

THOMPSON SPRINGS

Nehalem, Oregon

Planning Commission Hearing

JULY 24, 2025

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PROJECT INTRODUCTION



GUIDING PRINCIPLES

Efficient, Affordable Housing

Low Impact, Site-Sensitive

Community Focus

Universally Designed

UNIVERSAL DESIGN

7 PRINCIPLES OF UNIVERSAL DESIGN



1. Equitable

The design is useful and marketable for people with diverse abilities.

Example: All apartments in a building have accessible clearance areas, allowing anyone to live in a unit, age in place, or visit.



2. Flexibility

The design accommodates a wide range of individual preferences and abilities.

Example: Providing pedestal tables and movable furniture in common spaces allows users with different needs to adjust the space for their use.



3. Simple and Intuitive

How to use the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

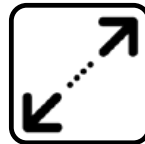
Example: Providing icons and words on signs throughout the building makes it easy to navigate, regardless of what language someone speaks.



4. Perceptible Information

The design provides users the information they need, regardless of each user's sensory abilities or the ambient conditions.

Example: A textured warning strip on ground before a parking lot or road.



5. Tolerance for Error

The design minimizes hazards and the harmful results of accidental or unintended actions.

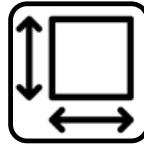
Example: Providing frosting or decals on glass walls and doors reduces the chance of people running into them.



6. Low Physical Effort

The design can be used efficiently and comfortably, and with a minimum of fatigue.

Example: Making the front door fully accessible allows someone with a stroller, in a wheelchair, or on crutches to not have to take a longer path to enter the building.



