



Tierra Del Mar
Recreational Camp
Floyd Ave

Agenda

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Land Use Criteria

Environment and Sustainability

Fire Protection

Parking and Congestion

Water and Sewer

Wetland and Geological Hazard



Background

Oregon Treehouse Partners are a group of families and friends with a passion for the outdoors, the Northwest, and the Oregon Coast!

OTP purchased the 58 acres at the end of Floyd Ave in Tierra Del Mar due to the beauty of the landscape with tall towering Sitka Spruce and ocean views with a vision to keep the landscape as untouched as possible while creating a truly unique boutique camping experience!

We envision our children growing up helping to care for the environment and guests, proud of what was created in this truly wonderful part of the world.



Project Team



Owners: Oregon Treehouse Partners LLC - 5 Couples/Families, managing Partner Kevin Gindlesperger

Infrastructure: Coastway Construction (Pacific City, OR)

Architecture: Office Untitled, Lead Architect Christian Robert (Portland Based)

Builder: I&E Construction (Wilsonville, OR)

Geo Tents: Pacific Domes (Ashland, OR)

Civil Engineering: Morgan Engineering (Manzinita, OR)

Hospitality Advisor: Ruben Martinez (American Glamping Association)

Accounting: Bob Russell CPA (Portland, OR)

Business Advisor: Teri Fladstol (Tillamook SBDC)

Legal: Eike Law (Portland, OR)

Overview - Tierra Del Mar Recreational Campground

Vision: To create a boutique recreational campground that provides guests with an amazing experience on the Oregon Coast while ensuring we have a positive impact on both the local community and the environment. Environmental stewardship will be at the heart of onsite programs including beach cleanup at local beaches and a tree planting program.

Location: Total of 58 Acres located with walkable beach access, short drive/walk to amazing parks, and a short drive to restaurants and shopping in Pacific City.

Camping Sites:

19 Campsites

- 15 Tent Sites
 - 9 Geodesic Dome Tents
 - 6 Tent Sites with option to have tent pre-setup
- 4 Accessory Cabins

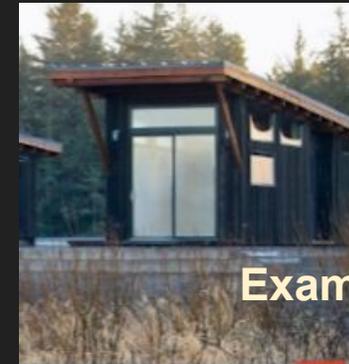
Common Areas in Plan:

Support Cabin with viewing deck, Food options

Common area bath house

Picnic Area

Ample Parking for guests on site



Examples only



Viewing Platform
(30'x40')

3,630 sf Cabin
Support Structure
including additional (2)
showers and (2) bathrooms

