



Design Review - Narrative

September 16th, 2022

New Mixed Use Development
38015 Hwy 26
Sandy, OR
Zoned C-2, General Commercial

The proposed project includes the development of one 46,500 sf mixed use building with approximately 11,280 sf of mini-storage provided on the ground floor and approximately 35,208 sf of residential above. The proposed development will be accessed off of HWY 26 through a shared access easement with Paola's Pizza Barn. The building will be 4 stories in height and composed of 42 units, thirty (30) 1 bd / 1 ba units and twelve (12) 2 bd / 2 ba units. Outlined below is how the proposed project addresses all applicable Design Standards for Site plan and Design Review

Site Plan and Design Review criteria:

- The proposed project meets all of the applicable standards within the city of Sandy's Title 17 – Development Code, the following is a summary of all the applicable design standards for a Mixed-Use Development within a C-2 (General Commercial) zone and how the proposed project satisfies these requirements

17.44 – General Commercial, C-2

- **17.44.10 – Permitted uses**
 - *Multi-family dwellings above a commercial business is permitted outright per 17.44.10.A.1, as is self-service storage per 17.44.10.B.i*
- **17.44.30.A – Development Requirements**
 - *Front setback: 10'-0" min., 50'-0" maximum. The proposed development is on a flag lot, and by nature, the Front setback is taken parallel to the access aisle to the lot. Due to the access of this lot being share with the adjacent tax lot 1000, the front setback is taken from the West property line as indicated on the site plan. The building is set back roughly 31'-2" from the front setback line, meeting the min./max. front setback*
 - *Landscaping: 20% minimum. The proposed development meets this standard with 27.21% of landscaping*
 - *Maximum Structure Height: 55'-0." The proposed development meets this standard with a building height of 52'-2"*

17.74 – Accessory Development – Additional Provisions and Procedures

- **17.74.40.B – Fences and Windscreens, Commercial**
 - Fences in front yard: the height of a fence or retaining wall in a front yard shall not exceed four feet. Due to the topography, this standard cannot be met, retaining walls within the front set back are higher than 4'-0" in height and have a 3'-6" guardrail atop them, thus requiring a Type III Special Variance
 - Fences in side and rear yards: height of a fence or retaining wall adjacent to a side or rear yard or a side or rear property line shall not exceed eight feet. Due to the topography, this standard cannot be met. The retaining walls along the side and rear property lines have a 3'-6" guardrail atop them and are higher than 8'-0" in height, thus requiring a Type III Special Variance

17.84 – Improvements Required with Development

- **17.84.30.A – Pedestrian and Bicyclist Requirements: Sidewalks shall be required along both sides of all arterial, collector, and local streets.**
 - Highway 26 is classified as a Major Arterial street, thus requiring sidewalks along both sides of the street. The proposed development will be altering the existing sidewalk and drive apron for Paolo pizza to provide joint access per ODOT standards. The modified sidewalk will be a minimum 5'-0" in width and match the existing sidewalk.
- **17.84.30.B – Pedestrian and Bicyclist Requirements: Safe and convenient pedestrian and bicyclist facilities that strive to minimize travel distance to the extent practicable shall be provided in conjunction with new development.**
 - The proposed development provides direct access from the highway to the entrance of the building with a minimum of 5'-0" wide raised sidewalk, promoting a safe and convenient path for both pedestrians and bicyclists alike.
- **17.84.40 – Transit and School Bus Transit Requirements: Development sites located along existing or planned transit routes shall, where appropriate, incorporate bus pull-outs and/or shelters into the site design**
 - While located on a transit route, the proposed development is not near any existing transit stops thus providing a bus pull-out and/or transit stop shelters is not appropriate for the frontage of this site.
- **17.84.50.B – Street Requirements: Transportation Impact Study(Dwellings), for development applications that propose dwelling units, an applicant must submit a transportation impact study.**
 - A Transportation Impact Study was performed for the proposed development and has been included with this submittal.
- **17.84.50.F – Street Requirements: Development sites shall be provided with access from a public street improved to the city standards.**

- The proposed development is accessed off of Highway 26 and the shared access with Paola Pizza is designed per ODOT's standards.
- **17.84.60.A – Public Facilities: All development sites shall be provided with public water, sanitary sewer, broadband (fiber) and storm drainage.**
 - The proposed development will be provided with all of the above.
- **17.84.100 – Mail Delivery Facilities: In establishing placement of mail delivery facilities, location of sidewalks, bikeways, intersections, existing or future driveways, existing or future utilities, right-of-way and street width, and vehicle, bicycle and pedestrian movements shall be considered.**
 - The proposed mail delivery area has been placed with all of the above in mind. The location is set immediately in front of the development and provides adequate access for pedestrians and mail carriers alike.

