

Scott Beck Architect LLC

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20-161- Trickle Creek Apartments a.k.a. (Double Creek Condos Ph. 2) **Project Narrative for Type I Minor Modification to 18-044 Mod** **approved on 3-20-2019**

December 21, 2020

Emily Meharg, Senior Planner
City of Sandy
Development Services
39250 Pioneer Blvd
Sandy, OR 97055-800

Hello Emily,

On behalf of Sandy Multi-LLC, I am pleased to submit this package for Minor Modification to the site and building design for (69) living units on a 5.45 acre site, located on Tax Lot 5100, north of Durbanko Rd., west of Ruben Lane and east of Eldridge Drive.

The following modifications are proposed:

I. Site Plan Design (See sheet A1.1, dated 12-21-2020).

A. Building Footprints:

The Proposed redesign features slightly larger Living Unit floor plans that have been modified to conform to current A.D.A. and ANSI handicap codes and to improve overall livability. The revised building footprints maintain the previous front wall locations and building lengths of the previous site plan. The change occurs with the front to rear dimension.

B. Rental Office:

A new on-site rental office is proposed at the east end of building "G". The total gross floor area of the new office and storage= 400 s.f. total.

C. Apartment Covered Entry/ Stairwells:

The exterior entry stairwells widths have increased for improved tenant pedestrian access and fire exiting at Buildings "E", "F", "H" & "I". The space for this increase is taken from within the living units.

D. Fire Sprinkler Riser Room:

The fire sprinkler riser rooms have been relocated from the Common Entry stairwell to the center rear of each building.

The net effect of the building footprint changes equals an increase of total ground floor area from 22,393 s.f. to 23,998 s.f. This represents an increase of 1,605 s.f. or a 7.2% increase from the approved site plan.

The proposed changes decrease the Common Outdoor Recreation area from 15,600 s.f. to 14,380 s.f. This represents a decrease of 1,220 s.f. or a 7.8% decrease from the approved site plan.

II. Site Amenity Changes

A. Covered Mail:

The two covered mail areas have been combined into a single central mail structure located near the new rental office. This location was previously occupied by the trash/recycling structure.

(See sheet A1.2, dated 12-21-2020 for a detailed layout and elevations).

B. Outdoor Patio adjacent to Office:

A concrete patio with space for a picnic table and bike parking is proposed on the east end of Building “G”, adjacent to the central mail structure. This area will provide a common gathering spot for tenants visit or sort review their mail.

(See sheet A1.1, dated 12-21-2020).

C. Trash/ Recycling Facilities:

The revised trash/recycling enclosure is re-located to a more central site location with a slightly larger size to accommodate a trash compactor unit. The on-site trash compactor is proposed to reduce the frequency of trash collection traffic. A split face masonry enclosure wall is proposed at 8 feet in height to screen all containers and equipment from public view. (See sheet A1.2, dated 12-21-2020 for a detailed layout and elevations).

III. Building Exterior Design Changes:

(See sheets A5.1 through A5.6, dated 12-21-2020).

In general the exterior architecture has been modified to be more consistent with the character of the “Sandy Style” promoted by the Sandy development code.

The previous building designs had a bit of a “Coastal” character with round porthole windows at the main entry stairs and round gable end vents. These elements have been eliminated in the revised Architecture.

A. Building Roof Lines:

Roof lines have been simplified with the elimination of intermediate saddle and hip roofs. Large gables on the front of the buildings have been scaled down and some changed to dormers to reduce the overall scale of all building primary facades.

B. Building Entry Designs:

All covered entries to apartments and the new office feature a low entry structure with an open timbered truss appearance with a vaulted roof. The roof pitch of these entry structures has been increased to create more importance to each entry.

Each stairwell has been opened up with the elimination of the front wall to introduce more natural light into the covered stairways and promoted better Fire Department access.

C. Exterior Siding Materials:

The revised building exterior elevation designs incorporate the same cladding materials as the previous with the addition of board and batten siding and an additional (broader) lap siding profile.

D. Building Wainscot base:

The previous design had a decorative stone veneer on the front the buildings and no wainscot on the sides or rear. The proposed design introduces a second wainscot type with the addition of a horizontal trim board aligning with the top of the stone veneer and a new (broader) lap siding profile below. This additional wainscot type allows for the wainscot base to extend around the ends of all buildings and the rear on the downhill buildings “E”, “F” and “J”. The use of the decorative stone veneer wainscot is now concentrated at the entry structure column bases and at the protruding wall elements on the front facades of each building. This combination of wainscot materials helps visually to scale-down the perceived height of the buildings and create a hierarchy of materials focusing on the main entries and predominate façade elements. The wainscot at the rear of buildings “E”, “F” and “J” has a taller height of 5’ to 7’ which occurs below the first floor decks and creates a strong and interesting base material scaling down these taller walls exposed to public view.

The Owners of this project are pleased to see this project move forward and do their part to provide much needed housing in the Sandy/ Mt. Hood area.

Please review all drawings and documents enclosed for approval as a minor modification to the previous land use action.

Contact me with any questions regarding this submittal.

Thank you,

Scott R. Beck

Scott R. Beck
Project Architect