

**STAFF REPORT - DESIGN REVIEW E
FINDINGS AND RECOMMENDATION**

REPORT DATE: November 27, 2019

TO: Design Commission

FROM: Terra Wilcoxson, Associate Development Planner

FILE NUMBER: DRE/FSP 19-26000322 - Stark Street Apartments

APPLICANT: Taylor Kaplan, Twelve Mile Crossing, LLC

REPRESENTATIVE: Bill Lanning, MWA Architects

LOCATION: Southeast corner of SE 217th Avenue and SE Stark Street

PARCEL DESCRIPTION: 1S3E04AA 01300

PROPOSAL: Type III Design Review E for the construction of a multi-family development with 82 units in four buildings, associated parking, and site improvements, and a Type II Future Street Plan.

RECOMMENDATION: **Approval with Conditions of the Type III Design Review and Type II Future Street Plan.**

EXHIBITS: A. Vicinity Map
B. Application Package - Narrative and Plans
C. Public Comments/Engagement

I. FINDINGS OF FACT

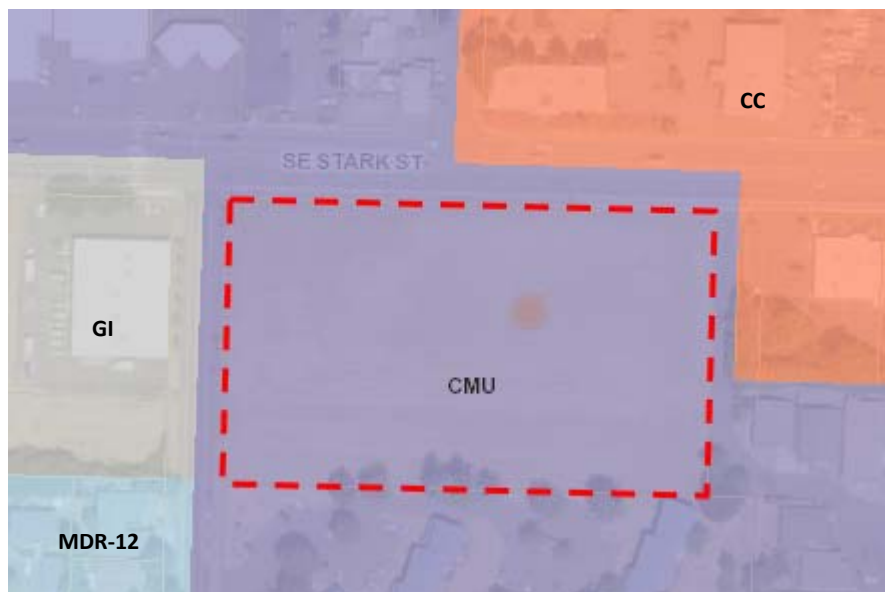
A. LOCATION: The site is located on the southeast corner of the intersection of SE Stark Street and SE 217th Avenue.

B. ZONING: The site is in the Corridor Mixed Use (CMU) land use district.

C. PROPOSAL: The project would consist of an 77,633 square-foot multifamily development with 82 units contained in four buildings, which are primarily three-stories. The project would incorporate associated site improvements including 132 parking spaces, a children’s play area, garden beds, onsite stormwater facilities, and landscaping. The proposal includes the development of a multiuse path with a 15-foot-wide public access easement parallel and adjacent to the east property line.

D. SITE DESCRIPTION: The site consists of one 3.42-acre (149,144 square-foot per Gresham GIS) parcel located on the southeast corner of the intersection of SE Stark Street and SE 217th Avenue. The vacant site contains 295 linear feet of frontage on SE 217th Avenue and 505 linear feet of frontage on SE Stark Street. There are no regulated trees onsite. The site topography slopes from the southeast corner down to the northwest corner approximately 24 feet. There are no environmental overlays affecting the site.

E. SURROUNDING LAND USES:



ZONING MAP

GI = GENERAL INDUSTRIAL
CMU C = MODERATE DENSITY RESIDENTIAL-24
CMU = CORRIDOR MIXED USE
CC = COMMUNITY COMMERCIAL
MDR-12 = MODERATE DENISTY RESIDENTIAL - 12

- Across SE Stark Street to the north (west of SE 218th Avenue) are three parcels with commercial uses in the CMU district. Also, north of the site (east of SE 218th Avenue) are two parcels with commercial uses in the Community Commercial district.

- An access drive for Heritage Park, a manufactured home park, abuts the site to the east and is split between the Community Commercial (CC) and the CMU land use districts.
- One lot developed for multifamily use is adjacent to the south in the CMU land use district.
- The General Industrial (GI) district is to the west across SE 217th Avenue. It contains one adjacent lot, which is vacant, and one adjacent lot which is developed for an industrial use.

F. PUBLIC NOTICE AND COMMENTS: The City of Gresham Development Planning Division sent notices of the proposal to the surrounding property owners of record (as shown on the most recent property tax assessment roll) and residents within 300 feet of the subject property. At the time of this Staff Report no comments were received. Public and neighborhood association comments can be submitted at any time up until the continued hearing date or at the continued hearing on December 4, 2019.

Various agencies were sent notices; their comments and recommendations are attached to and made a part of this review and recommendation.

G. APPLICATION ACCEPTANCE DATE: The application was submitted on August 14, 2019 and deemed incomplete on September 12, 2019. After the applicant submitted additional information the application was deemed completed on October 2, 2019.

II. APPLICATION PROCESS FINDINGS

7.0003 - Design Review Applications. This section lists the types of Design Review levels as well as the applicability of each. In this particular case, the applicable Design Review is a Type E (DRE) as the applicant is proposing more than three discretionary standards. The development permit application is being processed as a Type III Design Review.

The applicant has chosen to follow the discretionary process. For all criteria, the application must:

- Meet the guideline, intent statement, and relevant principles; or
- Meet the guideline by complying with the relevant clear and objective design standard; or
- Receive approval from the Design Commission for a waiver of the guideline.

Compliance with Section 7.0103 Multi-Family Design Guidelines and Standards is proposed by meeting the relevant clear and objective standards for all guidelines except for the following discretionary items which will meet the guideline, relevant principles and intent:

CORRIDOR DESIGN DISTRICT

7.0103(A) - Site Design

7.0103(A)(1)(c)(1) and 7.0103(A)(1)(d)(1)(a)(ii) - Building Orientation.

7.0103(A)(3)(c)(2) and 7.0103(A)(3)(d)(2) - Outdoor Common Areas.

7.0103(A)(4)(c)(3) and 7.0103(A)(4)(d)(3) - Children's Play Area.

7.0103(A)(5)(c)(6) and 7.0103(A)(5)(d)(6) - Yard Setback and Landscaping Trees.

7.0103(A)(5)(c)(11) and 7.0103(A)(5)(d)(11) - Plant Sizes.

7.0103(B) - Building

7.0103(B)(1)(c)(1) and 7.0103(B)(1)(d)(1) - Long, Monotonous, Uninterrupted Walls.

7.0103(B)(1)(c)(3) and 7.0103(B)(1)(d)(3) - Building Base.

7.0103(B)(1)(c)(4) and 7.0103(B)(1)(d)(4)(b) - Storage.

7.0103(B)(2)(c)(1) and 7.0103(B)(2)(d)(1) - Street Facing Elevations.

7.0103(B)(2)(c)(2) and 7.0103(B)(2)(d)(2) - Mechanical Equipment.

