

ZONING SUMMARY**20-007 SANDY HIGH SCHOOL FIELD HOUSE**

APPLICABLE CODES: CITY OF SANDY TITLE 17 DEVELOPMENT CODE
 SITE ADDRESS: 34700 BELL STREET, SANDY, OR 97055
 TAX LOT NUMBER: 2S 4E S11, TAX LOT 4500
 BASE ZONE: SFR (SINGLE FAMILY RESIDENTIAL)
 PLAN DISTRICT: N/A
 SITE AREA: 11,307 SF (Includes parking lot improvements)
 PROPOSED BUILDING AREA: 3,500 SF

BASE ZONE REGULATIONS

MAX HEIGHT: 35 ft
 PROPOSED HEIGHT: 22'-8"

PROPOSED USES: SCHOOL

SETBACK REQUIREMENTS

FRONT 10'
 BACK: 20'
 SIDE: 7.5'
 CORNER: 10'

**17.90.120 GENERAL COMMERCIAL AND INDUSTRIAL (C-2 and I-1) AND NONRESIDENTIAL USES
IN RESIDENTIAL ZONES DESIGN STANDARDS**

A. Site Layout and Access.

5. Urban design details, such as raised or painted pedestrian crossings and similar devices incorporating changes in paving materials, textures or color, shall be used to calm traffic and protect pedestrians in parking areas
7. Walkways from the public street sidewalk to the building entrance(s) are required. Crosswalks through parking lots and drive aisles shall be constructed of a material contrasting with the road surface or painted (e.g., colored concrete inlay in asphalt).
11. Free-standing buildings shall be connected to one another with a seamless pedestrian network that provides access to building entrances and adjacent civic spaces.

Response: The campus has an existing internal walkway system that connects to the public street. The proposed building will be connected to the campus internal walkway system by a painted pedestrian crosswalk.

B. Building Facades, Materials, and Colors

1. Articulation
 - a. All elevations visible from an abutting public street or pedestrian way shall be divided into distinct planes of no more than 40 lineal feet long

Response: The building will not be visible from abutting streets. See line-of-sight diagrams. This criterion does not apply.

2. Pedestrian Shelters

- a. Pedestrian shelters shall be provided over the building's primary entrance(s) and all pedestrian areas (i.e., sidewalks, and civic spaces) abutting the subject building, where pedestrians are likely to use these facilities.

- b. Features such as canopies, arcades, awnings, roofs overhangs, covered porches, alcoves, and/or porticoes are required to protect pedestrians from the rain and sun.
- c. Pedestrian shelters must extend at least five (5) feet over the pedestrian area.
- d. Shelters designed with gables (e.g., over building entrances) are preferred over flat shelters, and must comply with the roof pitch standards in Section 17.90.120(C). Dome or bubble shaped awnings are not permitted

Response: Pedestrian shelters 5'-0" deep will be provided over the two entrances. The shelters will utilize single sloped roofs in lieu of gables, due to the very simple shape of the proposed building.

3. Building Materials.

- a. Buildings on the same site shall be architecturally unified. Architectural unity means buildings are related in architectural style and share some common elements, such as color scheme, materials, roof forms, and/or detailing. Unity does not mean repetition or mirroring of building elevations
- b. Strong base materials such as natural stone (e.g., basalt, granite, river stone), split-faced rusticated concrete block, brick, or concrete form liner replicating these materials are required. Cultured stone may be allowed if it has a stone texture and is similar in appearance and durability to natural stone. 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 an abutting public street. If the site contains a grade differential making construction of a minimum 36-inch base impracticable, the reviewing body may allow portions of the base to be less than 36-inches.
- d. Siding shall consist of wood, composite-wood (e.g., concrete fiberboard, panels or shingles), stone, brick, split-faced or rusticated concrete block, concrete form liner or a combination of these materials. Stucco, synthetic stucco, or metal are only permitted as specified below. Vinyl, plastic or similar siding is not permitted.
 - 4) Where metal siding is used it shall be used as an accent only, comprising not more than 30 percent of the surface area of the building elevation (e.g., wainscoting or other accent paneling). Metal must be architectural grade and have a non-reflective (burnished or painted) finish conforming to the Color Palette in Appendix C. Metal may also be used for flashing, gutters, downspouts, brackets, lighting, and signage and similar functional elements

Response: The building will utilize metal siding on all of the exterior walls. A variance request has been included in this application. The building is not visible from the abutting streets and therefore the strong base requirement does not apply. See line-of-site diagrams.

Update: The intention is for the proposed building to be a background building since it is accessory in its use, and not to compete with the significance of the primary high school structure's architecture. The building will incorporate a gable roof similar to the nearby toilet room structure. The roof will be standing seam metal like the other structures on campus. The building will utilize metal siding on all of the exterior walls. A variance request for the metal siding has been included in this application. The color of the metal is tied to the dark colored masonry, storefront and awnings on the primary high school structure. The building is not visible from the abutting streets and therefore the strong base requirement does not apply. See line-of-site diagrams.

4. Colors.

- a. Permitted colors include warm earth tones (tans, browns, reds, grays and greens) conforming to Color Palette in Appendix C.
- b. High-intensity primary colors, metallic colors and black, may be utilized as trim and detail colors only, not to exceed one percent (1%) of the surface area of any elevation. Such color shall not be used as primary wall colors.
- c. Day-glow colors, highly reflective colors, and similar colors are not permitted.

Response: The colors will conform to the Color Palette.