(9) 25'x30' Wood Decks
w/owner provided tents, trash
areas, fire rings

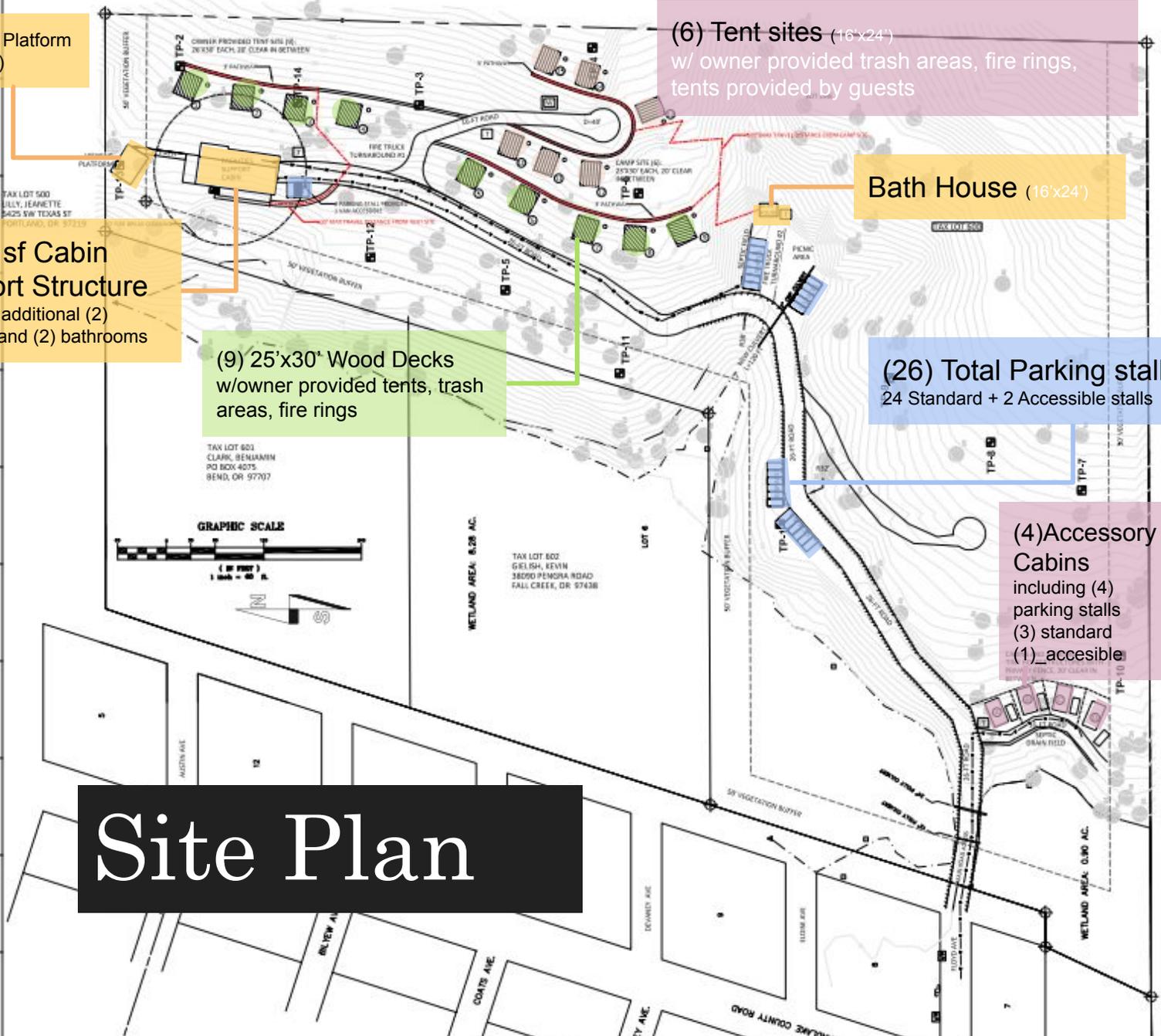
(6) Tent sites (16'x24')
w/ owner provided trash areas, fire rings,
tents provided by guests

Bath House (16'x24')