7.0103(B)(2)(c)(4) and 7.0103(B)(2)(d)(4) - Street Facing Façade Windows.

7.0103(B)(2)(c)(5) and 7.0103(B)(2)(d)(5) - Prohibition of Blank, Windowless Walls.

7.0103(B)(3)(c)(3) and 7.0103(B)(3)(d)(3) - Entrance Elements.

7.0103(B)(3)(c)(5) and 7.0103(B)(3)(d)(5) - Weather Protection.

7.0103(B)(4)(c)(1) and 7.0103(B)(4)(d)(1) - Energy Efficiency.

This Report will describe how the proposal will meet the Code sections as a summary overview with references to the applicant's narratives. The Report will also address how the proposal is meeting the guidelines and/or where a condition of approval can be required to bring the proposal into compliance.

This standard is met.

11.0101 - Development Permit Required. A development permit is being pursued in accordance with the Gresham Development Code standards and requirements. This Staff Report and the November 20, 2019 and December 4, 2019 Design Commission public hearings represents the review of the proposed development as it relates to the Gresham Development Code standards and requirements for development.

This standard is met

11.0203 - 11.0204 - Classification of Applications by Procedure and Review Authorities, Table 11.0204. Table 11.0204 shows proposal types and process information. The Design Review E (DRE) is a Type III review, and the Future Street Plan (FSP) a Type II review. Per 11.0203(B)(2) all permits will be handled under the Type III process. This application requires both a pre-application conference and an early neighborhood meeting.

This standard is met.

11.0500 and 11.0900 - Type III Quasi-Judicial Procedures. This proposal is subject to the Type III procedure because it includes a request for a Type E Design Review. Under this Type III procedure, a pre-application conference (per 11.0700) was held on May 15, 2019; a neighborhood meeting (per 11.0800) was held July 23, 2019; and verification of the neighborhood meeting and its mailed notice is provided as part of the development permit application.

An Optional Design Commission Consult (per 11.0700) was held on July 17, 2019.

The application was submitted on August 14, 2019 and deemed incomplete on September 12, 2019. After the applicant submitted additional information the application was deemed completed on October 2, 2019. The determination of completeness occurred within 180 days of the submittal of the initial application.

Copies of the complete application were transmitted to each affected agency and City department for review and comment on October 2, 2019. Per 11.0502(E), a public notice of this proposal was mailed to owners of property and residents within 300 feet of the site as well as to representatives of the North Central Neighborhood Association on October 30, 2019. The notice was also posted onsite on October 25, 2019. No public comment was received in response to the public notice prior to the issuance of this Staff Report. Comments received in the interim, if any, will be submitted at the public hearing.

This standard is met.

III. FINDINGS

The Manager adopts the findings in the application submittal materials as found in Exhibits A and B and the supporting evidence relied on therein, including updated drawings and narrative descriptions, except to the extent inconsistent with the following findings in this Staff Report. The Manager makes the following findings regarding this application file.

GENERAL

4.0413 - Corridor Mixed Use (CMU). The Manager accepts the applicant's findings with the following clarifications and corrections.

4.0430(A) - Minimum Lot Size, 4.0430(B) - Minimum Street Frontage and 4.0430(C) - Minimum Lot Width/Depth Ratio are not applicable because the proposal does not include a land division or lot line adjustment.

These standards are not applicable.

4.0430(E) - Minimum Residential Net Density and 4.0430(F) - Maximum Residential Density.

The proposal includes 82 apartment units. The site is 3.42 acres (149,144 square feet per Gresham GIS); therefore, the proposed density is 24 dwelling units per acre. For the CMU land use district, the minimum density is 12 units per acre and the maximum is 24 units per acre.

These standards are met.

4.0430(K & L) - Minimum and Maximum Off-Street Parking Required. Contrary to the applicant's narrative, Sheet A1.00 Site Plan demonstrates that 132 parking spaces are proposed. See 9.0851 - Minimum and Maximum Off-Street Parking Required and 9.0853 - Exceptions to Minimum Parking Space Standards for a discussion of compliance with the required quantity of parking spaces.

These standards are met.

4.0435 - Transit Design Criteria and Standards. Per Table 4.0430, Transit Design Criteria and Standards are applicable. As required in this standard, Section 7.0103 is applied to this project and evaluated in this Report. Section 7.0201 does not apply because single-family attached dwellings are not proposed. Section 7.0210(B)(8) does not apply because the development does not include a drive-thru commercial use. Section 7.0210(B)(10)(b) does not apply as the proposed development is not abutting or facing a light rail station or park and ride facility contiguous to a light rail station.

Section 7.0100 - Multi-Family Design Guidelines and Standards is evaluated herein; all other components of the standard are not applicable.

7.0212 - Standards for New Solid Waste and Recycling Collection Areas. This section requires collection areas to be appropriately enclosed, sized, and screened, not located within setback areas, and in a location where parking and site circulation will not be obstructed. The proposal locates the solid waste and recycling collection area in an enclosure in the parking area. Refer to Agency Comments (Solid Waste and Recycling) for an evaluation of the proposed enclosure design and the conditions of approval required to bring the application into conformance.

This standard is met with Conditions of Approval #4a-g.

7.0220(A), 7.0221 and 7.0222 - Landscaping, Installation and Irrigation. Landscaping must be installed prior to occupancy or a funding mechanism (such as bonding) must be provided. A condition of approval is provided to ensure installation occurs by occupancy or an appropriate funding mechanism is provided at 110 percent of the value.

These standards are met with Condition of Approval #13.

7.0220(C)-(F) - Street Dedications, Arterial Streets, Frontage Roads or Signalized Access as Necessary. These standards apply and are addressed by the Transportation Planning agency comments provided herein.

These standards are met with Conditions of Approval #9, #14, #15, and #16.

7.0223 - Maintenance Responsibility. Site improvements including landscaping, paving, striping, and signage must be properly maintained and landscaping replaced if it becomes dead or damaged. For landscaping, the City has developed a maintenance

agreement which the applicant shall be required to sign and record as a condition of approval.

This standard is met with Condition of Approval #11.

7.0224 - Site Lighting. Lighting plans shall be provided, and lighting fixtures shall be hooded and directed so as to not shine into adjacent properties. Reference the discussion in Section 7.0103(A)(1)(D)(5) - Illumination.

This standard is met.

9.0100 - Buffering and Screening Requirements. Table 4.0435 specifies that screening and buffering is required in the CMU district.

A Type B Buffer is required parallel to the south property line where the proposed attached dwellings on a single lot will be adjacent to existing attached dwellings on a single lot. As described in narrative 9.0110 - Buffer and Screening, an alternative to the Type B Option 2 buffer is proposed. Below are the Type B Option 2 buffer requirements (per Table 9.0110(B)) and what is proposed per Sheet L2.1 Landscape Plan, Sheet L2.2 Plant Schedule and the narratives:

- A 10-foot buffer width is required, and a 10-foot width is proposed.
- A minimum 8-foot fence or masonry wall is required, and the applicant has proposed a 6-foot fence. The narrative for Section 9.0110 states that “given the dense vegetated buffer that will result from the tight spacing of the required trees...we propose a reduction in the fence height...”
- One tree per 15 linear feet are required for a total of 34 trees (for the 504 linear feet). A total of 34 trees are proposed including a combination of Douglas Firs, existing offsite firs, incense cedars, and dogwoods; this is consistent with the required number of trees. However, 12 Kousa Dogwood are proposed at 2-inch caliper at the time of planting compared to the requirement of 2.5-inch caliper. Per the planting schedule this species has a 20-foot wide spread compared to the requirement of 25 feet. In addition, five Douglas Fir and six Hogan Cedar are proposed at 6 feet in height at the time of planting compared to the requirement of 8 feet.
- Forty shrubs per 100 linear feet are required for a total of 202 shrubs, and 196 shrubs are proposed.