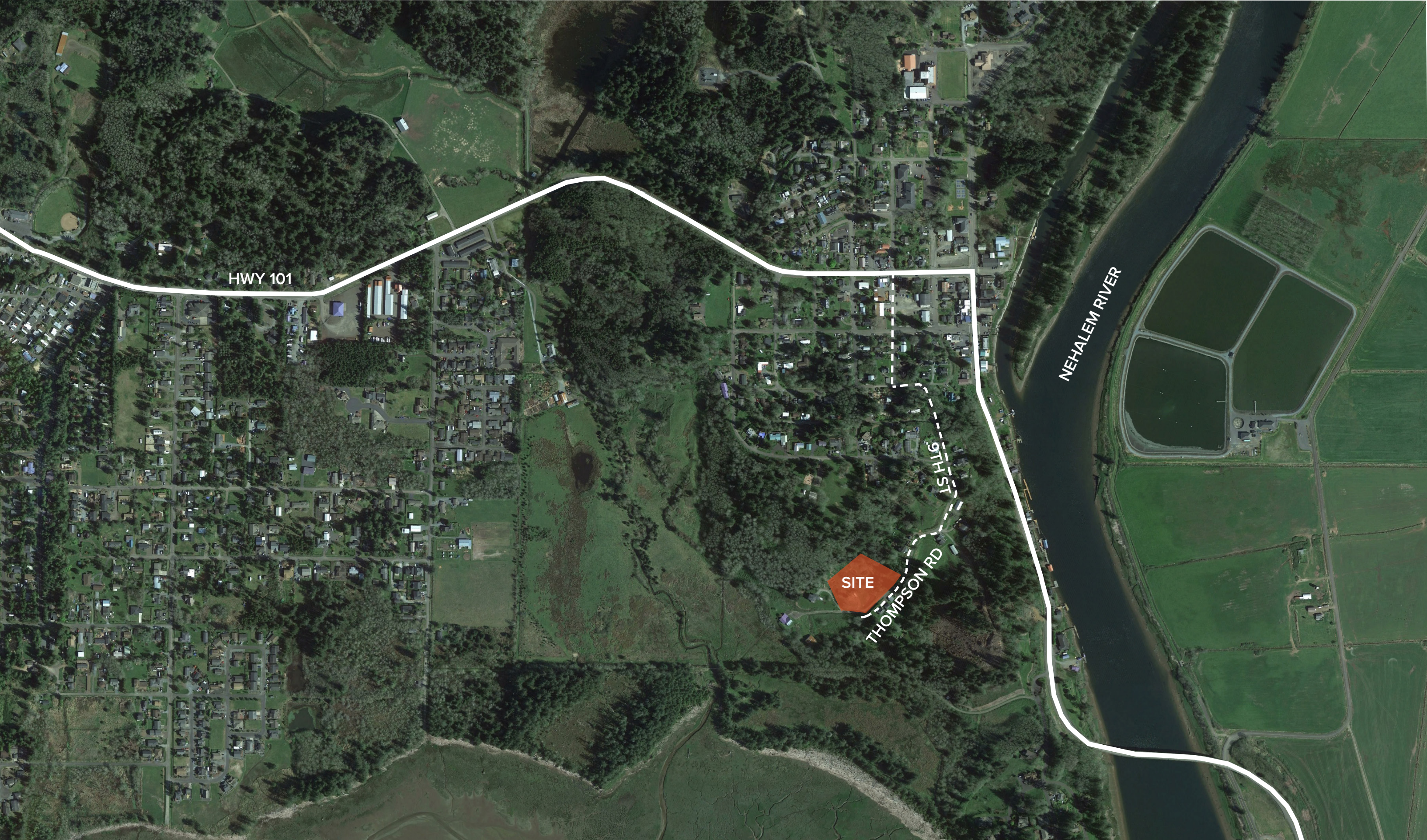
7. Size and Space / Approach and Use

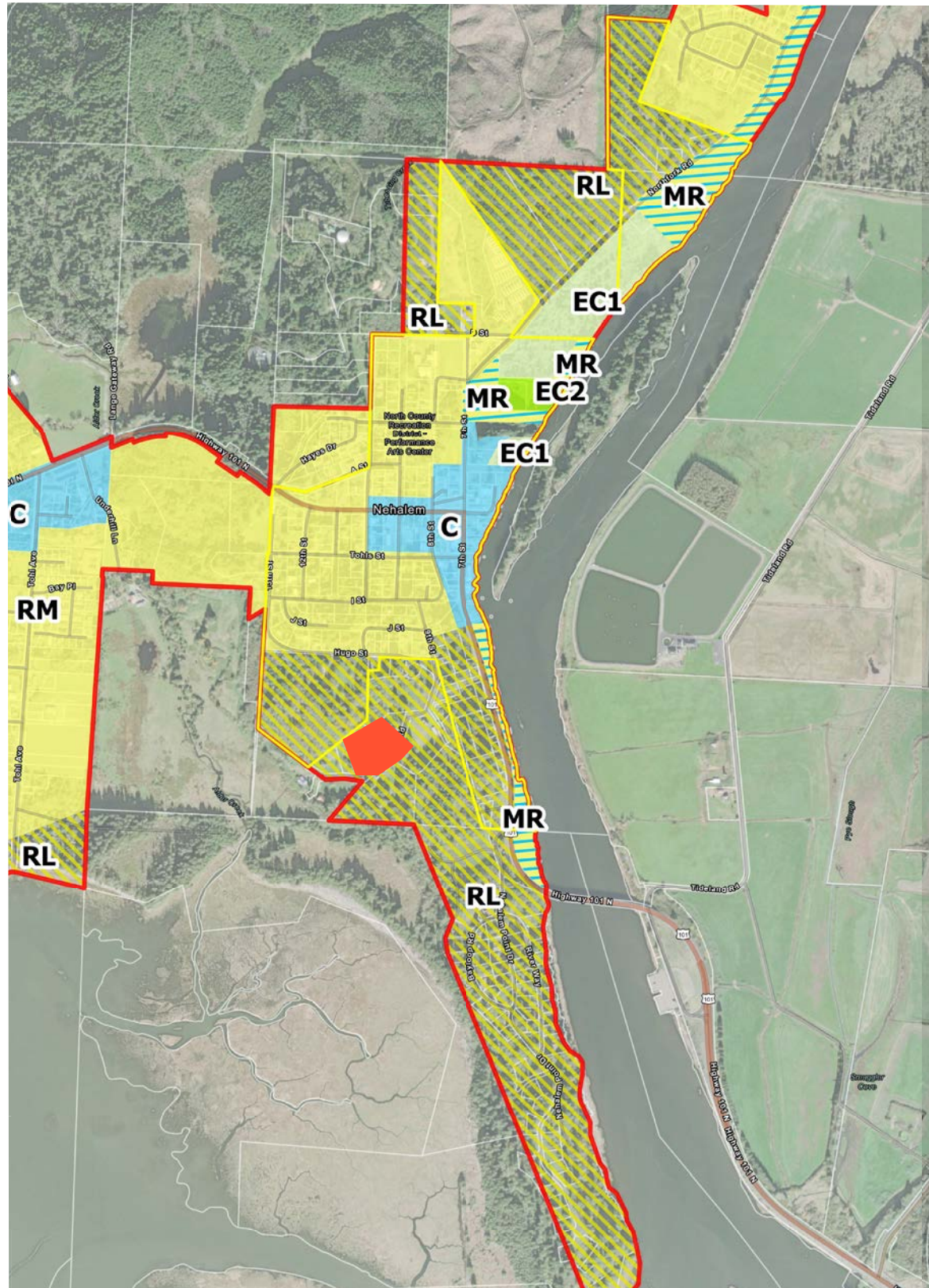
The design provides the right size and space for user to approach, reach, manipulate, and use regardless of their body size, posture, or mobility.