C. Roof Pitch

1. 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: 6:1
4. Pitched roofs visible from an abutting public street shall provide a secondary roof form (e.g. dormer) in the quantity specified below. Secondary roof forms may be located anywhere on the roof, although grouping these features is preferred.
5. Visible roof materials must be wood shingle or architectural grade composition shingle, slate, or concrete tile. Metal with standing or batten seam may also be used conforming to the Color Palette in Appendix D.

Response: The roof is proposed to have a 4:1 pitch. A variance request is included in this application. The is not visible from an abutting street and therefore the secondary roof form requirement does not apply. See line-of-sight diagrams. The roof material will be metal standing seam similar to other buildings on campus and will conform to the Color Palette.

D. Building Orientation and Entrances

7. Buildings shall provide at least one (1) elevation where the pedestrian environment is "activated". An elevation is "activated" when it meets the window transparency requirements in subsection 17.90.120(E), below, and contains a public entrance with a pedestrian shelter extending at least five (5) feet over an adjacent sidewalk, walkway or civic space.

Response. The building has two public entrances with pedestrian shelters that extend 5' over the adjacent sidewalk. No windows are proposed for the building due to its use for indoor baseball practice activities. Glazing and windows are not appropriate for this use. The building is not visible from the public streets. A garage door is provided for additional activation on the South elevation. See Item E below.

E. Windows

2. 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: Lots with multiple street frontages are required to meet this standard on only two frontages. Building Size Percentage: Windows Required 0 -10,000 sq. ft./40 percent of ground floor elevation

Response. The building does not abut a civic space. This criterion does not apply.

G. Civic Space

Response. Per the pre-application meeting, the civic requirements will not be evaluated since the high school campus already contains civic space.

17.92.10 LANDSCAPING GENERAL PROVISIONS

17.102 URBAN FORESTRY

Response. No trees will be removed. These criteria do not apply.

17.92.30 REQUIRED TREE PLANTINGS

Response. Per the pre-application meeting, (1) structural tree and groundcover are required in the landscape planters at the end of each parking bay. The trees and groundcover are provided.

Update: Per Incompleteness Letter and reviewer correspondence, the center landscape bay does not provide the required 5' x 17' rectangle on the north side. It is not possible to provide the

rectangle due to turning radius requirements for the parking lot. The required landscaped area is 170 SF. The total area of the landscape planter is 301 SF. An additional tree has been added for a total of (3) structural trees in this planter. The intention of the code has been met.

Per Incompleteness Letter, an additional landscape area 5' x 17' with a structural tree and landscaping has been added at the north end of the eastern parking spaces.

17.98.20 OFF-STREET PARKING REQUIREMENTS

A. Off-street Parking

8. High School: 6 spaces per classroom plus 1 space per employee on the largest shift.

Response. As outlined below, 550 parking spaces are required. There are 757 existing parking spaces. A net loss of 8 spaces will occur with this proposal. 749 spaces will remain.

15.30 DARK SKIES ORDINANCE

Light trespass shall not exceed 0.25 foot-candles 10' beyond the property line. Exterior lights shall be full cut-off and not exceed 4,125 Kelvins.

Response. The proposed light fixtures are full cut-off and do not exceed 4.125 Kelvins. The light level 10' beyond the property line will not exceed 0.25 foot-candles.

Update: Per Incompleteness Letter, the Lighting Diagram has been updated to reflect the lighting level 10' beyond the north property line.

PARKING & LOADING REGULATIONS

VEHICLE PARKING MIN SPACES REQUIRED:

6 PER CLASSROOM
1 PER EMPLOYEE ON LARGEST SHIFT
71 CLASSROOMS X 6 = 426
124 EMPLOYEES X 1 = 124
550 SPACES REQUIRED

VEHICLE PARKING SPACES PROVIDED:

EXISTING SPACES = 757
PROPOSED SPACES TO BE REMOVED = 12
PROPOSED NEW SPACES = 4
TOTAL SPACES = 749

ACCESSIBLE SPACES:

NO CHANGE TO EXISTING

BIKE PARKING:

NO CHANGE TO EXISTING

VARIANCE REQUESTS

1. 17.90.120 B. BUILDING MATERIALS

d. Siding shall consist of wood, composite-wood (e.g., concrete fiberboard, panels or shingles), stone, brick, split-faced or rusticated concrete block, concrete form liner or a combination of these materials. Stucco, synthetic stucco, or metal are only permitted as specified below. Vinyl, plastic or similar siding is not permitted.

4) Where metal siding is used it shall be used as an accent only, comprising not more than 30 percent of the surface area of the building elevation (e.g., wainscoting or other accent paneling). Metal must be architectural grade and have a non-reflective (burnished or painted) finish conforming to the Color Palette in Appendix C. Metal may also be used for flashing, gutters, downspouts, brackets, lighting, and signage and similar functional elements

Request: The proposed building is a pre-engineered metal building with metal siding on 100% of the surface area of the building elevations in lieu of 30%. The use of a pre-engineered metal building is cost-effective and therefore makes the project economically viable for the school. The building is located on a portion of the campus that is not visible from the nearby streets and as a result, the use of metal siding on 100% of the building elevations will not have a detrimental effect on the surrounding neighborhood or the visual experience of passersby on the streets.

The proposed metal siding is of high quality and will conform to the Color Palette.

2. 17.90.120 C. ROOF PITCH

1. 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: 6:1.

Request: The proposed building is a pre-engineered metal building with a 4:12 standing seam metal roof. The reduced pitch is significantly more cost-effective and therefore makes the project economically viable for the school. The building is located on a portion of the campus that is not visible from the nearby streets and as a result, the reduction in roof pitch will not have a detrimental effect on the surrounding neighborhood or the visual experience of passersby on the streets.

The proposed standing seam metal roofing material is of high quality and will conform to the Color Palette.