

Design Review - Narrative

July 29th, 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

17.90.120 – 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" or 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 mechanical and venting pipes will be located on the South and Southeast roof tops so as to be hidden from Bluff Blvd.
- **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 comprised 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 window are 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 ½" trim surround.
- **17.90.120.F.2 – Landscaping and Streetscape Design: parcels abutting Highway 26 shall provide a landscape buffer comprising 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 abut 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 manner 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) bedroom 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.

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