



Mt. Hood Athletic Club

Facade Improvements

Design Review Application

November 20, 2023

PREPARED FOR:
Mt. Hood Athletic Club
37095 Highway 26
Sandy, OR 97055

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INTRODUCTION TO DEVELOPMENT PROJECT

i. General Information

Applicant:	Whitney Ruckel Axis Design Group Architecture & Engineering, Inc. 11104 S.E. Stark Street Portland, OR 97216
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Owner:	Paul Reed 37095 Highway 26 Sandy, OR 97055
Phone:	(503) 826-0565
Project Name:	Mt. Hood Athletic Club – Façade Improvement 37095 Highway 26 Sandy, OR 97055
Application Type:	Type I
Property ID:	Taxlot # 24E14BA01100
County:	Clackamas County
Site Size:	4.78 acres
Use:	Athletic Club (Gymnasium)
Zoning:	C2 (General Commercial)

ii. Summary of Application

We are submitting a Type I Design Review application to bring the Mt. Hood Athletic Club more in compliance with the "Sandy style." After design review, we intend to submit this project to the City of Sandy's Façade Grant program.

iii. Existing Conditions

The existing building is a two-story, 45,000 SF athletic club/gymnasium that was built in 2006. The building has an existing wood trellis which starts at the main entrance and wraps around to the west. The existing trellis has a brown stain with adhered masonry veneer around the base of the trellis posts. There are three tenant entrances east of the main entrance and two of them are covered in fabric awnings. An illuminated sign hangs above the tenant entrance furthest to the east.

iv. Proposed Development

The proposed design includes partial demolition of the trellis, a new curved canopy, new wood-framed & metal panel awnings, a base of adhered masonry veneer, new sconces at the main entrance, and new floodlights under the canopy. The curved canopy will follow the curve at the top of the existing main entrance, and the structure of the canopy will be similar to the glulams and tongue-and-groove used inside the main entrance's lobby.

15.30 – DARK SKY ORDINANCE

15.30 – Dark Sky Ordinance

RESPONSE: The proposed design includes (a) the replacement of two sconce lights with cylindrical up/down sconces on either side of the main entrance; and (b) the addition of three floodlights underneath the canopy to illuminate the canopy's underside at night. The floodlights will be sized and positioned so that they do not cause light pollution or illuminate outside of the owner's property line.

17.90 – DESIGN STANDARDS

17.90.10 – Applicability

RESPONSE: The proposed modifications are considered "Exterior alterations other than general maintenance on an existing building" as defined by subsection (A.4).

17.90.40 – Type of Review

RESPONSE: The proposed modifications to the building are subject to Type I review because they are considered "Exterior alterations other than general maintenance as defined in Section 17.90.10(B).

17.90.90 – Submission Requirements – Type I

RESPONSE: During the Façade Grant Application Review Meeting with Dave Snider & Kelly O'Neil on 9/28/2023, Dave said that we would not need to submit a site plan with this project because the scope was limited to the renovation of the front (south) façade. We are submitting (2) copies of exterior elevations, and all other drawings for this project, including plans & details.

17.90.120 – General Commercial and Industrial (C-2 and I-1) and Non-Residential Uses in Residential Zones Design Standards

RESPONSE: B. Building Facades, Materials, and Colors:

B.1. Articulation: The proposed design does not change the exterior walls, of the building, but the addition of timber-framed awnings over the tenant entrances will help differentiate the first and second story of the façade.

B.2. Pedestrian Shelters: The proposed canopy and three awnings will protect pedestrians from the elements.

B.3. Building Materials: The addition of a stone-textured cultured stone base (a.k.a. “adhered masonry veneer”) to the south façade will match the existing cultured stone used elsewhere in the project (e.g., the trellis posts, and the pool area) and add a strong base to the building. The canopy and awnings will include exposed wood framing and will have metal paneling.

B.4. Colors: The new materials are earth tones, and do not include any of the prohibited colors in Appendix C.

C. Roof Pitch, Materials, and Parapets: (1) The proposed canopy is a curved canopy that will (a) protect the main entrance from rain; and (b) match the shape of the main entrance behind. The exposed glulam beams and tongue-and-groove decking underneath the awning will link the exterior entrance with the exposed ceiling visible inside the main entrance’s foyer space. The existing large aluminum curtain glass wall at the main entrance will visually link the exterior and interior materials and exterior lighting underneath the new canopy will illuminate the new canopy and create a dramatic link with the interior space. The canopy will be roofed with standing seam metal roof panels, made to be AEP Span’s “Dark Bronze” the roof is visible from a distance.

D. Building Orientation and Entrances: The proposed development does not change the location of the building’s primary entrance, but it does enhance its prominence with the addition of the canopy.

E. Windows: (Existing windows are not changed by these improvements.)

H. Lighting: The proposed design includes (a) the replacement of two sconce lights with cylindrical up/down sconces on either side of the main entrance; and (b) the addition of three floodlights underneath the canopy to illuminate the canopy’s underside at night. The floodlights will be sized and positioned so that they do not cause light pollution or illuminate outside of the owner’s property line.

17.90.170 – Maintenance

RESPONSE: The owner acknowledges he will be responsible for on-going maintenance of the property and that the proposed improvements will not: (1) interfere with the maintenance or repair of any public facility; (2) restrict pedestrian or vehicular access; or (3) constitute a traffic hazard because of reduced visibility.

APPENDICES

Appendix D – Metal Roof Color Palette

RESPONSE: The proposed metal roof panels are to be AEP Span’s color “Dark Bronze” and is not similar to any of the prohibited colors in Metallion’s color palette. Refer to Sketchup images for representation of the “Dark Bronze” color.
