

38888 Building

Cascade Investment & Development L.L.C.

To: **Patrick Depa**
City of Sandy
39250 Pioneer Blvd.
Sandy, OR 97055

Project No: 2023-7
Date: October 18, 2024
Sent Via: email

From: Robert Mosier
Robert Mosier Architect

Subject: 38888 Building
Design Review Narrative

Design Review I Narrative

The proposed project is a on story Daycare center at 38888 Pioneer Blvd., Sandy Oregon. This site located in the Central Business District (C-1). The proposed use is an allowed use in this zone. The site area is approximately 9,497 square feet (.21 acres). The existing building is approximately 4,384 square feet total. The proposed remodeled building will be approximately 3,984 square feet total. The main focus of this project will be the remodeling of the north building façade. There will be additional work completed at the interior of the building to accommodate the proposed Daycare use.

Chapter 17.42 – Central Business District (C-1)

1742.10 Permitted Uses

B. Primary Uses Allowed Outright, 2.c. Commercial Daycare Facility.

1742.30 Development Standards

Commercial

Minimum Lot Area: No Minimum

Minimum Average Lot Width: N.A.

Minimum Lot Frontage: 20 feet

Minimum Lot Depth: No Minimum

Setbacks: No Minimum, 10 foot maximum setback at street. Proposed project complies with these requirements.

Lot Coverage: No maximum - Proposed project complies with this requirement.

Landscaping: 10% minimum. Site landscaping required = 1,450 square feet

Structure Height: 45 feet maximum. Proposed project is approximately 22' – 0" tall. Proposed project complies with this requirement.

Off Street Parking: None Required. Proposed project complies with this requirement.

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1790.110 Downtown Commercial Design Standards

B. Building Facades, Materials and Colors

1. Articulation

- a. **Elevation Wall planes:** Wall planes visible from the street shall not exceed 30 lineal feet in length in each distinct plane.

This project consists of a remodeled existing building. The focus of the building is the elevation along Pioneer Blvd. This elevation has been remodeled to comply with item 1.a. The other building elevations are not being modified in a significant way and are not subject to this requirement. There is however an entry recess with a small roof proposed on the Strauss Avenue side of the building that will break up the plane of the east elevation.

2. Pedestrian Shelters

- b. **Pedestrian Shelters:** Pedestrian shelters must extend 5 feet over the pedestrian area.

The Pioneer Blvd. entrance to the building has an entry porch area that is six feet deep with the overhanging roof area extending to provide a sheltered area seven feet deep. The recessed entry at the Strauss Avenue entry is slightly over 5' deep.

3. Building Materials

- b. **Base Materials:** Strong base materials such as natural stone, cultured stone is allowed. 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 the abutting public street.

The North and East elevations have a base material composed of 36" high Cultured Stone "Sculpted Ashlar" masonry cladding.

- d. **Siding:** Siding shall consist of wood, composite-wood (e.g., concrete fiberboard, panels or shingles).
Proposed siding consists of the following materials: Cementitious lap siding.

e. Building elevations facing the "Right of Way" features:

Building elevations facing a public right-of-way or civic space shall incorporate at least three (3) of the following features:

- 1) Exposed, heavy timbers;
- 2) Exposed natural wood color beams, posts, brackets and/or trim (e.g., eaves or trim around windows);
- 3) Natural wood color shingles (e.g., used as siding or to accent gable ends);
- 4) Metal canopies;
- 5) Heavy metal brackets, which may be structural brackets.

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The proposed features on the north elevation of the building which face the "Right of Way" include the following: a "Timber Framed" entry porch with naturally stained heavy timber columns and beams, Heavy metal structural brackets at the post and beam connections, trim around all of the windows and doors and heavy timber brackets at the garage door shed roof.

4. Colors:

- a. **Permitted Colors:** Permitted colors include warm earth tones (tans, browns, reds, grays and greens) conforming to the Color Palette provided in Appendix C.

The selected colors are as follows:

- The steep 12:12 & 6:12 pitch roofs will be clad with architectural composition shingles: IKO Roofing color "Harvard Slate".
- The existing low pitch roofs will be clad with Metallion Roofing metal roofing color "Weathered Zinc".
- The siding will be cementitious lap siding painted Miller Historical color palette color "Winter Harbor".
- The building trim will be painted Miller Historical color palette color "Tudor Ice".
- The building base will be Cultured Stone – Sculpted Ashlar color "Echo Ridge".

C. Roof Pitch, Materials and Parapets

1. Roof Pitch:

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: C-1 : Primary Roof Forms, 6:12 pitch minimum, Secondary Roof forms, 4:12 pitch minimum.

The roof pitch for the existing primary gable roof structure and porch is 12:12 roof pitch. The roof pitch for the remodeled portions of the north elevation shed Strauss Ave. entry roofs are 6:12 pitch. See the attached Building Elevations.

3. Roof Gable Orientation:

When practicable, buildings shall be oriented so the gable end of the roof faces the abutting street.