Per Section 9.0110(G)(2)(c) the alternative buffer shall meet the intent of the buffer width, landscaping, and screening standards. The narrative for Section 7.0103(A)(5)(d)(14) states that the proposed buffer will provide an equivalent level of sound attenuation and visual screening as the standard buffer; however, the application does not describe how screening or buffering material has been increased to mitigate for the proposed reductions.

The design does not appear to compensate for the proposed reductions; therefore, this Staff Report contains a condition of approval that with the building permit the applicant submit revised plans (including but not limited to Sheet L1.2 Landscape Calculations and Details and Sheet L2.2 Plant Schedule) demonstrating a standard Type B Option 2 buffer parallel to the south property; gaps in shrubs may be provided where a landscape architect's statement is submitted that states the existing trees will prevent the growth of shrubs.

A future street is required roughly on the eastern edge of the property to break up the existing large block structure and provide future connectivity. As discussed in this Report, the applicant proposes and staff concurs with the design of a multiuse path with a public access easement in lieu of half-street improvements (refer to Section 9.0700 - Neighborhood Circulation and Future Street Plans). The proposed multiuse path terminates approximately 45 feet north of the south property line. The multiuse path will serve as a shared amenity for the public including the proposed and surrounding developments; therefore, it is staff's interpretation that a buffer is not required where the path is proposed.

Half of a Type C Buffer is required south of the path's termination where the attached dwellings on a single lot are proposed adjacent to the drive aisle for the manufactured home park. The manufactured home park is a nonconforming use, which is considered a vacant lot per Section 9.0110(C); this section describes that when a proposed development occurs adjacent to a vacant lot one-half of the buffer and screening shall be provided. A condition of approval is included to require half of a Type C Buffer from the south termination point of the multiuse path to the south property line.

These standards are met with Conditions of Approval #7d and #7e.

9.0308 - Public Access Easements. This standard establishes that a public access easement for sidewalks, paths and trails may be required. All applicable recording fees shall be the responsibility of the developer. Prior to the issuance of the building permit the applicant shall develop and record a public access easement agreement with the City of Gresham for the proposed multiuse path. Approval is at the discretion of City Attorney and Urban Design and Planning. The applicant shall submit verification of a Multnomah County recorded permanent public access easement prior to the issuance of the building permit.

These standards are met with Condition of Approval #10.

9.0400 - Fencing. Electric fencing, barbed, or razor wire fencing are not proposed; therefore, standards 9.0401(A) and (B) are met. The proposal is not in a residential land use district, the Pleasant Valley or Springwater land use districts, and fencing of hazardous areas is not proposed; consequently, all other standards in this section are not applicable.

The applicable standards of this section are met.

9.0500 - Grading and Drainage and Stormwater Quality Control Requirements. These standards apply and are addressed by the Development Engineering agency comments provided herein.

These standards are met with Conditions of Approval #12a-d and #12f.

9.0700 - Neighborhood Circulation and Future Street Plans. Future streets are addressed in the Agency Comments in this Staff Report (Transportation Planning). The applicant is proposing a 10-foot wide pedestrian and bicycle path within a 15-foot-wide public access easement. The path will be constructed from SE Stark Street to roughly the center of the east-west onsite drive aisle, with the easement adjacent to the entire east property line. As described in Agency Comments staff accepts this option for connectivity to future public paths to the south based on property lines and existing development.

These standards are met with Conditions of Approval #10 and #16.

9.0800 - Parking Standards.

9.0822(A)(3) - Driveway Approach Width. The maximum driveway approach width for residential uses is 24 feet. Sheet C200 Preliminary Site Plan demonstrates that the driveway approach width is 24 feet.

This standard is met.

9.0825(A) - Dimensional Requirements, Table 9.0825(A). Contrary to the applicant's narrative the dimension of standard stalls are 8 feet, 6 inches in width by 18 feet, 6 inches in length. The drive aisles are designed to be 28 feet in width. This meets the standard stall criteria in Table 9.0825(A).

This standard is met.

9.0825(B) - Standard to Compact Stall Ratio. Sheet C200 Preliminary Site Plan demonstrates 62 compact vehicular parking spaces and 70 standard parking spaces (including five accessible spaces); thus, the proposal meets the standard for a minimum of 50 percent standard parking spaces. However, staff observed inconsistencies in the plans. The parking standards table on Sheet C200 Preliminary Site Plan indicates 66 standard spaces and 66 compact spaces are proposed; Sheet A100 Site Plan indicates that a total of 135 parking spaces are proposed, and the Project Summary Sheet identifies 136 parking spaces provided. A condition of approval is included that with the building permit the plans shall be coordinated and reflect 62 compact vehicular parking spaces and 70 standard parking spaces for a total of 132 spaces.

This standard is met with Condition of Approval #7f.

9.0831 - 9.0832 - Bicycle Parking Standards. Per Table 9.0851, one long-term bicycle space is required per unit for a total of 82 long-term bicycle spaces. Long-term bike storage is

provided in units. There must be an aisle at least 5 feet wide behind all bicycle parking to allow for bicycle maneuvering. Bicycle parking spaces must be at least 2 feet wide and 6 feet long; however, 2 feet wide by 4 feet long is acceptable for wall mounted bicycle parking spaces. In-unit bicycle parking is shown as 2 feet by 4 feet in each enlarged unit plan. A condition of approval is included that with the building permit submittal the applicant shall provide specification sheets for wall-mounted bike racks.

One short-term bicycle space is required per 20 units for a total of four required spaces. Sheet L3.1 Materials Plan shows two bike racks (four spaces) behind Building 1. Sheet R3 Illustrative Site Plan demonstrates a bike rack behind the breezeway stairs for Buildings 1, 2A and 2B. The dimensional requirements for bicycle parking are demonstrated in both locations. However, the racks do not appear to be within sight lines from the street; therefore, the location is inconsistent with section 9.0831(B), which requires that short-term bicycle parking be visible from the street, unless the applicant demonstrates that this is not feasible and posts directional bicycle parking signage at the main building. In order to facilitate compliance with the standards, with the building permit the applicant shall submit revised site plans demonstrating four short-term bicycle parking spaces that comply with Section 9.0831(B) and specification sheets for short-term bike racks.

This standard is met with Condition of Approval #7g.

9.0851 - Minimum/Maximum Auto Parking Standards and 9.0853 - Exceptions to Minimum Parking Space Standard.

As noted in the applicant's narrative 147 auto parking spaces are required per Table 9.0851 - Minimum/Maximum Auto and Bicycle Parking. There is no maximum parking space criterion. As permitted by 9.0853(E) the applicant has submitted a parking study prepared by a traffic consultant, Michael T Ard, registered professional engineer, to substantiate a reduction to the minimum required parking spaces. The report references 134 total proposed parking spaces and 132 spaces are proposed per Sheet C200 Preliminary Site Plan. The study reports "a 95 percent confidence range estimate of 90 - 112 parked vehicles," for the development without consideration of public transit service. Trimet Route 20 provides service along SE Stark Street, adjacent to the site; therefore, it is reasonable to expect that some future residents may not own cars.