(26) Total Parking stalls
24 Standard + 2 Accessible stalls

(4) Accessory
Cabins
including (4)
parking stalls
(3) standard
(1) accessible

Site Plan



SHEET NOTES

- 1. MAX OCCUPANCY: 80 TOTAL
- 2. CAMP SITE AND OWNER PROVIDED TENT SITE: 4033-52 PEOPLE
- 3. CABINS: 454-18 PEOPLE

LEGEND

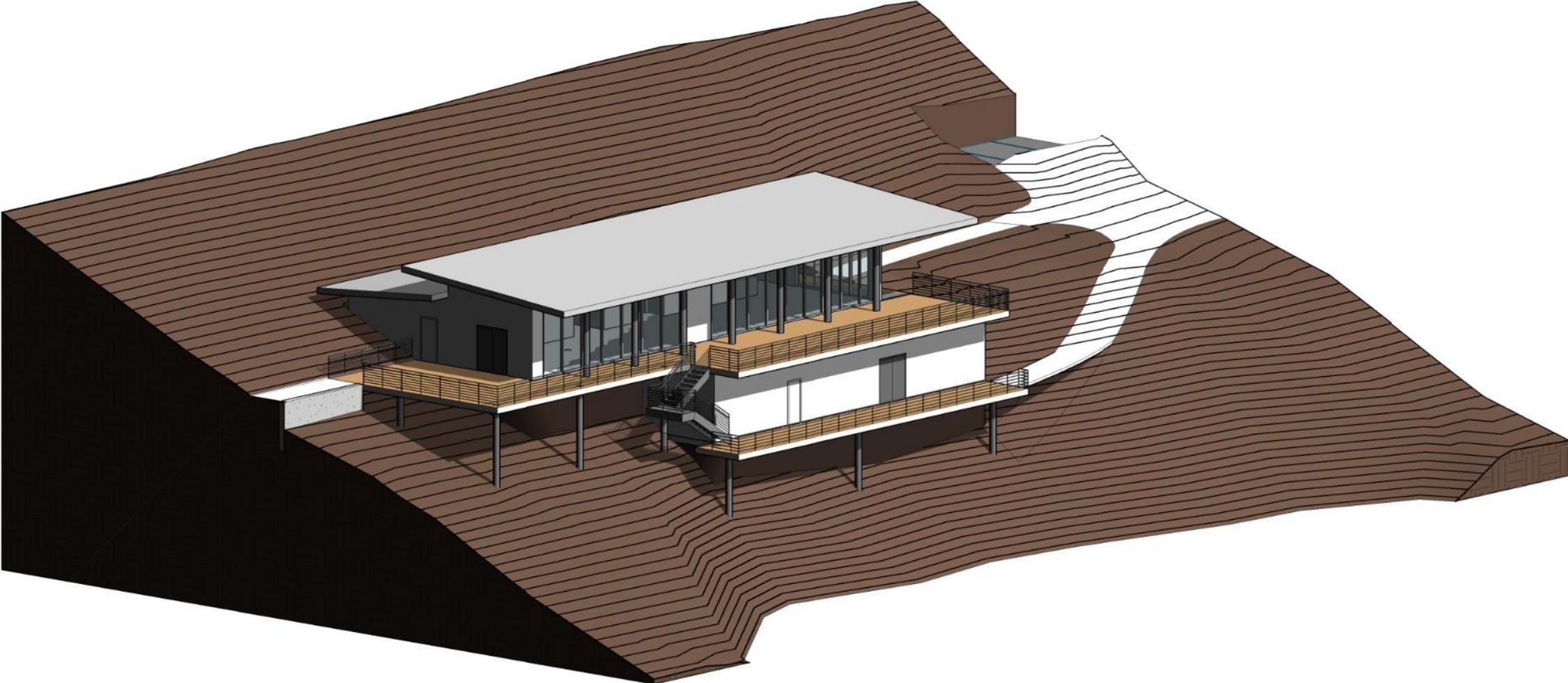
- PROPERTY LINE
- VEGETATION BUFFER
- TEST PIT LOCATION
- EDGE OF WETLANDS
- ROADWAY
- PARKING AREA
- BUILDING
- WELL
- WATER PIPE
- SEWER PIPE
- WALK DISTANCE TO COMMON AREA/BATH HOUSE
- TREE
- OWNER PROVIDED TENT SITE WITH FIRE PIT
- CAMP SITE WITH FIRE PIT
- 580 GALLON WATER TANK (300' HOSE) WITH HOSE FOR FIRE PROTECTION
- TRASH AREA
- SLURRY MEASUREMENTS

PROJECT NO: 314,200

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/20/2024
2	ISSUED FOR PERMIT	08/20/2024
3	ISSUED FOR PERMIT	08/20/2024
4	ISSUED FOR PERMIT	08/20/2024
5	ISSUED FOR PERMIT	08/20/2024
6	ISSUED FOR PERMIT	08/20/2024
7	ISSUED FOR PERMIT	08/20/2024
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10	ISSUED FOR PERMIT	08/20/2024
11	ISSUED FOR PERMIT	08/20/2024
12	ISSUED FOR PERMIT	08/20/2024
13	ISSUED FOR PERMIT	08/20/2024
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27	ISSUED FOR PERMIT	08/20/2024
28	ISSUED FOR PERMIT	08/20/2024
29	ISSUED FOR PERMIT	08/20/2024
30	ISSUED FOR PERMIT	08/20/2024

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Recreational Support Cabin 3D



Land Use Ordinance Criteria - Section 6

- **18 Acres of RR-2 zoning (10 required), 40 SFW-20**
- **Is consistent with the goals of the Comprehensive plan Goal 8**
 - Demand for camping is high. Availability is low.
 - Private investment in recreation with onsite facilities and activities
- **Suitable for planned use:**
 - **its size** - 58 total acres, 18 Acres of RR-2 (10 Acres required) plus 40 Acres zoned SFW-20
 - **shape** - The size and shape support the proposed plan
 - **location** - close to supporting commercial businesses and utilities
 - **topography** - supports site plan
 - **existence of improvements and natural features** - Utilities and improvement plans meet the needs of the site plan



Land Use Ordinance Criteria - Section 6



The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

- True, 50 foot vegetation buffer and location of campsites are such to ensure the character of the surrounding area is not impacted

The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

- There are no close systems of this nature. Support cabin is planned to utilize Solar panels/roof

The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

- The Proposed use is timely as campsites are in very short supply in this area especially during peak seasons
- The site will have facilities for campers and is close distance to the beach and other public facilities such as Sitka Sedge state natural area.

