

Next Adventure – Sandy Phase III Addition

Adventure Holdings L.L.C.

To: **Emily Meharg**
City of Sandy
39250 Pioneer Blvd.
Sandy, OR 97055

Project No: 2020-2
Date: February 17, 2021

Sent Via: Deliver, Email

From: Robert Mosier
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Subject: Next Adventure Phase III Addition
Design Review Narrative

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The proposed project is a one story addition over a full basement to the existing retail building at 38454 Pioneer Blvd., Sandy Oregon. This site located in the Central Business District (C-1). The proposed use is an allowed use in this zone. The site area is 20,473 square feet. The proposed building is approximately 4,384 square feet total for both floors.

Requested Adjustments:

- We are requesting two adjustments for this project. A Type II Adjustment for 1790.110, E. 2. Ground Floor Windows for a reduction of the window area on the north elevation of the building to 80.2% of the requirement and a Type I Adjustment for the reduction of the West elevation window area of the building to 93% of the requirement.
- There is also a slight variation from 1790.110, B. 3. Which requires the base material to extend to 36" above the finished grade. The code allows minor variations without an adjustment if approved by staff due to the specific slope conditions at the site. There is a portion of the base material that varies from 24" to 36" in height at a window along the sloping portion of this elevation. The majority of the base material far exceeds the code required height of this base material along this elevation.

Chapter 17.42 – Central Business District (C-1)

1742.10 Permitted Uses

B. Primary Uses Allowed Outright, 2.c. Commercial Daycare Facility.

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1742.30 Development Standards

Commercial

Minimum Lot Area: No Minimum

Minimum Average Lot Width: N.A.

Minimum Lot Frontage: 20 feet. Lot width is 126.92'

Minimum Lot Depth: No Minimum

Setbacks: No Minimum, 10 foot maximum setback at street. Proposed project complies with these requirements.

Lot Coverage: No maximum - Proposed project complies with this requirement.

Landscaping: 10% minimum. Site landscaping = 10,336 square feet = 51% meeting the requirements.

Structure Height: 45 feet maximum. Proposed project is approximately 24'-3" at north elevation, 33'-9" tall at the south face of the building. Proposed project complies with this requirement.

Off Street Parking: None Required. Two bicycle parking spaces provided. Proposed project complies with this requirement.

1790.110 Downtown Commercial Design Standards

B. Building Facades, Materials and Colors

1. Articulation

- a. **Elevation Wall planes:** Wall planes visible from the street shall not exceed 30 lineal feet in length in each distinct plane.

The building elevations comply with this requirement at all locations.

2. Pedestrian Shelters

- b. **Pedestrian Shelters:** Pedestrian shelters must extend 5 feet over the pedestrian area.

There are multiple building entries for this project. Each of them are protected by overhangs exceeding 5 feet in width.

3. Building Materials

- b. **Base Materials:** Strong base materials such as natural stone, cultured stone is allowed. A building's base must extend at least 36 inches but not more than 60 inches above the adjacent finished grade and be included on those sides of the building visible from the abutting public street.

The North elevation has a base material composed of "Dressed Fieldstone" cultured stone. This stone base extends around the east and west sides of the building 16'-3" following the slope of the site so that the stone base varies from 3' tall to 8'-6" at the west side and 3' tall to 5'-6" at the east side. The West elevation is 44'-3" long. A portion of the West elevation a portion 6'-8" long varies in height from 2' to 3' due to the slope at this side of the building. We

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request that this portion of deviation from the code be allowed as noted in the Design Requirements due to the slope at this portion of the building

d. **Siding:** Siding shall consist of wood, composite-wood (e.g., concrete fiberboard, panels or shingles).