17.86 – Parkland and Open Space: Multi-family developments are required to provide parkland to serve residents of those developments. The required parkland acreage to be dedicated shall be based on the following formula,
required parkland dedication (acres) = (proposed dwelling units) x (persons/dwelling unit) x 0.0068 (per person park land dedication factor)

- The proposed development requires 0.57 acres of parkland (42 x 2 x 0.0068), in which the development will provide a payment in lieu of land dedication.

17.90.120 – Design Standards, General Commercial

- **17.90.120.A.1 – Site Layout and Access: All lots shall abut or have access to a dedicated public street.**
 - Lot 902 has direct access to Highway 26 via a shared access easement with Paola's Pizza Barn.
- **17.90.120.A.3 – Site Layout and Access: Off-street parking shall be located to the rear of side of buildings with no portion of the parking lot located within required setbacks or within 10'-0" of the public right-of-way.**
 - Off-street parking area for the proposed mixed-use building is located to the rear side of the building. Revised parking layout for the adjacent lot 1000 is now located primary to the rear of that existing building.
- **17.90.120.A.7 – Site Layout and Access: Walkways from the public street sidewalk to the building entrance(s) are required.**
 - A walkway from Highway 26 is provided for direct pedestrian access to the West, North, and East entrances of the new mixed-use building.
- **17.90.120.B.1.a – Articulation: All elevations visible from an abutting public street or pedestrian way shall be divided into distinct planes of no more than 40 lineal feet.**
 - The North Elevation, visible from Bluff Road, provides articulation in its façade in the form of recessed balconies. No wall plane is greater than 40 linear feet, and all recessed balconies are greater than 6" in depth from the adjacent wall plane. Each balcony is at least 13'-0" in width. Each wall change provides a change in material color to provide contrasting and complementary changes within the façade. The recessed balconies and popped out exterior storage areas, supported

by exposed wood bracketing, provide pedestrian shelter along the North perimeter of the building

- **17.90.120.B.2 – Pedestrian Shelters: Buildings must incorporate pedestrian shelters**
 - Pedestrian shelters are provided along the three primary entrances along the East, North, and West facades. The upper level patios and exterior storage areas provide shelter over the front sidewalk along the North façade of the building.
- **17.90.120.B.3 – Building materials: Exterior building materials shall convey an impression of strength and durability consistent with the Sandy Style.**
 - The proposed building is consistent with Sandy's Style with natural stone as a base for both the building and all exterior columns. The primary siding is composed of fiber cement lapped siding, fiber cement shingles and board and batten siding as an accent.
- **17.90.120.B.3.e – Building materials: Building elevations facing a public street shall incorporate at least three (3) of the features listed under 17.90.120.B.3.e**
 - The proposed North elevation that faces Bluff Road incorporates exposed natural wood color beams, brackets and trim, metal canopies and roofing, and shingles as an accent material. These features are consistent around the entire façade of the building, not just the façade that faces Bluff Road.
- **17.90.120.B.4 – Colors: Building exteriors shall comply with the following standards: permitted color include warm earth tones conforming to Color Palette in Appendix C.**
 - All proposed colors are warm earth tones in nature and are taken from Miller Paint Company's Historic Colour Collection
- **17.90.120.C.1 – Roof Pitch, Materials, and Parapets: Except as provided in subsections 17.90.120.C.8, below, pitched (gable or hipped) roofs are required on all new buildings with a span of 50'-0" of less.**
 - The proposed building length is ~190'-0" and the width is ~69'-0", thus this requirement does not apply. However, a gable roof is provided.
- **17.90.120.C.4 – Roof Pitch, Materials, and Parapets: Pitched roof visible from an abutting public street shall provide a secondary roof form (e.g. dormer) in the quantity of 4 for 81'-0" and greater**
 - The North roof pitch is visible via Bluff Road and ~190'-0" in length, thus provides adequate secondary roof forms to break up the span of the roof
- **17.90.120.C.5 – Roof Pitch, Materials, and Parapets: 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**
 - The proposed roofing material is a standing seam metal, in Dark Brown, which conforms to the Color Pallett in Appendix D
- **17.90.120.C.6 – Roof Pitch, Materials, and Parapets: All roof and wall-mounted mechanical, electrical, communications and service equipment, including satellite dishes and vent pipes, shall be screened from view from all adjacent public rights-of-way and civic spaces by parapets, walls or by other approved means.**
 - All rooftop penetrations (i.e. vent pipes) and wall penetrations (i.e. venting for exhaust fans) will be will have covers and/or be hooded and be a similar color to the adjacent building material so as to blend in with the building. There will be no other rooftop/wall-mounted mechanical, electrical, or communication systems then what is noted above.
- **17.90.120.D.1 – Building Orientation and Entrances: Buildings shall be orientated to a public street or civic space. This standard is met when at least 50% of the subject site's**

street frontage is compromised of building(s) placed within 20'-0" of a sidewalk, walkway or civic space.