Example: Offering a variety of seating options provides people of all different shapes and sizes a place to sit, and the opportunity to sit together.

CONTEXT / ZONING





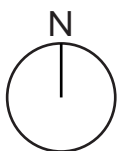


- Inside the urban growth boundary, outside of city limits
- Base Zone: Low Density Residential (RL)
- Planned Development allowed within the RL zone
- Planned Development allows substantial flexibility in planning and designing a development
- Max density allowed is 11 units, 10 units are proposed
- 50% lot coverage allowed in the RL zone, 6.6% provided.
- 25,597 sf. of open space required, 30,316 sf. of open space provided
- 20' setbacks at the perimeter property line and 5' setbacks from the lot lines are maintained or exceeded
- Roof heights of 30' to the center of the gable are allowed, the proposed buildings are less than 19' to the ridge.
- In conclusion, building footprints are minimized, building heights reduced, and density is not maxed out - the project is designed sensitively and with the context in mind

SITE PLAN



- Site area: 127,986 sf.
- Wetlands area: 16,117.2 Sf. (12%)
- Slopes > 10%: 65,504.9 Sf. (50.4%)
- (6) 2-Bed units, (4) 1-bed units, Community Building
- Units minimize building footprint and impact on the natural setting
- Single story units are accessible and contextual
- Each unit is located on individual lots with at least one parking stall per lot.
- Site access is provided via a central private street with an approved emergency vehicle turnaround.
- Meandering landscaped paths connect units to one another and to the broader project site.
- Robust landscape plantings enhance the natural setting and will replace existing invasives on site.



