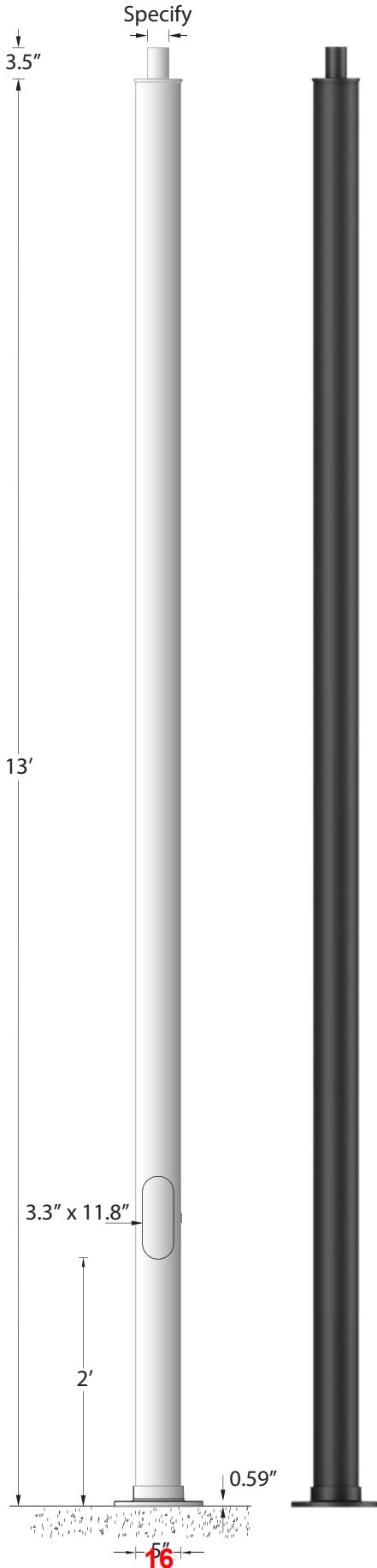
APD-RSA-5018-13'-5" DIA - .188"

Round Straight Aluminum Pole

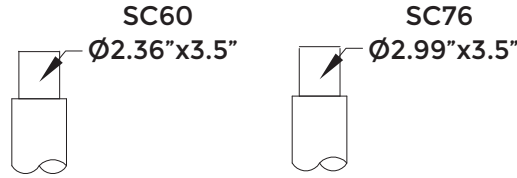
Exhibit A-5

POLE FOR PARKING AND STREET LIGHTS (TYPE A & B)

LIGMAN
LIGHTING USA



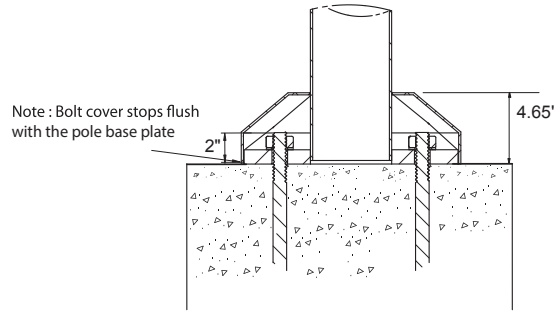
Tenon Post Top



Physical Data

Pole Height: 13'
Pole Diameter: 5"
Thickness: 0.188"
Weight: 50.7 lbs

Pole Mount Install Notes

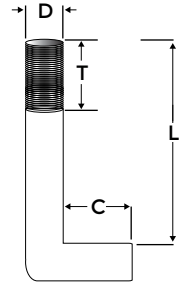


A level concrete base is poured and finished flush. This provides a uniform load displacement pad for the forces created by wind and luminaire weight

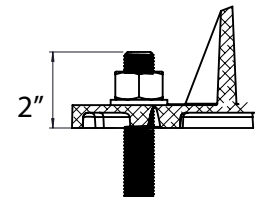
Failing to do this voids pole warranty
Foundation and Design by Others

Anchor Bolt

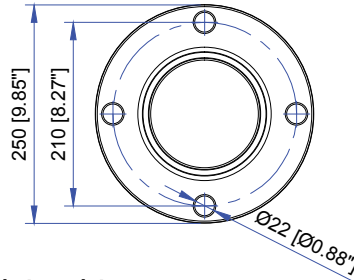
D x L x C x T
3/4 x 18 x 4 x 6



Bolt Projection



Mounting Base



Not to scale template:

This drawing is being furnished for reference dimensions only and cannot be used as a template to set anchor bolts. Since it is "not to scale" Ligman accepts no responsibility for its intended use. Refer to site plans and specification before installing any anchor bolts.

• Contact Ligman Lighting USA for bolt template prior to pouring anchor bolts.

