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Draft Report to: Planning Commission
City of Yachats, Oregon

Re: Quiet Waters P.U.D.
Yachats, Oregon

Ladies and Gentlemen,

We have identified the following issues after several visits to the site. We have communicated these issues to our clients as necessary items to be addressed in our work. We have also tried to identify potential solutions for each issue. We would like share our image of the project with you. We would also like share the experience we've had which allows us to be confident of the success of this project. We have proposed several recommendations which mean revisions of the original P.U.D. plan. Before making a final report we would like to review these recommendations with you to get a sense of your interests in the project.

1. Drainage, erosion and standing water

The river edge of the site has a reputation in the community which persists for being "swampy". The parking lot drainage and current catch basins do not seem to work correctly. As much of the soil is bare of vegetation, there is substantial runoff and standing water. This lack of vegetation also is causing moderate but highly visible erosion. Combination of high tides, high river levels, high winds and rainfall runoff from the hill combine to indeed put the lower elevations in danger of flooding.

Recommendation:

- a. Reforest substantial portions of the site.
 - b. Redevelop the natural drainage ways, plant them in native species and make them important organizing features of the site.
 - c. Solve the standing water and storm drainage problem. Clean out the storm drains and verify they are designed properly.
 - d. Clean up the erosion and replace the ground cover (see 2 below). Grind up the tree stumps and use the chips for temporary erosion control.
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2. Vegetation and stumps.

The site has been denuded and is an eyesore at an important point along the Coast Highway. This quality has only negative impacts to the residents of Yachats and to potential buyers. Eugenians we interviewed, always mentioned this quality of the site. The major feature of the site is its lack of vegetation.

Recommendations:

- a. Immediately sow the site in clover, lespedeza, mixed perennials and annuals, and poppys.
 - b. Remove all blackberrys and all stumps, except those along the river.
 - c. Develop a complete landscape plan for the project which includes an investment in sizeable trees as well as principles for selection of plant materials which will apply to all the future development of the site.
 - d. Take special measures to immediately plant areas subject to erosion.
 - e. Take special measures to immediately plant the entry area.
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3. Existing model homes

The existing model homes present no co-ordinated and overall vision of the quality of the project or of its character as a neighborhood. While nicely detailed and of appropriately modest scale, they stand out as isolated homes with little relationship to each other, to the surrounding landscape or to their future neighbors. They are some-what "cutup" in appearance and seem to have no coherent theme which someone can identify with as familiar. They seemed to be not designed for any particular market and are probably more expensive than they need to be for many markets. They respond in no particular ways to the special qualities of that site. Both houses are too low to the ground to provide for good views or for good privacy from the common areas. There is no clear place to have outdoor plants, garden or to putter. The one story house lacks a shower and sufficient storage space.

Recommendatons: A vision of the "whole"

- a. The developer should build a first phase of houses in one of the areas in most need of repair and these should be complete with landscaping, paths and accompanying changes in the overtall context of the site illustrating what the whole place could be like.
 - b. Hire a good architect to develop an coordinated design scheme for the entire site, houses, carports, storage spaces, and landscaping.
 - c. Clearly identify a market and design houses for that market leaving flexibility for individual needs and changes over time.
 - d. Build a scale model of the scheme and use it and photos of it for extensive marketing of the project in the Valley.
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5. The Yachats river

The river is a wonderful amenity, more immediate and more peaceful than the ocean. It is an excellent contrast to the ocean and gives the site a richness above and beyond the experience of the mountains and the ocean. It is very fragile and must be protected and cherished. People will use its banks heavily, more than any other place on the site.

Recommendations:

- a. Move the houses a little further back and reorganize the site to give more lots more of a view of the river.
 - b. Raise the level of the houses proposed for the rivers edge area. This will also improve their view of the river as they move back from the edge to provide a more generous public space along the river. Raising them will also increase their privacy in relation to the public spaces.
 - c. Carefully design the path along the river and the places where people have direct access to the water-line.
 - d. Request that Oregon Department of Fish and Wildlife make a study of the impact of increased population at the river's edge. Investigate fishery habitat and stream management techniques which would protect native fish. Offer to participate in a habitat enhancement program.
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6. A view of the bay and Pacific Ocean

Many lots could have a better view of the bay. The play area replaces lots which could have a view of the bay. No one knows that the house next door won't block their view. The entrance road gives no reinforcement of this powerful view.