On-street parking observations were conducted at 12:10am, 7:50am, and at 6:00pm during the week and on the weekend. The peak on-street existing parking demand observed within the study area was for 17 spaces. The development of the driveway will reduce on-street parking by one to two spaces. After accounting for this loss, the study projects at least 29 unused on-street parking spaces along SE 217th Avenue between SE Stark Street and SE Alder Drive. Impacts to the availability of on-street parking is projected to be "minimal/negligible." Staff accepts the submitted parking study.

These standards are met.

9.1013 - Tree Dimension Standards. Refer to 9.0100 - Buffering and Screening Requirements for an evaluation of buffer tree dimensions and 7.0103(A)(5)(d)(11) and 7.0103(A)(5)(c)(11) - Plant Sizes for an evaluation of site/landscape trees. Except as described in these sections, staff concurs with the applicant's narrative.

These standards are met or addressed in Sections 9.0100 and 7.0103(A)(5)(c)(11).

A5.000 - Public Facilities. The majority of the public facilities standards apply and are specifically addressed by the Development Engineering and Development Transportation Planning agency comments.

These standards are met by Conditions of Approval #2a-b, #9, #12a-f, #14, #15, #16, and #18.

DESIGN REVIEW

7.0100 - Multi-Family Design Guidelines and Standards. Applicants can choose to meet the design criteria of Section 7.0100 by either meeting the design guidelines through the discretionary process or by meeting the standards through the clear and objective process. The applicant in this case has chosen to follow the discretionary process. For all criteria, the applicant must show compliance with the design guideline or the corresponding design standard. Alternatively, the Design Commission can choose to waive a guideline to achieve the flexibility necessary to support a particularly creative proposal.

The findings which follow will describe how the proposal has either:

- Met the design guideline by meeting the corresponding design standard as described in the applicant's narrative;
- Met the design guideline by meeting the corresponding design standard with a condition of approval;
- Met the guideline, the intent, and the principles in a specified fashion;
- Not met the guideline but is requesting a waiver of the guideline for a particularly creative proposal; or
- Not met the guideline and cannot do so through a condition of approval.

7.0103(A) - Site Design.

7.0103(A)(1)(c)(1) and 7.0103(A)(1)(d)(1)(a)(ii)- Building Orientation.

ISSUE: The applicant must either:

- Meet the 7.0103(A)(1)(d)(1)(a)(ii) standard; or
- Meet the 7.0103(A)(1)(c)(1) guideline; or

- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: At least 50 percent of the site’s frontage (not including access driveways) on any street shall be occupied by buildings oriented to the abutting street...

PROPOSAL: The site contains 271 linear feet of frontage on SE 217th Avenue, exclusive of the access drive (see Figure A for building numbers). Building 1 occupies 104 linear feet, or 38 percent, of the frontage. There is 505 linear feet of frontage on SE Stark Street. Building 2A, 2B and 3 occupy 332 linear feet, or 66 percent, of the frontage.

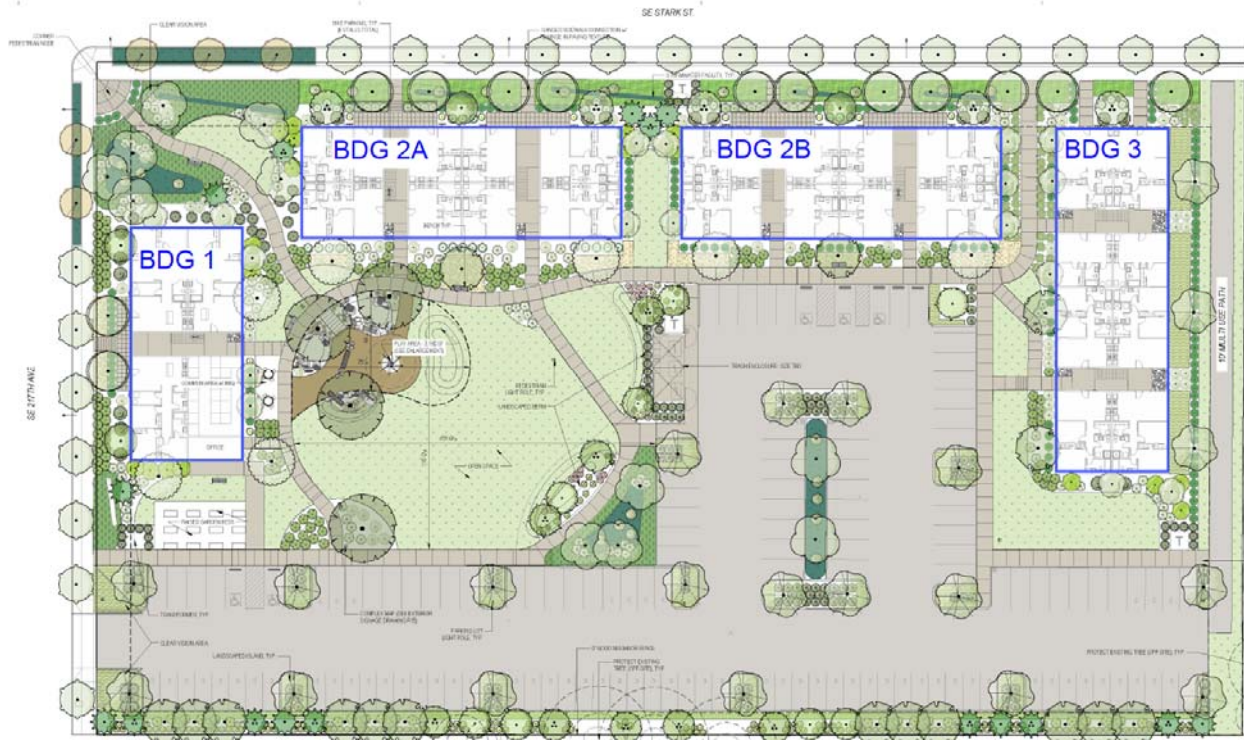


FIGURE A.

GUIDELINE: Buildings shall be located with the principal façade oriented to the street or a street-facing open space such as a courtyard.

RECOMMENDATION: The SE Stark Street frontage meets the standard. The SE 217th Avenue frontage is 12 percent shy of the standard. Building 1 occupies this frontage and the west façade faces the street. The west façade is distinguished by two unit entries covered with awnings; therefore, it reads as the principal façade and is consistent with the guideline.

Staff recommends the Design Commission find the guideline is met.

7.0103(A)(1)(d)(2) - Pedestrian Circulation. Staff concurs with the applicant’s findings with the exception that **7.0103(A)(1)(d)(2)(b)** requires that the onsite pedestrian circulation system shall be continuous and connect a variety of elements including streets abutting the site, ground level entrances to individual units, common building entrances, shared

open spaces, and any pedestrian amenities such as plazas, resting areas, and viewpoints. The pedestrian circulation system as shown on L2.1 Landscape Site Plan does not demonstrate walkways from the breezeways of Building 3 to the multiuse path. In order to bring the proposal into conformance, a condition of approval is included in this Staff Report, which requires that with the building permit the applicant provide revised landscape and site plans demonstrating a hard surfaced, minimum 5-foot wide walkway from each breezeway of Building 3 to the multiuse path.

This standard is met with Condition of Approval #7h.

7.0103(A)(1)(d)(6) - Grading. This section requires the grading and contouring of the site to consider onsite surface drainage and site storage of surface water facilities when necessary so there is no adverse effect on neighboring properties, public rights of way, or the public storm drainage system.