Environment and Sustainability



- Plan to preserve the natural flora and fauna of landscape as much as possible
- The large Sitka spruce trees on the property are viewed as an asset to the camp and majority will remain
- Beach cleanup and micro-plastic collection programs will be incentivized to guests
- Plan to create paths and trails working with local non profits such as TORTA
- Renewable energy is planned for the site
- Cabins will be high efficiency
- Support Cabin will follow energy conservation and passive principles
- Recycling will be utilized across the campground
- On site vehicles will be electric where possible (and quiet)
- EV (Electric Vehicle) charging stations will be on site

Fire Protection



Oregon Treehouse Partners view fire protection as essential and will take every necessary action to prevent fires from occurring on the site. Measures include but are not limited to:

- Main road will be 26' feet wide and finished to Country Road standards for a Fire truck.
- Two Fire truck turnarounds will be located near the parking and clubhouse areas
- Recreational Support cabin will be sprinklered and major brush will be cleared 30 feet around the building for Fire break.
- Campsites will have a 500-gallon water storage tank with 300-foot hose box and on demand generator for pressure and ability to reach all campsites.
- Fire truck will have the ability to reach most campsites from the main road.
- Fire truck water hook up will be located near the Recreational Support cabin
- Fire extinguishers will be strategically located throughout the campground.
- Accessory cabins will have 30-foot clearing of overgrown brush while still maintaining natural vegetation for landscaping.
- Accessory cabins will have fire extinguishers in each cabin, smoke detectors, and CO2 detectors.

Chief Oeder with Nestucca Rural Fire Protection District commented that the plans showing road width, grade and pull outs are acceptable for the Nestucca Rural Fire Protection District

Parking and Congestion



Ample Parking (34 parking spots with 2+ ADA) will be onsite and not allowed on Floyd Avenue nor on any other road in Tierra Del Mar for campground guests

- Booking and Check-in procedures will be utilized to highlight these rules as well as signage at park entrance/exit.

Oregon Treehouse partners are prepared to make updates to Floyd Ave as requested by public works and would be happy to partner on signage for merging traffic and pedestrian crossing if deemed necessary

Water and Sewer

Water for 4 Accessory cabins will be supplied by Tierra Del Mar water per commitment letter

Water well will be drilled above Recreational support cabin to supply water for campsites and support cabin

Oregon Treehouse Partners have a contract with a well drilling company that has drilled in the area successfully on nearby hills

There will be two (2) septic systems onsite, one located by the Accessory cabins. The other will be centrally located in the center of the recreational campground and located by the common area bathhouse. Both will be in compliance with County sanitation requirements and inspected by County sanitation.