SITE PLAN

FLOOR PLANS

7 PRINCIPLES OF UNIVERSAL DESIGN - UNIT FEATURES

Sources: Center of Excellence in Universal Design, Community Vision Design Guidebook



1 – Equitable

- 1A Single-story living, accessible & visitable



2 – Flexible

- 2A Removable cabinetry for flexible under-counter clearance
2B Blocking provided for grab bars or other wall-mounted modifications



3 – Simple & intuitive

- 3A Direct access to unit entry from parking area



4 – Perceptible information

- 4A Direct visual access to exterior
4B Clearly marked unit address / identification



5 – Tolerance for error

- 5A Out-swing door at bathroom in case of falls



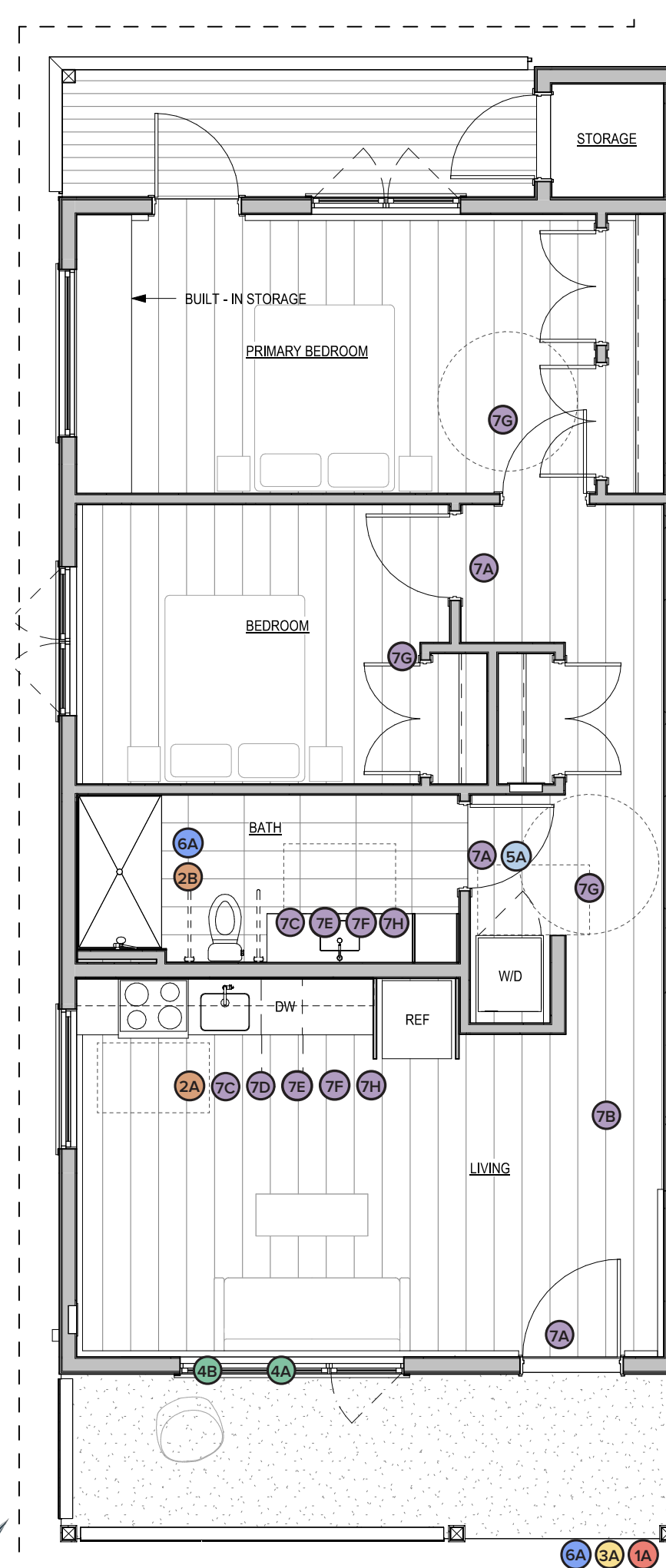
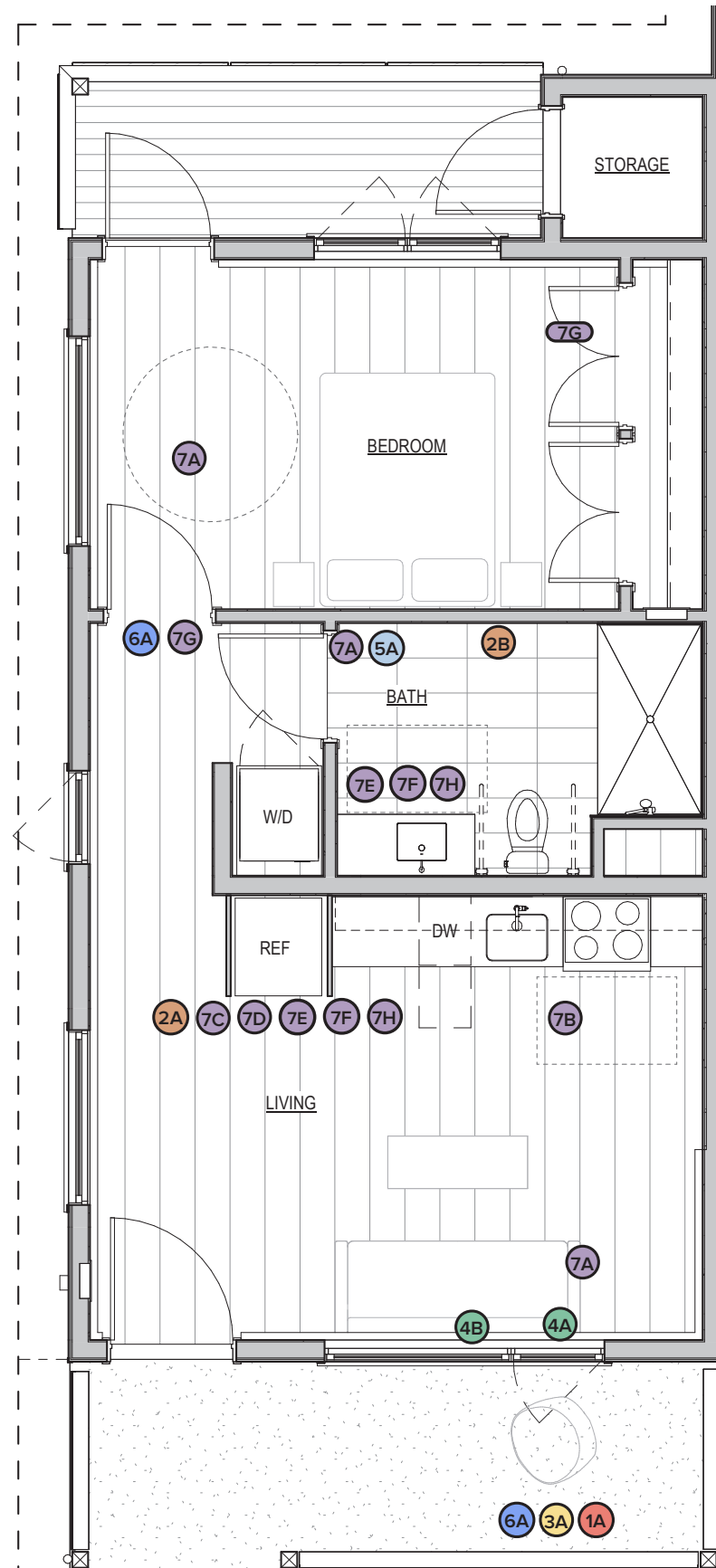
6 – Low physical effort