These standards are addressed in the Development Engineering discussion in the Agency Comments section.

These standards are met by Conditions of Approval #12a-d and #12f.

7.0103(A)(2)(d)(5) - Site Furnishings. The standard requires that site furnishing shall be constructed of 20 percent sustainably harvested materials or be locally sourced. A condition of approval is included requiring verification of locally or sustainably sourced site furnishings be provided with the building permit application.

The standard is met with Condition of Approval #5a.

7.0103(A)(2)(d)(6) - Recycled Hardscape Materials. The applicant's narrative acknowledges that a minimum of 20 percent recycled content pavement or pavement base, such as concrete grindings for base materials, blast furnace slag additives, or asphalt with glass for hardscape elements such as streets, sidewalks, paths, parking areas, and courtyards shall be provided. A condition of approval is provided in this Staff Report requiring that with the building permit the applicant provide a letter from the development permit applicant or appointed representative verifying the use of a minimum of 20 percent recycled content pavement or pavement base for hardscape elements such as sidewalks, paths, parking areas, and courtyards.

This standard is met with Condition of Approval #5b.

7.0103(A)(3)(c)(2) and 7.0103(A)(3)(d)(2) - Outdoor Common Areas.

ISSUE: The applicant must either:

- Meet the 7.0103(A)(3)(d)(2) standard; or
- Meet the 7.0103(A)(3)(c)(2) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: For all complexes, all outdoor common areas and streets shall be visible from 50 percent of the units that face it. Common areas include but are not limited to shared open spaces, laundry rooms, recreation, pool and similar common facilities, children's play areas, walkways, and parking areas. A unit meets this criterion when at least one window of a frequently used room, such as a kitchen, living room and dining room, but not bedroom or bathroom, faces the common area.

PROPOSAL: As described in the applicant's narrative the standard is exceeded for the following public or common areas. The percentage of units with living or kitchen windows overlooking that common are as follows:

- SE 217th Avenue: 100 percent
- SE Stark Street: 100 percent
- Courtyard with playground: 93 percent
- Multiuse path: 75 percent
- Walkways and parking area south of Building 2B and west of Building 3: 100 percent
- Walkway between Building 2B and Building 3: 100 percent

The standard is not met for four common areas. The percentage of units with living or kitchen windows overlooking the common areas are as follows (see Figure B):

- A. The common space and walkway north of Building 1: 0 percent
- B. The community garden beds, walkway and parking south of Building 1: 0 percent
- C. The lawn between Building 2A and Building 2B: 0 percent
- D. The common area south of Building 3: 0 percent

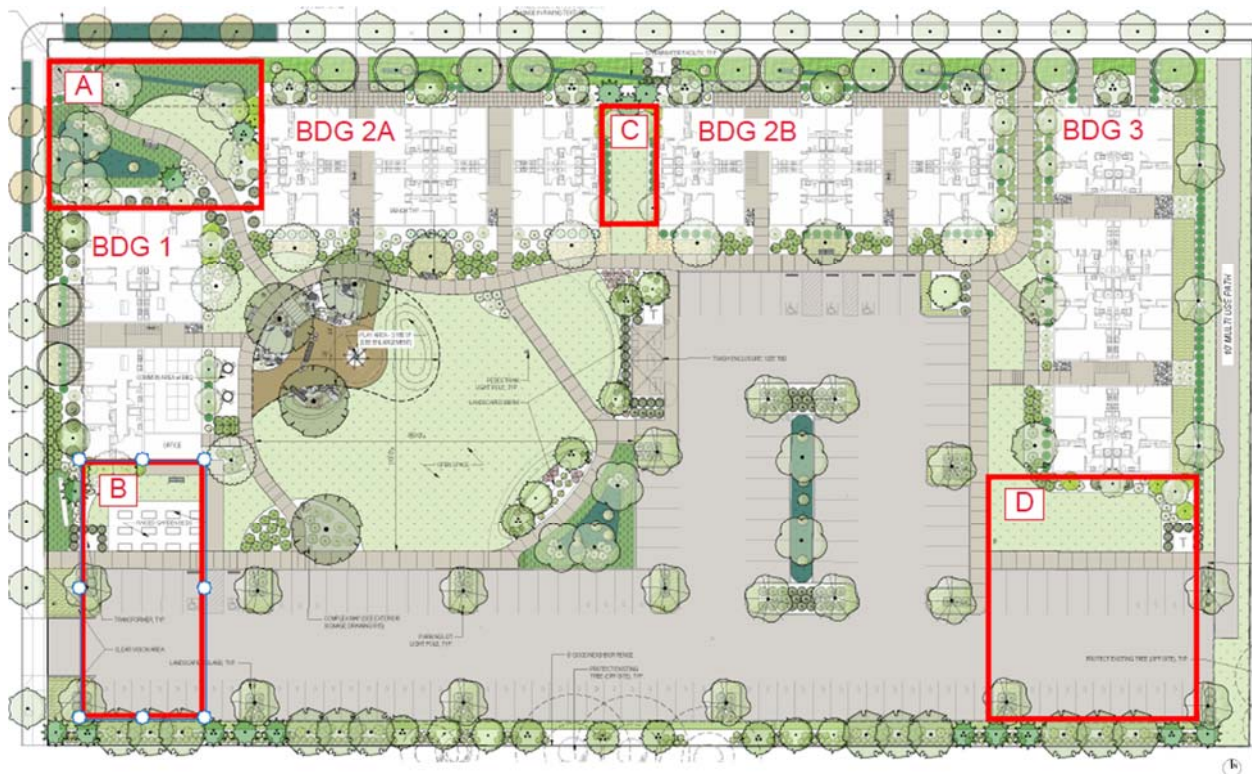


FIGURE B.

GUIDELINE: *Communal gathering areas shall be in a central location that provides for community surveillance and access control.*

RECOMMENDATION: There are four common areas that are not visible from any frequently used room as defined in this standard (A-D as shown in Figure B). The standard for 50 percent of units to overlook these common areas is not met. Area C is located in the center of the site and access is exclusively provided from an internal walkway; therefore, it is reasonably controlled. This area meets the guideline.

Areas A, B, and D are located on the edges of the site and with open access from the street or the multiuse path. These areas do not meet the guideline. The narrative has also not proposed a waiver based on a particularly creative aspect of the proposal. Staff recommends that with the building permit the applicant submit revised floor plans demonstrating that at least 50 percent of units adjacent to the following areas contain at least one window of a frequently used room overlooking that area: the common space and walkway north of Building 1, the community garden beds, walkway and parking are south of Building 1, and the common area, walkway and parking area south of Building 3. Frequently used rooms include kitchen, living rooms and dining rooms, but not bedrooms or bathrooms. The design shall be approved by the Manager. Should the revised design reflect visibility from less than 50 percent of units, then it shall be reviewed by the Design Commission.

Staff recommends the Design Commission find this guideline is met with Condition of Approval #6a.

7.0103(A)(3)(d)(3) - Addressing System. See the Addressing and Fire discussions and conditions of approval in the Agency Comments section of this Report.

This standard is met.

7.0103(A)(4)(c)(3) and 7.0103(A)(4)(d)(3) - Children's Play Area.

