



From: Tiana Rundell

Subject: Type II Narrative

Project: Meinig Park Renovation

Request: Shelter Roof Pitch Adjustment Type II review

The project team has continued advancing the design and procurement of replacement picnic shelters as part of ongoing park improvement planning effort. The intent of this work is to replace aging park shelters with new structures that maintain the function and character of the existing facilities while improving durability and long-term maintenance needs.

During the early planning discussions for this project, staff coordinated internally and with project partners to determine the appropriate design approach for the replacement shelters. At that time, the understanding was that the existing structures would be replaced with similar structures rather than introducing new architectural forms. The existing shelters currently located in the park do not utilize a 6:12 roof pitch, and the project team proceeded with a design that reflects the scale and general character of the existing facilities.

The proposed shelters utilize a 5:12 roof pitch and are engineered to meet a snow load rating of 54.3 PSF. This structural capacity exceeds the 30 PSF snow load requirement that was previously cited for other park shelter projects. Based on this engineering information, the proposed structures provide adequate structural capacity for anticipated snow loads while maintaining a design consistent with existing park amenities.

Based on the initial understanding that Sandy Style architectural standards were not required for these accessory park structures, procurement of the shelters moved forward, and purchase orders were executed using the 5:12 roof pitch design.

Following review of Finding 33, staff coordinated with Planning to determine the appropriate path forward. Through these discussions it was determined that the roof pitch difference can be addressed through a Type II Adjustment to allow a reduction from the 6:12 pitch referenced in the finding to the proposed 5:12 pitch.

Planning staff have indicated that this adjustment is acceptable and that the proposed shelter design satisfies the intent of the requirement while maintaining structural integrity and exceeding applicable snow load requirements.

The applicant is therefore requesting approval of a Type II Adjustment to allow the proposed 5:12 roof pitch for the replacement park shelters. This adjustment will allow the project to proceed with the shelters that have already been procured while maintaining the functional and structural performance of the structures and preserving consistency with the existing park facilities.