- 6A Barrier-free (no steps)



7 – Size & space / approach & use


- 7A Door with – 36" minimum
7B Clear circulation path – 42" minimum
7C Approach clearance – 48" clear in front of all cabinets / appliances
7D Preparation areas & under-counter appliances
7E Counter height – 34" to 36"
7F Under-sink clearance via removable cabinetry
7G Floor clearance – 60" turning radius or t-turn area provided
7H Storage located within reach – 18" to 48" above floor



FLOOR PLAN - UNITS


7 PRINCIPLES OF UNIVERSAL DESIGN - UNIT FEATURES

Sources: Center of Excellence in Universal Design, Community Vision Design Guidebook

- 


1 – Equitable

1A

Single-story, accessible & visitable
- 


2 – Flexible

2C

Community building provides a generous and flexible indoor-outdoor gathering space that can accommodate a variety of activities
- 


3 – Simple & intuitive

3A

Open floor plan to create a welcoming and inclusive space for community
- 


4 – Perceptible information

4A

Opportunity for color & texture to enhance and define the space
- 


5 – Tolerance tolerance for error

5A

Generous kitchen and gathering spaces
- 

6 – Low physical effort

6A

Barrier-free entry (no steps)
- 

7 – Size & space / approach & use

7A

Door with – 36” minimum

7B

Clear circulation path – 42” minimum

7C

Approach clearance – 48” clear in front of all cabinets / appliances

7D

Preparation areas & under-counter appliances

7E

Counter height – 34” to 36”