ISSUE: The applicant must either:

- Meet the 7.0103(A)(4)(d)(3) standard; or
- Meet the 7.0103(A)(4)(c)(3) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: A minimum of 50 percent of the minimum required shared open space shall be a children's play area. The minimum dimensions shall be at least 20 feet in length and width and at least 500 square feet in size for sites with a gross site area of 20,000 square feet or greater. The play area shall have at least three types of play equipment and be designed by a landscape architect or a playground recreation expert. The children's play area shall be centrally located where it is visible from 50 percent of the abutting units that front the space. Children's play areas shall be outside of the required yard setbacks and buffer areas. The area shall be enclosed by any or a combination of a 2.5 to 3-foot high wall, planter, or decorative fence, or by 18-inch high benches or seats.

PROPOSAL: The play area is 3,180 square feet. It is irregularly shaped and roughly 75 feet by 50 feet. It is visible from 93 percent of units facing it. Natural play elements are proposed including landform, boulders, log structures, and a dry creek bed. Per the applicant's narrative, "these features are consistent with the Pacific Northwest character and will promote a strong connection to nature and are meant to challenge children and ignite their imaginations. An enclosure is not proposed since the play area is separated from parking to the east and south by a large open green space, berming, and landscaping; buildings provide enclosure on the north and west. Benches have been placed to allow supervision around the perimeter of the play area."

GUIDELINE: *Children's play areas shall be designed to promote safety, creative play and exercise, and shall be adequate for the number of units in the development.*

RECOMMENDATION: The play area exceeds the size standard (a minimum of 2,983 square feet) by 197 square feet. It also exceeds the dimensional criteria. The Commission's discretion is requested based on the use of natural play features and the absence of a fence or other amenity to enclose the area. The play area was discussed at the Optional Design Commission Consult on July 17, 2019. The Commission was generally amenable to the conceptual play area plan that was presented. The Commission suggested providing plant material between the play area and the parking area to the south in order to buffer play from auto circulation (in lieu of enclosing the play area).

The iteration of the play area submitted with the development application includes a timberform play structure, grass play mound, and fallen log area among other features. Staff accepts the proposal as properly sized for the development and designed for movement. In order to facilitate safety, a condition is included that the applicant provide revised planting plans and schedule demonstrating landscaping that buffers the play area from the parking area to the south. With Condition of Approval #7a the play area meets the guideline. The design is subject to Manager approval.

Staff recommends the Design Commission find the guideline is met with Condition of Approval #7a.

7.0103(A)(5)(c)(6) and 7.0103(A)(5)(d)(6) - Yard Setback Trees.

ISSUE: The applicant must either:

- Meet the 7.0103(A)(5)(d)(6) standard; or
- Meet the 7.0103(A)(5)(c)(6) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: All yard setbacks shall be landscaped and shall have at least five deciduous shade trees per 100 lineal feet; this results in a requirement of 25 trees on the SE Stark Street frontage and 13 trees on the SE 127th Avenue frontage. Such trees shall be capable of at least 25 feet in height and spread at maturity. They shall be at least 10 feet in height and at least 2.5 inches in caliper size at the time of planting. New evergreen trees may substitute for the required deciduous shade trees on a one-for-one basis; they shall be capable of at least 25 feet in height and be at least 8 feet in height at the time of planting.

PROPOSAL: Per Sheet L2.1 Landscape Plan the building setback along SE Stark Street includes 21 trees which meet the size requirements (Hogan Cedar, Black Gum, Eastern Dogwood, and Magnolia). This area also contains six Heritage River Birch proposed at 1.75-inch caliper at the time of planting and one Hogan Cedar 6 feet at the time of planting.

The setback landscaping along SE 217th Avenue contains seven trees with sizes consistent with the standards (two Black Gum, two Magnolia, and three Hogan Cedar); six Heritage River Birch trees proposed at 1.75-inch caliper at the time of planting; and one Hogan Cedar proposed at 6 feet in height at the time of planting.

The applicant's narrative stated that the Heritage River Birch is proposed at 1.75-inch caliper at the time of planting because it is a fast-growing tree (36 inches per year). The narrative states that a combination of multi-stem flowering trees will buffer ground floor units and provide seasonal interest. Large conifer and shade trees will also provide variety along each frontage.

GUIDELINE: *The landscape plan shall provide sufficient vegetation including trees in the setback areas to create an attractive site and to buffer uses.*

RECOMMENDATION: Along the SE 217th Avenue frontage the applicant has met the total number of setback trees required (13 trees); however, seven trees will be undersized at the time of planting. The SE Stark Street frontage contains 28 trees compared to the standard of 25. Seven of the trees will be undersized at installation. Staff concurs with the applicant's narrative that diversity of trees is desirable. Staff feels that the selected tree species, shrubs, and stormwater facilities appropriately articulate the transition from the street to the ground level units.

Staff recommends that the Design Commission find that the guideline is met.

7.0103(A)(5)(c)(11) and 7.0103(A)(5)(d)(11) - Plant Sizes.

ISSUE: The applicant must either:

- Meet the 7.0103(A)(5)(d)(11) standard; or
- Meet the 7.0103(A)(5)(c)(11) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: New landscape planting sizes at planting are as follows:

- a) Deciduous canopy trees shall be a minimum of 2.5 inches caliper size;
- b) Deciduous ornamental trees shall be a minimum of 2.0 inches caliper size;
- c) Evergreen trees shall be a minimum of 6 feet in height;
- d) Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of 24 inches high from finished grade and a minimum of 1-gallon size at planting;
- e) Perennials shall be a minimum of 1-gallon size; and
- f) Ground covers shall be well rooted in either flats or a minimum of 1-gallon pots.

PROPOSAL: Per Sheet L2.2 Plant Schedule, the plantings meet the standard with the exception that deciduous canopy trees shall be 2.5 inches caliper at planting and Heritage River Birch are proposed at 1.75-inch caliper. In addition, there are several species listed in the shrub column that do not include a minimum planting height. There are also shrubs and ornamental grasses within the "trees" category.

The applicant's narrative states that smaller trees have a higher rate of survival and better growth rate than larger trees and the species are more available in smaller sizes. The applicant anticipates healthier smaller caliper stock to be available.

GUIDELINE: *The landscape plan shall be designed to provide a more mature appearance at installation.*

RECOMMENDATION: Heritage River Birch is proposed at 1.75-inch caliper, 0.75 inches under the required caliper. Should the standard not be met the applicant must demonstrate that the landscape plan will have a mature appearance upon planting. Staff observed

that although the Heritage River Birch are undersized there are Douglas Fir, proposed as 8 feet in height, which is greater than the requirement for evergreen trees to be a minimum of 6 feet in height at planting. Due to the increased planting height of evergreen trees, overall the landscape trees will appear sufficiently mature at installation.

The gaps of information in the planting schedule should be addressed to fulfill the standard. Staff recommends a condition of approval that with the building permit a revised plant schedule is submitted which shows:

- Shrubs, dwarf shrubs, perennials, and ground covers are labeled; and
- Evergreen and deciduous shrubs are 24 inches in height and a minimum of 1-gallon at planting or labeled as a dwarf shrub.

Staff recommends that the Design Commission find the guideline is met with Condition of Approval #7b and #7c.

7.0103(A)(5)(d)(13) - Landscape Maintenance. This standard is addressed under Section 7.0223 of this Report.

This standard is met with Condition of Approval #11.

7.0103(A)(5)(d)(14) - Buffering and Screening. The buffering and screening standards are evaluated under Section **9.0100 - Buffering and Screening Requirements** herein.

This standard is met with Condition of Approval #7d and #7e.