Recommendations:

- a. Reorganize the plats for the upper part of the site giving each a better view.
 - b. Develop a clear and co-ordinated plan for layout of houses on these lots and develop 2 or 3 alternatives which the developer would build (presold). Use view, privacy and a connection to the river as primary criteria for the design and location of these houses.
 - c. Redesign the entrance. Give it a Gateway. Intensify the experience of entering and leaving. Make the neighborhood's entrance off of Lori Lane, not off of 101.
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7. The market and management of part-time residences

We suggest the market may consist of four primary categories.

- a.) Second homes at the coast - vacation homes purchased by individuals.
- b.) Second homes and vacation homes purchased by groups of relatively young people.
- c.) A second home purchased by a couple nearing retirement, no children at home, as a test of what it would be like to retire to the coast.
- d.) A retirement home for relative mobile people, many which will travel and use this as home base.

Recommendations:

All of these market members require some type of management living at the site which provides special services to them when they are not resident in their homes. Some would find it advantageous to rent their home for parts of the year. All of them need relatively specialized consideration in design and all of them will tend to appreciate a neighborhood with a relatively strong statement of theme and a consistent character (no surprises next door). Design the place for the above groups and orient the marketing to them and it will be a successful project.

8. Parking and Weather protection

The coast climate brings strong winds and blowing salt air even as far inland as this site. This year brought 137 inches of rain to Yachats, 50% more than in Eugene. Even part time residents need some exterior bulk storage and for permanent residents it is crucial.

Recommendations:

Build one covered parking space for each house and include in it locked storage for bulky items and gardening tools. Build clear well-lit paths to houses, offering as much protection as possible.

9. The entrance to the place

The entrance to a place like a neighborhood gives the most lasting and powerful first impression to potential buyers. For permanent residences the main entrance provides self confidence and security. One can say "This is where I live" or "Now we're home".

Recommendations:

a. Redesign the entrance, make it a wonderful and meaningful place. Make the entrance off Lori Lane. Remove the access to River Road at the North-East corner of the site. It is a dangerous intersection and serves no-one well. Create a better image of the site from both approaches along 101.

10. The cabins on the river

The cabins on the river have the potential to attract the most attention to the site and the project. They can be inexpensive and unique, even a little "cute". The landscaping in this area can contribute to a persons perception of the future of the whole site. There are many opportunities along the river for the creation of public spaces which all residents share.

Recommendations:

a. Put some special effort into making the cabins along the river a successful beginning for the project. Find ways to build them simply and if necessary discount the price of the first few.

b. Put some extra effort into landscaping for this area especially along the river.

c. Reorganize the layout of the cabins to give all of them a "connection" as well as a view of the river. Give them all generous outdoor decks. Give each a clear entrance and each a quiet back.

11. The houses on the hill and the playground

The houses on the hill also lack overall organizational principles. No person building initially will know what will happen next door. The playground occupies a portion of the site with excellent views of the ocean. There is no clear system of pedestrian circulation and even with the construction of houses the site will continue to look "bare".

Recommendations:

a. Cluster the houses on the hillside in a village-like arrangement along the streets and paths. Plant lots of trees along both.

b. Share clustered parking when possible or provide small groups of spaces just off the streets.

c. Have the developer build as many of these houses as possible (presold).

d. Develop plans for these houses with particular views in mind.

e. Replat all of these lots.

f. Make a safe place for the playground nearer the river and nearer the location of the management office.

Our Conclusion

The site is beautiful, one of the best we have ever seen. We sincerely believe that the project can be one of the most significant places on the Oregon Coast.

The owners are committed to investing more money into better planning and design in order to repair this place. We hope the Planning Commission will also co-operate with us in our repair efforts.

Sincerely,

Steve McGhehey, L.G. Campbell Co.
Rob Thallon and David Edrington, Architects
Ronald Lovinger, Landscape Architect