Wind Load Map



Die-Cast Base Cover



Maximum EPA

MPH	90	100	110	120	130
EPA	18.4	14.5	13.3	11.0	9.4

APD-RSA-5018-13'-5" DIA - .188"
Exhibit A-5
Round Straight Aluminum Pole

PROJECT CANNON BEACH - CITY HALL DATE
QUANTITY 10 TYPE NOTE APD-RSA-5018-13'-5" DIA .188"-SC76-01

ORDERING EXAMPLE || APD-RSA-5018-13'-5" DIA .188"-SC60-02-Options

TENON FINISH COLOR ADDITIONAL OPTIONS - CONSULT FACTORY FOR PRICING

SC60 - 2.36" x 3.5" Tenon
SC76 - 2.99" x 3.5" Tenon

01 - BLACK RAL 9011
02 - DARK GREY RAL 7043
03 - WHITE RAL 9003
04 - METALLIC SILVER RAL 9006
05 - MATTE SILVER RAL 9006
06 - BRONZE RAL 6014
07 - CUSTOM RAL

INSPIRED BY NATURE FINISHES
SW01 - OAK FINISH
SW02 - WALNUT FINISH
SW03 - PINE FINISH
DF - DOUGLAS FIR FINISH
CW - CHERRY WOOD FINISH
NW - NATIONAL WALNUT FINISH
SU01 - CONCRETE FINISH
SU02 - SOFTSCAPE FINISH
SU03 - STONE FINISH
SU04 - CORTEN FINISH

A20581 - Single Banner Arm
A20681 - Double Banner Arm
GFCI - GFCI Box
1LS - 1.5mm [1/16"] Leveling Shim [Enter Quantity]
3LS - 3mm [1/8"] Leveling Shim [Enter Quantity]

LS Leveling Shim
A20581 Single Banner Arm
A20681 Double Banner Arm
GFCI GFCI Box

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.
This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.
The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.
The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.
The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.
Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.
Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.
Added Benefits
• Resistance to salt-acid room, accelerated aging
• Boiling water, lime and condensed water resistant
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super durable (UV resistant)
• TGIC free (non-toxic)

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times

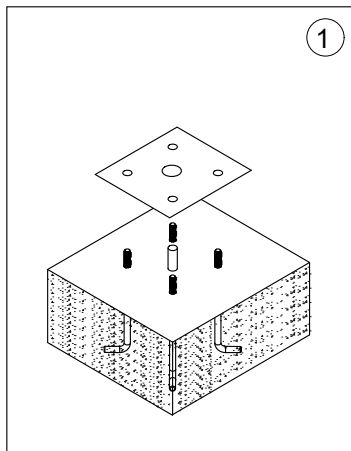
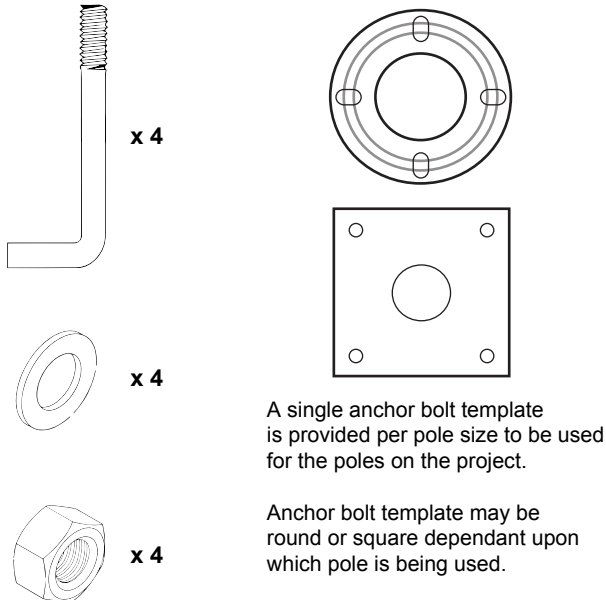
Oak Cherry Beech Carbon
Walnut Chestnut Bamboo Galvanized
Pine Mahogany Birch Steel



Example: Inspired by Nature Finish

Anchor Bolt Installation for Poles

What's Included Per Pole



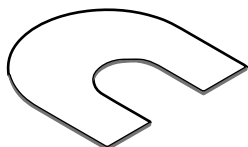
Use anchor bolt template to set anchor bolts into concrete as per civil engineering instructions.

Ligman does not provide foundation details. A local engineer that is familiar with the site soil conditions should provide this information.

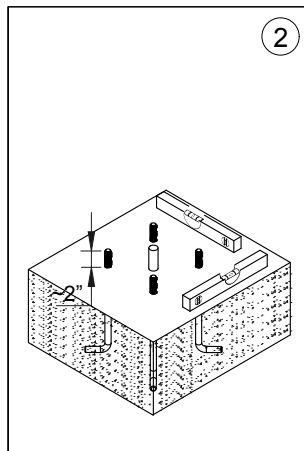
NOTE:

Ligman does not recommend using leveling bolts for pole installations.

Leveling shims can be provided, contact Ligman for more information.