7.0103(A)(7)(d)(2) - Bike Parking. This standard requires compliance with Table 9.0851. Refer to the discussion in this section.

This standard is met with Condition of Approval #7g.

7.0103(A)(8)(d)(1) - Vehicular Circulation. This standard describes access and onsite vehicular circulation criteria. The applicable improvements and considerations are addressed in Agency Comments (Transportation and Fire).

The applicable standards are met.

7.0103(B) - Building Design.

7.0103(B)(1)(c)(1) and 7.0103(B)(1)(d)(1) - Long, Monotonous, Uninterrupted Walls.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(1)(d)(1) standard; or
- Meet the 7.0103(B)(1)(c)(1) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Structures shall not include long, monotonous, uninterrupted walls. Walls shall incorporate structural exterior wall offsets, projections, and/or recesses as a means of reducing the scale and improving the appearance of the building. Exterior wall offsets shall reflect the living unit modules when individual unit entries face the street. A minimum of 1-foot horizontal variation shall be used at intervals of 50 feet or less along the structure's primary façade on the ground floor.

PROPOSAL: The maximum undivided length of a street facing elevation is 50 feet (the north elevation of Building 3). The east elevation of Building 3 faces the multiuse path and is 60 feet in length. Street facing facades include undivided wall planes that span one or two living units and are up to 48 feet in length.

GUIDELINE: *Building(s) that front the public realm shall avoid long, monotonous, uninterrupted walls.*

RECOMMENDATION: The street-facing elevations meet the standard for wall divisions at no more than 50-foot intervals; however, the offsets on Buildings 2A and 2B do not reflect each living unit module. Where an offset is absent a metal downspout channel is located to create a visual distinction. Sheet A4.01 Building 2A Exterior Elevations and Sheet A4.01 Building 2B - Exterior Elevations do not indicate downspout and channel color. Sheet R7 Breezeway Stoop Perspective along Stark demonstrates that the color matches the window trim and panels (a contrast to the siding), but sheet R8 View Along Stark at Driveway - Pedestrian Path shows Building 2B contains metal downspouts and channels that are colored to match the adjacent siding. In order address the inconsistency and ensure a clear visual distinction staff recommends a condition of approval that with the building permit the elevations demonstrate that the color of the downspouts and channels match the color of the window panels and trim.

The applicant also proposes a window design, which contains a distance of 4.75 inches from the face of glass to the face of the window trim to create shadow lines that exceed the window recess requirement. Staff believes that with Condition of Approval #6e the combination of the window recess and the downspout channels interrupt the walls sufficient to meet the guideline.

Staff recommends that the Design Commission find that the guideline is met with Condition of Approval #6e.

7.0103(B)(1)(c)(3) and 7.0103(B)(1)(d)(3) - Building Base.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(1)(d)(3) standard; or
- Meet the 7.0103(B)(1)(c)(3) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: The top of the base shall consist of a distinct physical transition between the base and the upper floors. The base treatment shall be located on a majority of the length of

each building facade and shall wrap all visible building corners. The base height shall be from grade to a minimum of the top of the first floor and a maximum of the top of the second floor. The transition element (such as change in brick pattern and other materials, articulation of a floor line, change in window types, etc.) shall be compatible, where possible, with datums on surrounding buildings.

PROPOSAL: Fiber cementitious board lap siding with a 4-inch exposure is used as a siding material on roughly the upper two floors. It is proposed to be painted an alternate dark charcoal gray and white.

The building base consists of a fiber cementitious board and batten siding. The proposed battens are 5/4-inch by 4-inch (1-inch by 3 ½ inch nominal) spaced at 16-inches on center. The base will be painted a medium toned gray throughout the project. There is a 1½-inch trim board that is a continuation of the protruding window head trim that occurs at the siding transition. The base height is 8 feet. The distance from the ground level floor to the ceiling is 9 feet. The distance to the second floor sheathing is 10 feet, 2 5/8 inches.

GUIDELINE: *Buildings shall differentiate between the base of the building and the top of the building to enhance the pedestrian realm. Base treatment shall be cohesive across facades and integrated with the architectural character of the building.*

RECOMMENDATION: The shift from board and batten to horizontal lap siding creates a distinct physical transition as prescribed by the standard; however, the height of the base falls short of the minimum requirement (the top of the first floor). The base terminates 1-foot short of the ceiling height of the first floor. Staff has concerns about the lower base height creating the appearance of a squat first level but recognizes that the base height is coordinated with the top of the windows and the entry awning to create a simple and cohesive design as well as a clear horizontal datum. As a result, staff feels that the base design is sufficient to enhance the pedestrian realm and meets the guideline.

Staff recommends that the Design Commission find that the guideline is met.

7.0103(B)(1)(c)(4) and 7.0103(B)(1)(d)(4)(b) - Storage.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(1)(d)(4)(b) standard; or
- Meet the 7.0103(B)(1)(c)(4) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Storage facilities shall be provided for articles used outdoors such as barbecues, outdoor furniture, etc. The storage facility shall be a minimum 6 feet high and 24 square feet in area. The facility shall either be connected to each unit in a logical fashion as part of the building design or shall be easily accessible (such as in a central facility or garage) and capable of being locked.

PROPOSAL: The applicant's narrative described that each 2-bedroom and 3-bedroom unit contains 24 square feet of storage space. The 1-bedroom units contain 17 square feet of storage located in a closet in each unit with the exception of one 1-bedroom ADA unit, which contains a storage unit under the stairway in the adjacent breezeway. Thirty of the 82 units are 1-bedroom. Staff observed a storage room (approximately 800 square feet) on the ground level of Building 1 that is not included in the applicant's narrative.

GUIDELINE: *The Standard in Section 7.0103(B)(1)(d)(4) is required.*

RECOMMENDATION: A total of 29 1-bedroom units are 7 square feet shy of the standard and discretionary review is requested. A reason for a waiver of the standard is not provided in the application. Without information on how a waiver of this guideline is necessary to facilitate a particularly creative aspect of the proposal and considering that it appears a storage room is available on the ground level of Building 1, staff recommends that the application be brought into conformance with the standard. A condition of approval is provided that requires that with the building permit, the application submit revised floor plans which demonstrate that each unit has access to a storage facility a minimum 6 feet in height and 24 square feet in area.

Staff recommends that the Design Commission find that the guideline is met with Condition of Approval #6b.

7.0103(B)(2)(c)(1) and 7.0103(B)(2)(d)(1) - Street Facing Elevations.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(2)(d)(1) standard; or
- Meet the 7.0103(B)(2)(c)(1) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Street-facing elevations shall be divided into wall planes that reflect living unit modules. Generally, wall planes over 750 square feet shall be divided into distinct planes. This can be achieved by:

- a) Incorporating elements such as porches or decks into the wall plane;
- b) Recessing the building a minimum of 2 feet over 6 feet in width; or by
- c) Extending an architectural bay a minimum of 2 feet from the primary street facing façade.

PROPOSAL: The applicant's narrative describes that Building 1 has an undivided wall area of 1,382 square feet on the west elevation (facing SE 217th Avenue) and 1,747 square feet on the north elevation (facing SE Stark Street). Buildings 2A and 2B have continuous wall areas that are 1,321 square feet and 1,920 square feet facing SE Stark Street. Building 3 has a wall area of 1,755 square feet facing SE Stark Street.