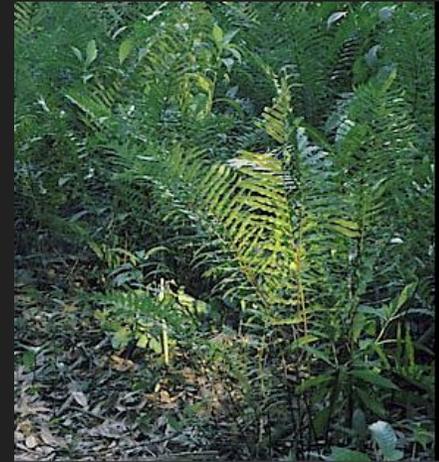
Wetland and Geological Hazard

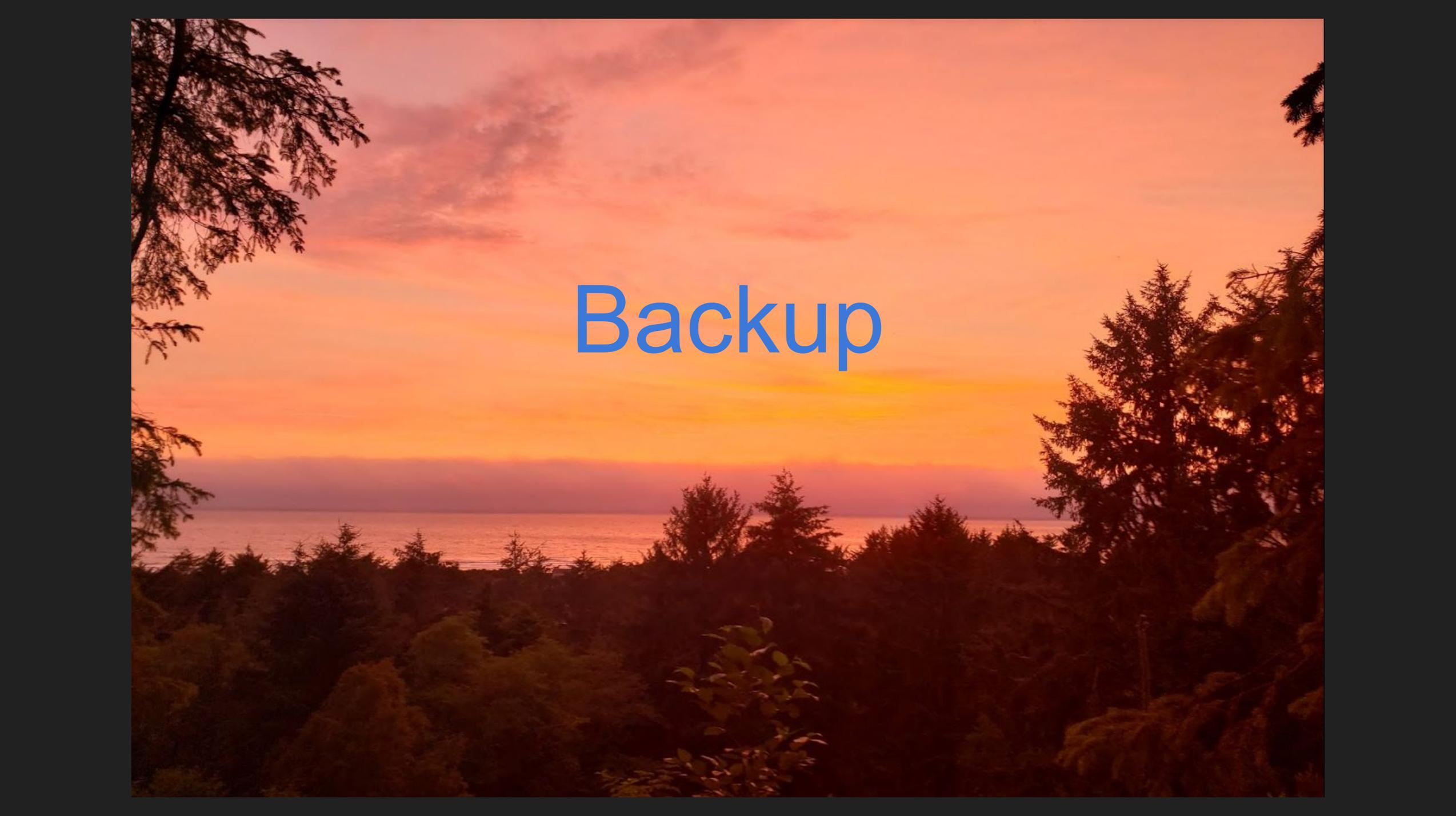
Oregon Treehouse Partners value the environment and do not plan to encroach on the existing wetlands. If a permit is required all necessary steps will be taken to meet state permitting requirements.

Due to the nature of the site all necessary precautions will be taken to ensure there are no geological hazards.

An extensive geological study has already been done on the site by the previous owner utilizing the roads planned for the campground in addition to others covering the entire 18 Acres. The study found the site suitable to the development.

Additional Geological work will be completed as needed for the site based on engineering and permit requirements.