- The proposed site is a flag lot and thus the "frontage" of this site is compromised of the drive aisle and outdoor space.
- **17.90.120.D.3 – Building Orientation and Entrances: Ground floor spaces shall face a public street or civic space and shall be connected to it by a direct pedestrian route (i.e. avoid out-of-direction travel).**
 - Due to the proposed site being a flag lot, orientating the main entrance to Highway 22 is not possible. However, direct pedestrian access is granted from Highway 22 to the West and North ground floor entrances of the building.
- **17.90.120.D.5 – Building Orientation and Entrances: For Structures greater than 40,000 gross square feet, there shall be at least two (2) clearly articulated public entrances on the structure; at least one such entrance shall be visible from a public street and connected to that street by a pedestrian sidewalk or walkway**
 - The proposed building is roughly 46,500 sf structure, and thus requires a minimum of 2 articulated entrances. The proposed project proposes three (3) articulated entrances, one on the West, one on the North and one on the East facade of the building.
- **17.90.120.D.7 – Building Orientation and entrances: 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 contain a public entrance with a pedestrian shelter extending at least five (5) feet over an adjacent sidewalk, walkway, or civic space.**
 - The proposed building provides an activated elevation along the North Façade of the building. The North façade provides an emphasized public entrance, 5'-0" of pedestrian shelter, and meets the window transparency requirements. See below how the proposed activated elevations meets subsection 17.90.120.E.2.
- **17.90.120.D.8 – Primary entrances must be architecturally emphasized and visible from the public right-of-way and shall be sheltered with a canopy, overhang, or portico with a depth of at least 5'-0"**
 - The proposed building provides three primary entrances, one on the West façade, one on the North façade and one on the East façade. Due the nature of the lot being a flag lot and not having frontage along a public right-of-way, no primary entrance is entirely visible from a public right-of-way. The East primary entrance may be visible from Highway 22, and the North primary entrance may be visible from Bluff Blvd. Regardless, all primary entrances are articulated from secondary entrances by a separate roof structure from the building that provides at least 5'-0" of shelter.
- **17.90.120.E.2 – Ground Floor Windows: the ground floor elevation of all new buildings shall contain ground floor display areas, windows, and doorways on the "activated" frontage.**
 - Buildings greater than 30,000 SF must provide a minimum of 20% glazing on the ground floor. The ground floor of the North façade is 1,693 SF, thus requiring a minimum of 339 SF of activated glazing. The proposed ground floor glazing for the North façade provides 349 SF of glazing, exceeding this standard. All ground floor glazing is made of clear glass, vertically orientated, and provided with trim surrounds with a depth of 3 ½"

