

COMMENTS REGARDING THE PROPOSED DEVELOPMENT: DESIGN REVIEW (DR-70-230) AND CONDITIONAL USE PERMIT (CUP-02-23):

We ask the Planning Commission and Council to carefully consider the following points and to make conditions of approval that would provide more visually appealing development of this highly visible property that will be prominent in the skyline at the entrance to our small city. We own the property to the East as well as multiple nearby homes that would all be impacted by this development.

Please review comments in response to the following **Design Review Objectives**:

(1) Encourage originality, flexibility, and innovation in site planning and development, including the architecture, landscaping, and graphic design of said development.

- The proposed building is a large three-story rectangular warehouse. More architectural strategies should be implemented to make **it look less like a three-story warehouse**. It should be made smaller in stature and/or make it appear like a series of retail buildings instead of one large daunting metal warehouse. Consideration should be given to more than just siding/cladding changes but more architectural/structural changes.

(2) Discourage monotonous, drab, **unsightly**, dreary, **bright, showy, gaudy**, or cheaply ornate, and **inharmonious development**.

- **The proposed building is not harmonious with the surrounding neighborhood:**
 - The surrounding buildings are smaller, mostly 1 to 2 story buildings that are approximately 25' tall at their tallest peak of a gabled roof line.
 - **Whereas the proposed building is one enormous building with a straight/flat roofline with very little definition in the roofline and very little depth variation in the exterior façade.** This large warehouse stands out and does not blend in with the existing neighborhood.
 - **The Exterior elevation as seen from the East will appear to be one large unwelcoming wall as you enter the city.**
 - The buildings on surrounding properties blend into the natural environment in terms of color and size. The existing buildings have a natural backdrop of trees. The surrounding buildings are not bright, showy, or otherwise attention-grabbing.
 - **The sheer size of the proposed building is attention-grabbing and will be the prominent mass in the skyline as seen at the entrance to the city coming from the East on TV Hwy.**
 - **This building will eclipse the trees in the immediate area (to the North and to the East.)**

- Conditions should be made to strictly **limit the use of the common bright colors (esp. orange)** that is proposed for this project. Due to the size of the building, it should not use bright ornate colors. All colors should be natural and blend into the environment.
- **Signs on this building should be limited in size so as only to provide a place for the name of the business and not advertising products/space.**
- Conditions could encourage the use of brick and timbers as used in elements throughout the city to be in harmony with the direction and theme of the city and to make the building look less like a big warehouse.

(3) *Conserve and enhance the city's natural beauty, visual character, and charm* by ensuring that structures, signs, and other improvements are *properly related to their sites*, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention be given to *exterior appearances* of structures, signs, and other improvements.

- The City of Cornelius is Oregon's Family Town. General development in the community provides a charming small town, family-friendly atmosphere.
 - **The proposed building is a very large warehouse that sits at the entrance to the city coming from the East on TV HWY. Towering warehouses do not promote the family-friendly atmosphere of a small town.** To encourage the small-town appeal:
 - Adhere to height restrictions especially when relating to large, oversized buildings.
 - Building height should be stepped and gradually increase so they better relate to neighboring properties.
 - For large, oversized buildings, look for variation in roof heights and architectural features to break up the façade (varying depths) of the building so not to have a long, tall building with no character.
 - For this Conditional Use in particular: There should be no outside storage of any kind other than the display of rental items. No storage of RV's, Boats, Vehicles, or any other items other than those offered for rent.
- To conserve the city's natural beauty, prior to any development, an arborist should be hired and consulted to **protect the trees on the property to the East (located at 2990 Baseline Street)**. There are very large evergreen trees with roots that may extend onto the subject property. The applicant should make accommodations to the site plan to protect any root lines of these trees.
- The proposed building elevations do not adequately reflect **the natural terrain** of the existing property and surrounding properties.
 - **The proposed plans reflect a building on a flat building site and do not address the grading issues of the current property along the East side.**

- To help preserve views and light for neighboring properties, the proposed building's height should be limited to **a maximum height of 35'** and there should also be some additional variation in height to better break up the vastness of the structure. For example: Height variation could take place at minimum every 50 feet along the long sides of the building and shall be a minimum of 6-8' in overall height variation.
 - Again, the building should **have actual depth variability** in the span of the East and West wall and **landscaping features and planting strips** along the wall to break up the massive space and to serve as a screen for neighboring properties.
 - There could be a planting strip along the East property line with taller evergreens to provide a buffer and screen for this property.
 - To protect neighbors, impose a **minimum setback of 15'** or more at the East property line due to the size of the structure and to allow more light and air to pass through to the neighboring property and give space for nature-scaping to provide site screening/buffering.
 - Overall height limitations should be calculated where the grade of the land is taken into consideration. In other words, if there is an additional 5' (or more) of foundation wall needed to account for the grade of the property, this foundation height **should reduce the overall height allowed for the building along that grade.**
- According to shadow forecasting calculations (based on time of day, location, date and building height), this proposed building 38.5' tall will cast a 195' shadow at 3PM on December 21, the shortest day of the year. **This shadow is approximately 20' longer than the maximum allowed** by a 25'-foot hypothetical wall located along the property line. This long shadow will cast across parts of the property located at 2990 Baseline Street which will affect the solar access available to the property and potential future improvements made on the property. This calculation was made assuming that the site elevations were equivalent, which they are not. Since the proposed building is also at a higher elevation, it will cast a longer shadow across the property.
 - **To reduce the shadow across neighboring properties to be within allowed limits, the building would either need to be moved further away from the property line or the building height must be further restricted in height as measured at the building corner closest to the property line.**

In summary, architectural and landscaping features should be required to make this building more harmonious with its surroundings. There should be a transitioning of the building height to provide better visual balance and reduce the heat/light/shadow impacts on neighboring properties. Variation of building height and depth variation in the surface façade would both help break up the vast size of the building and add visual appeal. Due to the building size, it should have generous setbacks from property lines to reduce the visual impact of the building and to protect neighbors. Accommodations should be made to preserve and protect any large trees/evergreens and root lines that might be impacted by

this development. And finally, there should be restrictions made on the conditions of use to prevent any outdoor storage of any items other than items available for rent as offered by UHAUL.

Thank you for your consideration,

Claire J Loranger

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Loranger Properties, LLC

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Also representing the following properties:

3054 Baseline Street

3079 N Adair Ct.

3067 N Adair Ct.

3041 N Adair Ct.

143 N Adair Ct.