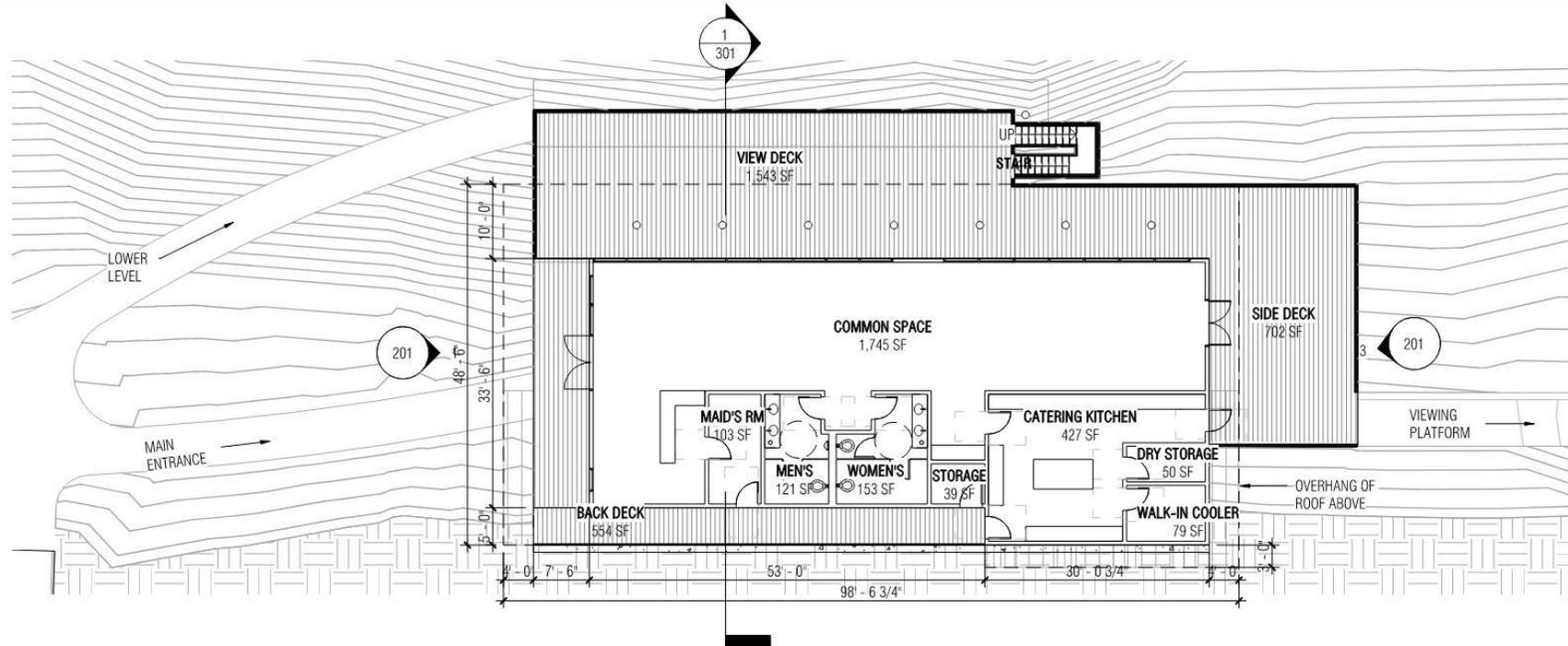


Backup

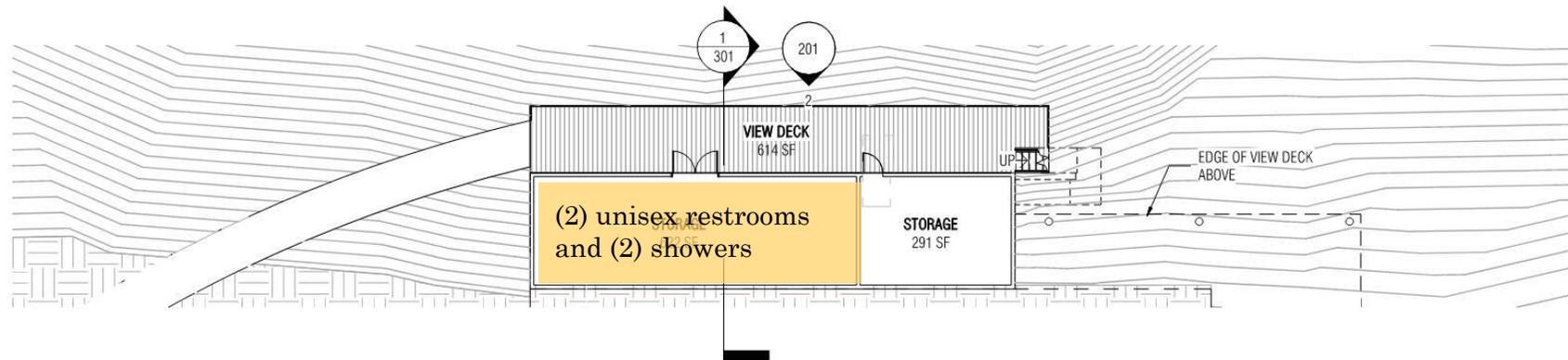
Recreational Support Cabin Project Summary

- Tract: Lot 8, Block 10 Of The Plat Of Tierra Del Mar, MA
- Current Zone: RR-2
- Current Land Use: Unused Natural Forest Area
- Proposed Building Use: Type VB, Fully Sprinklered
- Cabin Floor Area:
 - Total Area: 3,630 sf
 - Entry Level: 2,717 sf
 - Common Area: 1,745 sf
 - Office: 103 sf
 - Men's Room: 121 sf
 - Women's Room: 153 sf
 - Storage: 952 sf
 - Catering Kitchen: 427 sf
 - Dry Storage: 50 sf
 - Walk-in Cooler: 79 sf
 - Lower Level: 913 sf
- View Deck: 3,413 sf
- Building Height: 17'-2 1/16"
- Code Reference:
 - Zone per Section 3.010, 'Rural Residential 2-Acre zone'(RR-2)
 - Article 5, 6, 10, 11

Recreational Support Cabin Plan



① ENTRY LEVEL
1/16" = 1'-0"



② BASE LEVEL
1/16" = 1'-0"