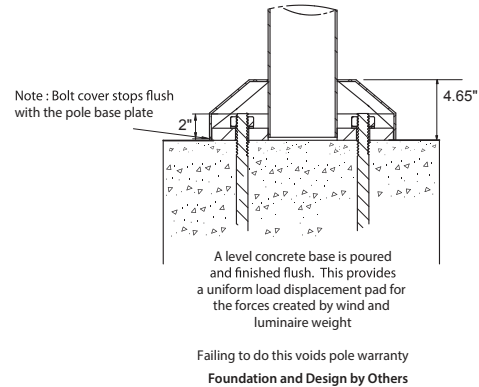


Leveling Shim Example



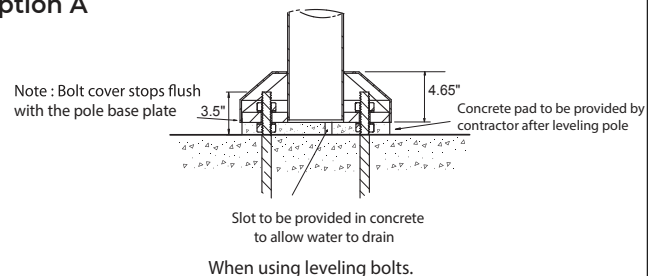
Ensure that the concrete is plumb using a level. Failing to do this will result in pole being uneven or tilted.

Preferred Pole Installation



In rare instances where leveling bolts have to be used, it is important that a flush concrete surface is created to mount the pole base plate.
NOTE: When using leveling bolts, bolt projection should be 3.5"

Using Leveling Bolts Option A

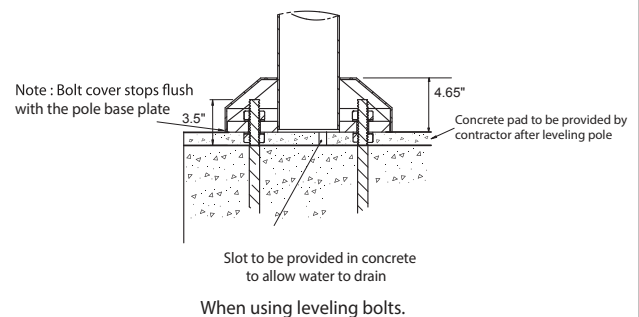


After establishing a level platform the space between the original concrete surface and the pole base should be filled with concrete and finished flush.

This provides a uniform load displacement pad for the forces created by wind and luminaire weight

Foundation and Design by Others

Using Leveling Bolts Option B



After establishing a level platform the space between the original concrete surface and the pole base should be filled with concrete and finished flush.

This provides a uniform load displacement pad for the forces created by wind and luminaire weight



CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

March 1, 2024

Leslie Jones
CIDA Inc.
15895 SW 72nd St.
Portland, OR 97224

RE: Completeness Determination for Design Review at 163 E. Gower St. (File: DRB 24-07)

Dear Ms. Jones:

Your application for Design Review of a new City Hall building at 163 E. Gower St. was received on February 15, 2024 and found to be complete on February 29, 2024. The City has 120 days to exhaust all local review, that period ends on Friday, June 28, 2024. The first evidentiary hearing for this application will be held on Thursday, March 21, 2024 at 6:00pm, you may participate in person or by Zoom.

The materials received with this application include:

- Design Review application form
- Project narrative
- Pre-construction arborist report
- Lighting information
- Design schematics

Please be aware that the determination of a complete application is not a decision or a guarantee of outcome for the application.

Please feel free to contact my office at (503) 436-8053, or by email at stclair@ci.cannon-beach.or.us if you have questions regarding this application matters.

Sincerely,

Robert St. Clair
Planner

DRB vs CITY PROJECTS

SUMMARY

I hereby submit that the DRB is compelled to take an advisory role only in this filing.

First, the DRB exists at the discretion of the City Council. The City Council is the defacto applicant here. It would be a conflict of interest for DRB to enter into a quasi judicial hearing on the matter.

Second, the DRB's primary task is to be the only public body reviewing projects. In the case of city projects, DRB's sponsor, the City Council has assumed that role and thoroughly reviewed the project.

MOTION

I make the motion that the Design Review Board waive jurisdiction in the case of city projects and assume only an advisory role.

DISCUSSION

This project is submitted by CIDA INC ON BEHALF OF THE CITY OF CANNON BEACH under the direction of the City Council.

The Design Review Board is appointed by and serves under the very same City Council.

Conducting a quasi judicial hearing on a City Council matter poses a conflict of interest. Should the Design Review Board discover design errors, it would be immediately in an adversarial relationship with its only sponsor, the Cannon Beach City Council.

The Council then would face its own conflict of interest.. They will have spent many hours studying and refining the project, approving it every step of the way prior to submitting it to the Design Review Board.

From a practical standpoint, this conflict of interest has already proven damaging in more than one instance. Each time the Board has found no overall project objections but denied the project solely based on errors which could be corrected. The public and the press have jumped to the conclusion that the Board totally rejected the project. Faced with this image, the City Council has chosen to summarily overrule the Design Review Board although each time they ultimately have corrected most of the errors. The public winds up confused and divided.

As the Council's only public body reviewing most projects, the Design Review Board has been seeking better project approaches where they can be far more facilitative than in the excessively rigid quasi judicial mode. In the case of city projects, a public body, the City Council is already overseeing the project. This allows the Board to assume an advisory role and work with the Council as they move forward. In a win-win, the Council can then take full advantage of the Board's overall project design emphasis.