Proposed siding consists of the following materials: Board and Batten style siding composed of "rough sawn" Cementious panels with 1x3 vertical battens at 16" on center and cementious shingles at the gable end peaks at the east and west ends of the building and sides of dormers.

e. Building elevations facing the "Right of Way" features:

Building elevations facing a public right-of-way or civic space shall incorporate at least three (3) of the following features:

- 1) Exposed, heavy timbers;
- 2) Exposed natural wood color beams, posts, brackets and/or trim (e.g., eaves or trim around windows);
- 3) Natural wood color shingles (e.g., used as siding or to accent gable ends);
- 4) Metal canopies;
- 5) Heavy metal brackets, which may be structural brackets.

The proposed features on the north elevation of the building which face the "Right of Way" include the following: a "Timber Framed" entry porch with Exposed Heavy Timbers, naturally stained timbers and beams and Heavy metal structural brackets at the post and beam connections.

4. Colors:

a. **Permitted Colors:** Permitted colors include warm earth tones (tans, browns, reds, grays and greens) conforming to the Color Palette provided in Appendix C.

The colors selected are from the Sandy Color Palette and are indicated on the Building Elevations. These colors are selected from the Miller Paint "Historic Colors of America" color palette and are the following colors #H0136 "Burnt Umber", #H0093 "Picholine" and #H0016 "Pumpkin".

C. Roof Pitch, Materials and Parapets

1. Roof Pitch:

Pitched (gabled or hipped) roofs are required on all new buildings with a span of 50-feet or less. Gable and hipped roof forms must achieve a pitch not less than the following: C-1 : Primary Roof Forms, 6:12 pitch minimum, Secondary Roof forms, 4:12 pitch minimum.

The proposed roof pitch for the Primary Roof Form is an 8:12 roof pitch at the main roof and primary entrance. The Secondary Roof Form is an 4:12 roof pitch at the dormers and the pitch at the covered porch at the northwest corner of the building is a 4:12 pitch. See the attached Building Elevations.

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3. Roof Gable Orientation:

When practicable, buildings shall be oriented so the gable end of the roof faces the abutting street.

The proposed design includes the primary entrance roof gable end being oriented towards the abutting street.

4. Secondary Roof Forms:

Pitched roof surfaces visible from an abutting public street shall provide a secondary roof form (e.g. dormer) in the quantity specified below.

Roof Length 41- 80 feet, Number of secondary roof forms = 2.

The proposed design includes 2 roof forms along the length of the primary roof. The primary entrance roof form is a large gable end roof. The second roof form is a large shed dormer at the west end of the roof. See the attached Building Elevations.

5. Roof Materials:

Visible roof materials must be wood shingle or architectural grade composition shingle, slate, or concrete tile.

The proposed design proposes to use architectural grade composition shingles. The color will be selected and indicated as part of the Design Review submittal.

6. Roof Mounted Equipment:

All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be screened from view from public rights-of-way and civic spaces by parapets, walls or by other approved means.

It is not anticipated that there will be any roof or wall mounted equipment as part of this project.

D. Building Orientation and Entrances

1. Building Orientation:

Buildings shall be oriented to a public street or civic space.

The proposed building is designed to be oriented to the public street.

3. Ground Floor Spaces:

Ground floor spaces shall face a public street and shall be connected to it by a direct pedestrian route.

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The proposed building is designed to connect the ground floor spaces to the street with direct pedestrian routes.

6. Pedestrian Environment Activation

Buildings shall provide at least two elevations where the pedestrian environment is "activated".

The North elevation and the west elevation of the south portion of the building are activated with entrance doors and Ground Floor Windows consistent with the 1790.110, (E) 2.

1790.110(D)6. Building Orientation and Entrances. This section states that: Buildings shall provide at least two elevations where the pedestrian environment is "activated". An elevation is "activated" when it meets the window transparency requirements in subsection 17.90.110(E), below, and contains a customer entrance with a pedestrian shelter extending at least five (5) feet over an adjacent sidewalk, walkway or civic space.

E. Windows

2. Ground Floor Windows:

Ground Floor Windows. The ground floor elevation of all new buildings shall contain display areas, windows, and doorways along street frontages and where the building abuts a civic space as follows:

Building Size: 0-10,000 SF, Percentage Windows Required = 40%.