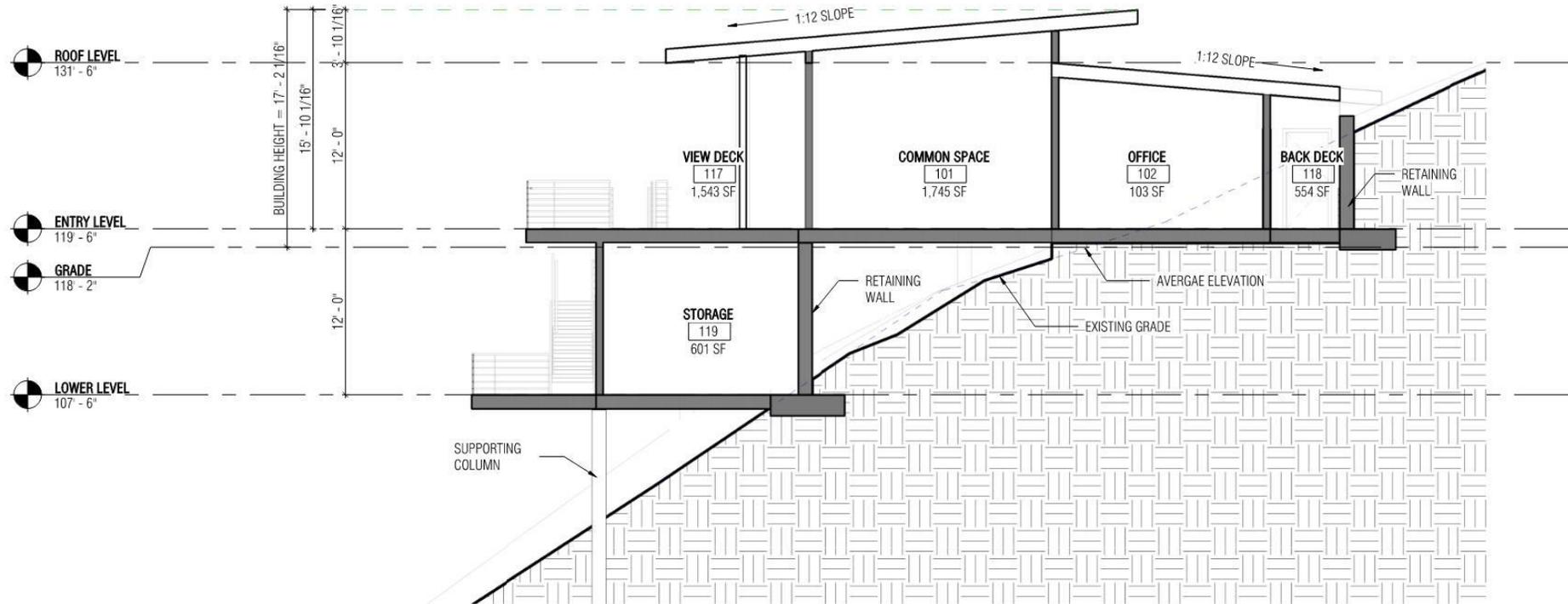
NORTH

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

PLAN | 10/10/16
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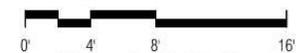
Recreational Support Cabin Section



ARTICLE XI:

- BUILDING HEIGHT: The vertical distance of a building measured from grade to the highest point of the roof.
- GRADE: The average elevation of the existing ground at the centers of all walls of a building.