- **17.90.120.E.3 – Upper Floor Windows:** *the reviewing authority may require buildings exceeding 20'-0" in height of provide upper-story windows along the "activated" frontage. 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. At least half of all the windows in upper floors shall be made up of glass panes with dimensions no greater than two (2) feet by three (3) feet, unless approved by variance or adjustment. Upper story windows that have one (1) foot by (1) foot grid inside double pain glass are appropriate and are encouraged. Window trim and moldings shall be compatible with those used on the ground floor*
 - The proposed windows on the upper floors meet the above requirements as all windows are vertical in nature, individual windows are less than 5'-0" in width and less than 7'-0" in height, all windows have internal grids to break up the window pane, and all windows are provided with a 3 1/2" trim surround.
- **17.90.120.F.2 – Landscaping and Streetscape Design:** *parcels abutting Highway 26 shall provide a landscape buffer compromising not less than 30% of the highway frontage, to a depth of not less than 20'-0"*
 - The lot is a flag lot in nature and provides a 67'-8" of frontage through a shared easement along Highway 26. The proposed site plan provides 39'-0" of landscape frontage, for a total of 58%
- **17.90.120.G.1-6 – Civic Space:** *Not less than three (3) percent of the building area of every development shall be improved as a civic space. Civic space improvements may include plazas, private extensions of sidewalks, walkways, public art, pedestrian-scale lighting, bus waiting areas, tourist amenities or similar pedestrian amenities. Priority locations for civic spaces are those areas with the highest pedestrian activity. Civic spaces should about a public right-of-way or otherwise be connected to and visible from a public right-of-way by a sidewalk or approved pedestrian access way.*
 - The proposed building is 46,500 sf, thus requiring 1,395 sf of Civic Space. The project proposes a 1,590 sf outdoor public plaza as Civic space located towards the West side of the building. Due to the property being on a flag lot, having a civic space directly abut a public right-of-way is not possible, however, the location was chosen for its pedestrian connectivity to highway 22 via the new sidewalk that connects our site to the highway. The Civic space is a public plaza with various raised planters and public benches.
- **17.90.120.H.1-3 – Lighting:** *To promote business vitality, public safety and aesthetics through effective outdoor lighting, consistent with the Sandy Style*
 - All walkways, parking lots, and building entrances will be illuminated at a minimum of 1-5 – 2.0 foot candles
- **17.90.120.J.1-4 – External Storage and Screening:** *To promote land use compatibility and aesthetics, particularly where development abuts public spaces*
 - Trash collection and recycling storage areas are not visible from any public rights-of-ways or civic spaces. While the proposed trash and recycling storage are is exterior to the building, it is both enclosed and covered in a manor that reflects the aesthetics of the primary building on-site.

17.90.160 – Additional Requirements, Multifamily Developments

- **17.90.160.A.1 – Roofs shall be gabled or hip type roofs (minimum 3:12) with at least a 30" overhang and using shingles or similar roofing materials. Alternatives may be approved**

where the developer can demonstrate that abutting structures or the majority of structures within 300 feet have roofs similar to what is proposed

- The roof meets this standard by taking on a gable roof form with a slope of 6:12. As the project is a mixed use building that falls in a C-2 zone, the roofing material is proposed to be standing seam metal roof to match that of other commercial buildings in the area.
- **17.90.160.B.1 – Entries shall be sheltered with an overhang, portico or recessed entry or otherwise be articulated with an architecturally detailed entry**
 - All three primary ground floor entrances are sheltered with a separate roof structure to articulate the importance of these entries. These shelters provide 8' – 12' of shelter.
- **17.90.160.E.2 – A separate outdoor area of not less than 48 square feet in the form of balconies, terraces or porches shall be provided for each dwelling unit located above the ground level**
 - Each upper story dwelling unit is accompanied by a balcony. The balcony SF range from 49.5 sf to 54.25 sf.
- **17.90.160.G – Enclosed storage areas shall be required and may be attached to the exterior of each dwelling unit to accommodate garden equipment, patio furniture, barbecues, bicycles, etc.**
 - Each unit is accompanied by an exterior storage closet off of its balcony. The one (1) bedrooms exterior storage closets range from 25.88 sf to 27 sf, while the two (2) bedroom units come equipped with a 39 sf exterior storage closet.
- **17.90.160.I – Multi-family residential development shall provide usable recreation areas for developments containing more than 5 dwelling units at a rate of 200 SF per dwelling unit. Such areas shall be counted as part of the required landscaping.**
 - The proposed projects has a total of 42 units on-site, requiring 8,400 sf of outdoor rec area. The proposed outdoor rec areas include a fenced in dog park (705 sf), an outdoor seating/fire pit area (285 sf), open lawn to the East and North of the building (2,468 sf), a covered gazebo (320 sf), landscaped nature path behind the building (2,860 sf) and a landscaped nature sidewalk path connecting the back nature path to the adjacent highway (2,087 sf), for a total of 8,725 sf of outdoor rec area.

17.92 – Landscape and Screening General Standards

- **17.92.20 – Minimum Improvements-Landscaping and screening: the minimum landscaping area for a C-2 zoned site is 20%**
 - The proposed development exceeds this minimum requirement by providing 27% landscaping
- **17.92.30 – Required Tree Plantings: Planting of trees is required for all parking lots with four or more parking spaces.**
 - The proposed development has 72 parking stalls dedicated to the residential development and 33 relocated parking stalls for Paolo Pizza. The development requires either 13 Medium trees or 9 large trees, or a combination of. The proposed development meets this standard with 10 large parking trees spread throughout the parking lot.

- **17.92.100 – Screening of service facilities:** site-obscuring shrubbery or a berm, wall or fence shall be placed along a property line between residential and commercial and industrial zones and around unsightly areas such as a trash and recycling areas.
 - The proposed development provides screening of exterior trash areas by the means of a wood slat wall, 6'-0" in height.