7F

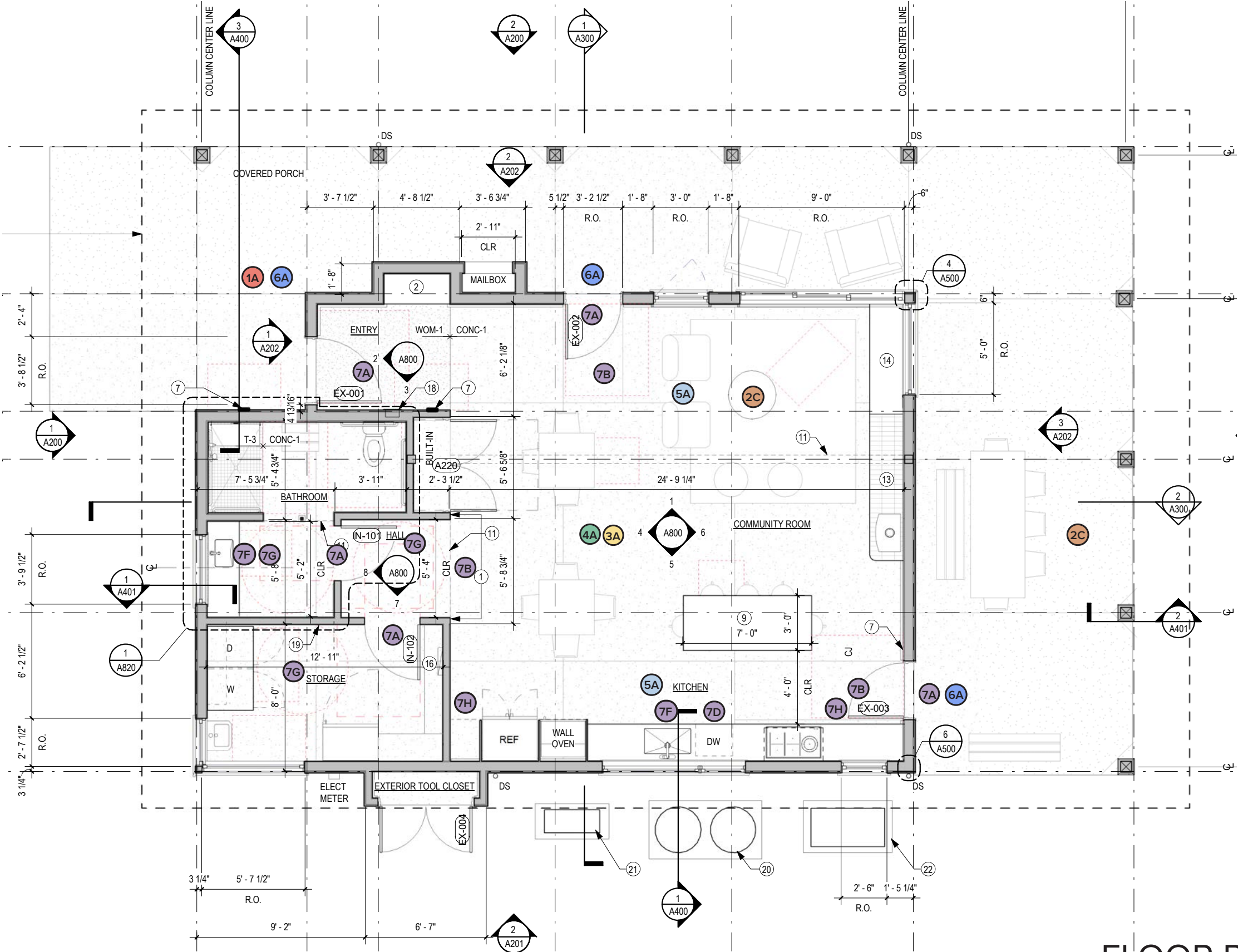
Under-sink clearance

7G

Floor clearance – 60” turning radius or t-turn area provided

7H

Storage located within reach – 18” to 48” above floor



FLOOR PLAN - COMMUNITY BUILDING

EXTERIOR RENDERINGS



- Single story units with at-grade unit entries promote accessible living
- Durable, warm, and inviting material palettes enrich and are complimented by the natural surrounding
- Window placement provides natural light while maintaining privacy.



- Centrally oriented units help foster community
- Front porches and plantings provide a semi-private transitional space
- A variety of ferns, shrubs, flowering bushes, and evergreens bring life to the site and celebrate the coastal environment.



- Envisioned as a gathering space for residents.
- Preserved wetlands area serves as a backdrop to the community building.
- Covered outdoor space and generous glazing connect indoors to outdoors.
- Durable, warm materials speak to the units and the landscape.

VARIANCES

Variance Request 1A - 157.403.07 Off-Street Parking

Requirement: 2 spaces per 1 & 2 family dwellings (20 stalls)

Proposed: 1.5 spaces per dwelling (15 stalls)

- 15 parking stalls are provided for 10 units (16 total bedrooms)
- Each unit lot has a minimum of 1 dedicated stall on that lot
- The proposed parking counts are expected to meet the needs of future homeowners.

Variance Request 1B - 157.403.07 Drive Aisle Width

Requirement: A two-way drive aisle in a parking lot, with a parking angle of 90-degrees shall have a 24' wide drive aisle.

Proposed: A private street, as required by the city, is proposed at a width of 20'.

- The requested variance to build a 20-foot-wide road solely applies to the width of the private road within the property.
- The project is required to provide a private street with a minimum width of 16-feet. The proposed private street exceeds that requirement.
- The proposed private street meets the needs of the fire department and includes an approved fire truck turnaround.

Variance Request 1(C) 157.443.04 Structure Setback Provisions:

Requirement: Eave projections of 15” max [one fourth the Req’d side yard width; $0.25 \times 5' = 15''$]

Proposed: Eave projections of 18” at select locations

- Of the 45 building corners, only 4 extend greater than 15” into the setback.
- Projections into the setback occur at internal lot lines only and pose zero impact to neighboring properties

Nehalem City Code 51.09(F)2 / 157.408.03: Fire Flows - Hydrants

Requirement: Planned developments shall satisfy one of the following

- (a) 1,000gpm with a flow duration of one hour
- (b) Obtain a variance to these requirements pursuant to NDC 157.506

Proposed: The project proposes to install automatic sprinklers in all 10 residential dwelling units and in the community building and proposes to increase the available flow at Thompson Rd by one of the following:

1. Install an on-site cistern to provide adequate water flow.
2. Connect the existing on-site water main and the existing water main south of the project

PROJECT IMPACT







Sammy's Place
Clatsop County





**Sammy's Place
Lincoln County**

Sammy's Place Tillamook County





THANK YOU