The design of the proposed building incorporates Ground Floor Window Areas which are slightly less than the minimum required area. These areas are detailed as follows:

At the North Elevation: The ground floor wall area on the North elevation = 720 square feet. 40% of the ground floor wall = 288 square feet. The amount of ground floor glazed area = approximately 231.2 square feet = 32.1% = 80.2% of the requirement (see elevations 1/A3.3). We are requesting a Type II adjustment for approval of a reduction of 19.8% of the window area requirement.

North end of West Elevation of the proposed building addition: The ground floor wall area on the West elevation = 527 square feet. 40% of the ground floor wall = 211 square feet. The amount of ground floor glazed area = approximately 197 square feet = 37.3% of the wall area = 93.3% of the requirement (see elevations 2/A3.3).

A Type II variance will be requested for the north elevation and a Type I variance will be request for the west elevation.

The proposed windows will have clear glass, will primarily be vertically oriented, they will have 5/4 x 4" trim.

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3. Upper Floor Windows:

Ground Floor Windows

b. Windows shall be square or vertically oriented. Individual window units shall not exceed five (5) feet by seven (7) feet. Any portion of a window unit with a dimension exceeding four (4) feet shall be divided into smaller panes.

c. At least half of all the window area in upper floors shall be made up of glass panes with dimensions no greater than two (2) feet by three (3) feet.

c. Window trim and moldings shall be compatible with those used on the ground floor.

The upper floor windows are 3' x 4' single hung windows at the dormer and 3' x 5' single hung windows at the gable end walls. The upper sash is divided into 2 separate lites at the dormers and 3 separate lites at the gable end windows.

G. Civic Space

2. Civic Space Dimensions:

All civic spaces shall have dimensions of not less than eight (8) feet across and have a surface area of not less than 64 square feet.

The proposed Civic Space at the building entry is 8'-6" x 24 feet and the area = 204 square feet with either pavers or scored concrete. This requirement is met. This proposal proposes a bench at the entry/"civic space" as the civic space amenity.

3. Civic Space Amenities:

This proposal proposes a bench at the entry "civic space" as the civic space amenity.

H. Lighting

Exterior lighting fixtures are attached as part of this application. The selected lights are all "Dark Sky" fixtures with LED bulbs and light color of approximately 3,000 Kelvin. The photometric plan shows that the light extending beyond 10' onto the adjacent property is ¼ foot candle or less.

J. External Storage and Screening

1. Exterior Storage

Exterior storage of merchandise and/or materials, except as specifically authorized as a permitted accessory use, is prohibited.

2. Exterior Storage

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Where such storage is allowed, it must be screened from view from public rights of way and civic spaces.

3. Mechanical Screening

Mechanical, electrical, communications equipment including meters and transformers, and service and delivery entrances and garbage storage areas shall be screened from view from public rights-of-way and civic spaces.

4. Trash Collection Storage

Trash collection and recycling storage areas must be located within the structure or otherwise screened from view in an enclosed facility. Such facilities must be screened from view from public rights-of-way and civic spaces behind a screening wall constructed to match the materials used on the primary building(s) on the subject site.

The proposed design does not include any exterior storage visible from the Right of Way. Any mechanical equipment if required will be behind a 6' Cedar "Good Neighbor" fence. The trash enclosure will be constructed of cementitious "board and batten" siding with 5/4 x 4" trim to match the building. See drawing 3/A3.3 for the Trash Enclosure elevations.

1798.20 Off-Street Parking Requirements

A. Commercial Uses:

1. Commercial Uses in the C-1 zone are exempt from off-street parking requirements. Bicycle parking spaces are required.

9. Retail Sales – Two bicycle parking spaces are required.

Two bicycle parking spaces are provided adjacent to primary entrance at the Northeast corner of the building (see Site Plan A1.1).

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