17.98 – Parking, Loading, and Access Requirements

- **17.98.20 – Off-Street Parking Requirements:** In addition to 1.5 stalls per studio/1 bed and 2 stalls per units with 2 beds or greater, parking for employees shall be provided based on one space per two employees for the largest shift
 - With thirty (3) 1 bed units, twelve (12) 2 bed units, and a max of two (2) employees working at once, the proposed development exceeds this standard with a total of 72 parking spaces. 1 bicycle parking stall is required per unit. The proposed development provides 20 bicycle parking stalls in a covered outdoor bicycle area and 8 bicycle racks on each residential floor for a total of 44 bicycle parking stalls for the development.
- **17.98.50 – Setbacks:** Required parking shall not be located in a required front or side yard setback area.
 - The proposed project meets this requirement
- **17.98.60 – Design, size and access:** All off-street parking facilities, vehicular maneuvering areas, driveways, loading facilities, accessways, and private streets shall conform to the standards set forth in this section. A standard space shall be 9'-0" x 18'-0", and compact stalls shall be 8'-0" x 16'-0" with no more than 40% of the spaces being compact.
 - The proposed development meets these standards
- **17.98.120 – Landscaping and Screening:** Screening of all parking areas containing four or more spaces and all parking areas in conjunction with an off-street loading facility shall be required in accordance with zoning district requirements and chapter 17.98. Parking facilities shall include landscaping to cover not less than 10% of the area devoted to parking facilities, parking areas shall be divided into bays of not more than 20 spaces. Between, and at the end of each parking bay, there shall be planters that have a minimum width of 5'-0" and a minimum length of 17'-0." Wheel stops, bumper guards, or other methods to protect landscaped areas and pedestrian walkways shall be provided.
 - The proposed development meets this standard.
- **17.98.130 – Paving:** Parking areas, driveways, aisles and turnarounds shall be paved with concrete, asphalt or comparable surfacing.
 - The proposed development meets this standard.
- **17.98.140 – Drainage:** Parking areas, aisles and turnarounds shall have adequate provisions made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public right-of-way and abutting private properties.
 - The proposed development meets this standard.

- **17.98.150 – Lighting: Artificial lighting shall be provided in all required off-street parking areas. Lighting shall be directed into the site and shall be arranged to not produce direct glare on adjacent properties**
 - *The proposed development meets this standard.*
- **17.98.160.A – Bicycle Parking Facilities, Locations: Bicycle parking shall be located on site, convenient to the primary building entrances, and have direct access to both the public right-of-way and to the main entrance of the primary structure**
 - *The proposed bicycle storage rooms and bicycle enclosure on the site meets these requirements*
- **17.98.160.B - Bicycle Parking Facilities, Bicycle Parking Space Dimensions: each required bicycle parking space shall be at least 2'-0" x 6'-0" with a minimum vertical clearance of 7'-0" and an access aisle of 5'-0"**
 - *The proposed development meets these standards*
- **17.98.160.C - Bicycle Parking Facilities, Security: Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be store in a stationary object (i.e a "rack") upon which the bicycle can be located, racks shall accommodate both cable and u-shaped locks, racks shall be securely anchored to the ground, and all outdoor bicycle parking facilities shall be provided with adequate shelter.**
 - *Both the proposed indoor and outdoor bicycle parking meet this standards.*

17.102 – Urban Forestry

- **17.102.20.A – Applicability, no person shall cut, harvest, or remove trees 11 inches DBH or greater without first obtaining a permit and demonstrating compliance with this chapter**
 - *The proposed development proposes the removal of 6 trees with a DBH of 12-24." The applicant will obtain a permit for the removal of these trees.*
- **17.120.30.A.1 – Procedures and application requirements: A person who desires to remove trees shall first apply for and receive one of the following tree cutting permits before tree removal occurs**
 - *The proposed development is removing fewer than 50 trees, and thus requires a Type I Tree removal permit*
- **17.102.50.A – Tree retention: The landowner is responsible for retention and protection of trees required to be retained as specified**
 - *The proposed development is made up of 1.46 acres of land, requiring a minimum of 4.38 trees with 11" DBH or greater to be retained. This requirement is met through the retention of 7 trees on the property that are 11" DBH or greater.*

We believe that through the findings above, the proposed project meets all applicable Site and Design approval criteria for a Type II Site and Design Plan Review.

Sincerely,



Mercedes Butchas
Studio 3 Architecture, Inc
275 Court Street NE
Salem, Oregon 97301
mercedes@studio3architecture.com
503-390-6500