The proposed design includes the roof gable end being oriented towards the abutting street.

4. Secondary Roof Forms:

Pitched roof surfaces visible from an abutting public street shall provide a secondary roof form (e.g. dormer) in the quantity specified below. Roof Length 41- 80 feet, Number of secondary roof forms = 2.

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The proposed design includes two roof forms at each side of the primary roof form on the north elevation and one minor roof form at the east entry which breaks up the east roof form.

5. Roof Materials:

Visible roof materials must be wood shingle or architectural grade composition shingle, slate, or concrete tile.

The proposed design proposes to use architectural grade composition shingles for the new roof elements and for the primary gable end roof. The low pitched existing roofs will be clad in metal roofing. The colors will be as shown above in Section 3. Building Materials. 4. Colors.

6. Roof Mounted Equipment:

All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be screened from view from public rights-of-way and civic spaces by parapets, walls or by other approved means.

It is not anticipated that there will be any roof or wall mounted equipment as part of this project.

D. Building Orientation and Entrances

1. Building Orientation:

Buildings shall be oriented to a public street or civic space.

The proposed building is designed to be oriented to the public street.

3. Ground Floor Spaces:

Ground floor spaces shall face a public street and shall be connected to it by a direct pedestrian route.

The proposed building is designed to connect the ground floor spaces to the street with direct pedestrian routes.

6. Pedestrian Environment Activation

Buildings shall provide at least two elevations where the pedestrian environment is "activated".

The North elevation and the North portion of the East elevation are activated with entrance doors and Ground Floor Windows consistent with the 1790.110, E, 2.

E. Windows

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2. Ground Floor Windows:

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:

Building Size: 0-10,000 SF, Percentage Windows Required = 40%.

The proposed building is design incorporates a Ground Floor Window Area of 36% which is less than the minimum required. The street elevation of the building incorporates a 36" high stone base and generous entry porch roof forms which limit the area available for ground floor windows.

North Elevation: The ground floor wall area on the North elevation = 708 square feet. 40% of the ground floor wall = 283.2 square feet. The amount of ground floor glazed area = approximately 307.5 square feet = 43% = **108% of the requirement** (see elevations 2/A3.1) meeting the requirement.

The proposed windows will have clear glass, will primarily be vertically oriented, they will have divided lites at the upper sash and will have 5/4 x 4" trim.

3. Upper Floor Windows:

Ground Floor Windows

b. 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.

c. At least half of all the window area in upper floors shall be made up of glass panes with dimensions no greater than two (2) feet by three (3) feet.

c. Window trim and moldings shall be compatible with those used on the ground floor.

There is no upper floor proposed for this project, this item is not applicable.

G. Civic Space

2. Civic Space Dimensions:

All civic spaces shall have dimensions of not less than eight (8) feet across and have a surface area of not less than 64 square feet.

The proposed Civic Space at the building entry is 6 feet x 14 feet and the area = 100 square feet including all portions of the covered area.

H. Lighting

Exterior lighting fixture cut sheets are attached. The selected lights will be all cylindrical "Dark Sky" fixtures with LED bulbs and light color of approximately 3,000 Kelvin.

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J. External Storage and Screening

1. Exterior Storage

Exterior storage of merchandise and/or materials, except as specifically authorized as a permitted accessory use, is prohibited.

No exterior storage of merchandise or materials is proposed as part of this project.

2. Exterior Storage

Where such storage is allowed, it must be screened from view from public rights of way and civic spaces.

No exterior storage is proposed in areas visible from the public right of way as part of this project.

3. Mechanical Screening

Mechanical, electrical, communications equipment including meters and transformers, and service and delivery entrances and garbage storage areas shall be screened from view from public rights-of-way and civic spaces.

An existing mechanical unit is part of this project and is not visible from the public view by the building.

4. Trash Collection Storage

Trash collection and recycling storage areas must be located within the structure or otherwise screened from view in an enclosed facility. Such facilities must be screened from view from public rights-of-way and civic spaces behind a screening wall constructed to match the materials used on the primary building(s) on the subject site.

The proposed design does not include any exterior storage visible from the Right of Way. No trash enclosure is proposed as part of this project. The building staff will dispose of any garbage generated on an as needed basis.

1792 Landscaping and Screening General Standards

1792.20 Minimum Improvements – Landscaping and Screening

The minimum landscaping of a site to be retained in landscaping shall be as follows: Central Business District = 10%

The existing site area equals approximately 9,497 square feet. The landscaping area required per 1792.20 = 947 square feet of landscaping. The proposed design provides 3,205 square feet of turf area and 1,750 square feet of playground bark chips.

1798.20 Off-Street Parking Requirements

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A. Commercial Uses:

1. Commercial Uses in the C-1 zone are exempt from off-street parking requirements. Bicycle parking spaces are required.

6. Daycare / Preschool/ Kindergarten – Two bicycle parking spaces are required.

Two bicycle parking spaces are provided inside the Indoor Play area, see drawing A1.1

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