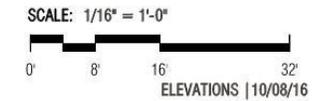
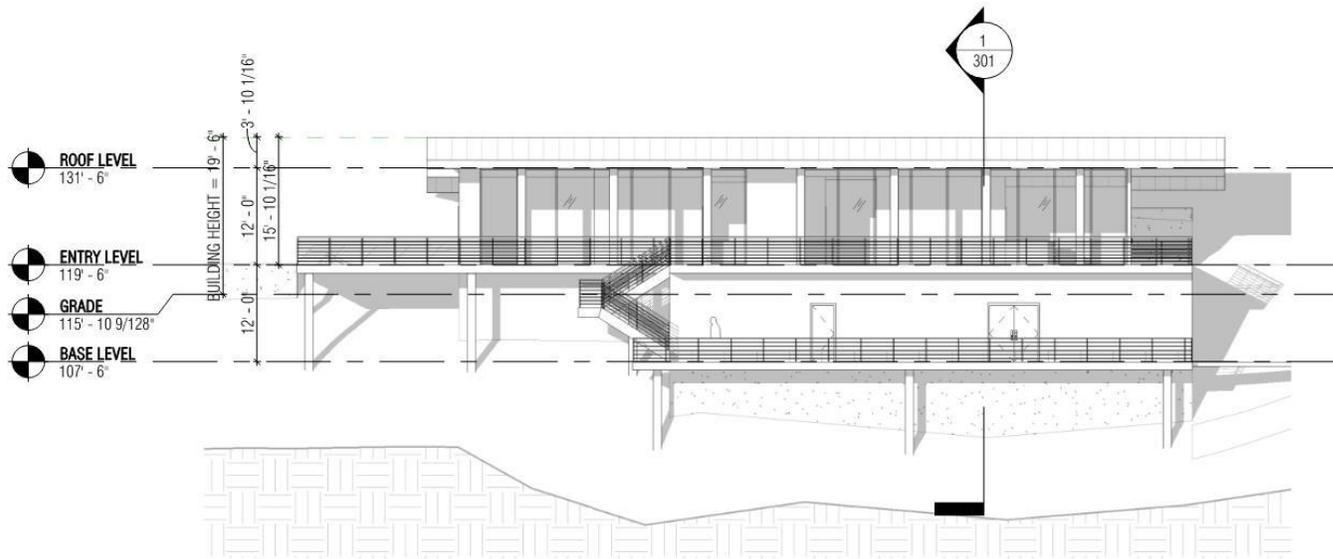
SCALE: 1/8" = 1'-0"



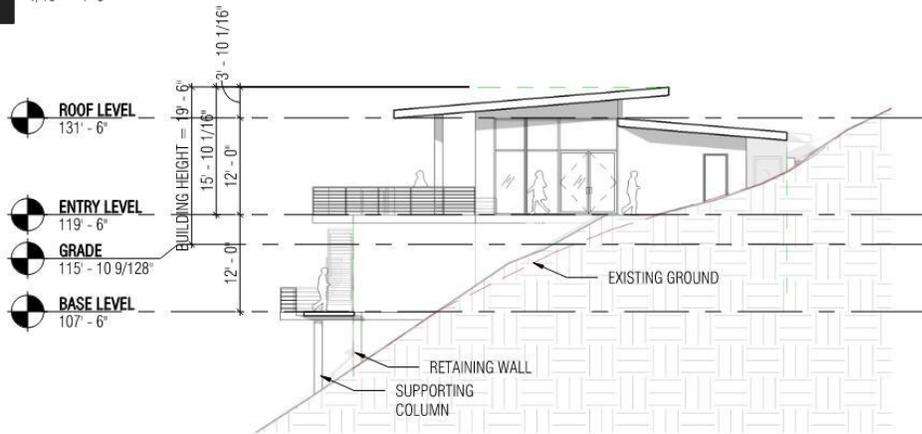
SECTION LOOKING NORTH | 10/08/2021

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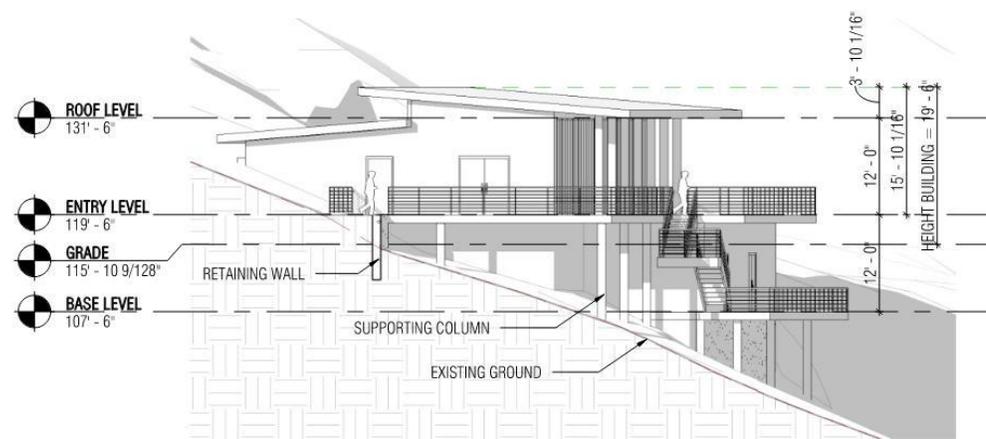
Recreational Support Cabin Elevation



WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"

Raised wooden Deck w/Owner provided Dome Tent



Tillamook City Code 153 - Tent:

A fabric shelter supported by poles or rope, which is designed for human occupancy and to be used temporarily for recreational or emergency purposes, but not for permanent or residential purposes.

<http://tillamookor.gov/wp-content/uploads/2016/08/Chapter-153-all-files.pdf>