The narrative states, “All of these wall areas are not perceived as continuous planes as the undulating gable roofs break the walls into unit-sized modules. Because the roof is so active, we feel the wall area does not need a lot of articulation...Additionally we have 12-inch wide metal downspout channels at the low gutters that work with these roofs to divide the wall planes. The scupper and downspouts will be inset into these channels and painted the same color as the windows/panels to break up the wall planes. See detail 6/A8.11 and rendering R7.”

The window recess requirement of 2 inches is also exceeded; a 3.25-inch distance from face of glass to the face of siding is proposed.

GUIDELINE: Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, or fenestration shall be incorporated to create simple and visually interesting buildings.

RECOMMENDATION: The window recess combined with the metal downspout channels work together to divide the wall planes. The combination the fenestration design and the vertical and horizontal datums created by the base delineation, downspout channels, and siding meet the guideline for a simple and visually engaging design.

Staff recommends that the Design Commission find that the guideline is met.

7.0103(B)(2)(c)(2) and 7.0103(B)(2)(d)(2) - Mechanical Equipment.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(2)(d)(2) standard; or
- Meet the 7.0103(B)(2)(c)(2) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Packaged Terminal Air Conditioners (PTAC), Package Terminal Heat Pumps, and similar systems that are visible, including from internal public or private areas, shall not be allowed.

PROPOSAL: PTAC units are not proposed. The design includes 6-inch by 6-inch mechanical louvers for kitchen, bath, and dryer venting shown on the submitted elevations. The locations of these vents include the center of the street facing elevations (adjacent to the downspout channels for Buildings 3, 2A, and 2B and in the center of each building module for Building 1). The metal wall vents are flush with the siding (see detail 6 on Sheet A8.20 - Exterior Details) and painted to match the siding. The narrative states that the applicant has, “taken care to be efficient with soffit within the units (that decrease ceiling height) and the area of this is shown dashed on all of our building plans. Additionally, we have located all louvers on non-street facing walls where possible to minimize the vents on the street elevations.”

GUIDELINE: *Mechanical equipment and individual through wall units shall not detract from building architecture and facade composition and be designed to minimize their visibility. Equipment shall not project beyond the adjacent finished wall plane and shall be screened and integrated into the building's overall architectural design, facade composition, and detailing.*

RECOMMENDATION: Six-inch by 6-inch louvers for venting are located on the elevations facing the street and internal private areas. The submitted details demonstrate that the vents are designed to be flush with the adjacent siding. The vents are also painted consistent with the surrounding wall plane to minimize their visibility.

Staff recommends that the Design Commission find that the guideline is met.

7.0103(B)(2)(d)(3) - Exterior Window Depth. The standard requires a 2-inch window reveal. There are inconsistencies between the applicant's narratives and the Window Details Sheet A8.31, which demonstrates a 4-inch window reveal. Since the submission the applicant has informed staff that they are proposing a 3.25-inch distance from the face of glass to the face of siding. The proposed window trim protrudes another 1.5-inches yielding a total distance from the face of glass to the face of the window trim of 4.75-inches. This meets the standard. In order to resolve inconsistencies a condition of approval is included that with the building permit revised details are provided that reflect a 3.25-inch distance from the face glass to the face of siding and window trim that protrudes another 1.5 inches.

This standard is met with Condition of Approval #6c.

7.0103(B)(2)(c)(4) and 7.0103(B)(2)(d)(4) - Street Facing Façade Windows.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(2)(d)(4) standard; or
- Meet the 7.0103(B)(2)(c)(4) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Windows shall occupy a minimum of 25 percent of the total street-facing façade.

PROPOSAL: The applicant has submitted Sheet R13 Window-Wall Area Diagram and Sheet R14 Window-Wall Area Diagram and a narrative demonstrating the following:

- Building 1's west elevation contains 20 percent windows. Building 1's north elevation contains 14 percent windows. It is set 65 feet back from the street.
- Buildings 2A and 2B contain north elevations which include 18.4 percent windows.
- The west elevation of 2A has 6 percent windows. It is set 92 feet back from the street.

- Building 3's north elevation has 20 percent windows.

Numerous windows feature an adjacent board and batten panel; the window "trim" contains both the window and the panel. The narrative states that this design makes the windows appear larger. The north façade of Building 3 is designed to be "more quiet with less fenestration." The proposal also includes a 3.25-inch window reveal.

GUIDELINE: Windows shall be used on the façade to provide articulation to the façade and visibility into the street.

RECOMMENDATION: The quantity of transparency was discussed at the Optional Design Commission Consult. The Commission expressed that the west elevation of Building 2A (containing 6 percent windows) was acceptable because it functions as a quiet counterpoint to the surrounding facades. At that time the Commission emphasized that the quantity of transparency that would be accepted is based on the quality of the façade composition and the reasons for the window sizes and locations. Since this time the window design has evolved to include a 3.25-inch reveal (exceeding the standard of 2 inches). The design also features projecting trim and adjacent panels with a vertical pattern. These layered elements provide articulation to the facades and are consistent with the guideline. As described in the narrative for Standard 7.0103(A)(3)(D)(2) - Outdoor Common Areas, all units facing SE 217th Avenue and SE Stark Street have living room windows which provide visibility into the street.

Staff recommends that the Design Commission find that the guideline is met.

7.0103(B)(2)(c)(5) and 7.0103(B)(2)(d)(5) - Prohibition of Blank, Windowless Walls.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(2)(d)(5) standard; or
- Meet the 7.0103(B)(2)(c)(5) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Blank, windowless walls are prohibited when facing a public street unless required by the Building Code. Blank walls are discouraged in all other situations. Where the construction of a blank wall is required and it exceeds 750 square feet, it shall be articulated.

PROPOSAL: The west elevation of Building 2A contains approximately 850 square feet of blank wall area. It is set back 92 feet from SE 217th Avenue. Landscaping, a stormwater facility, and a pedestrian path are between the right of way (ROW) and the building.

GUIDELINE: *Blank, windowless walls in excess of 750 square feet are prohibited when facing a public street unless required by the Building Code. In instances where a blank wall exceeds 750 square feet, it shall be articulated, or intensive landscaping shall be provided.*

RECOMMENDATION: As discussed at the Optional Design Commission Consult on July 17, 2019, this façade is set back from the street and provides a quiet counterpoint to the adjacent building facades. Creative and intensive landscaping is provided between this façade and the ROW. The façade composition in context is appropriate.

Staff recommends that the Design Commission waive the guideline.

7.0103(B)(2)(d)(7) - Mechanical and Communication Equipment Screening. Mechanical and communication equipment and components shall be screened so they are not visible from streets and other street level public spaces, including alleys. Rooftop equipment is not proposed. This standard shall be met with Condition of Approval #7i requiring that with the building permit the applicant submit site plans showing all mechanical and communication equipment are screened consistent with standard 7.0103(B)(2)(D)(7). The design is subject to Manager approval.

This standard is met with Condition of Approval #7i.

7.0103(B)(3)(c)(3) and 7.0103(B)(3)(d)(3) - Entrance Elements.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(3)(d)(3) standard; or
- Meet the 7.0103(B)(3)(c)(3) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Entrances shall be highlighted by incorporating two or more of the following elements:

- a) Landscaping (ground cover, shrubs, and trees) that emphasize seasonal color and interest;
- b) An entry courtyard;
- c) Ornamental glazing, railings, and balustrades;
- d) Prominent landscape feature, such as a trellis or an arbor;
- e) Ornamental gate and/or fence;
- f) Water feature; or
- g) Year-round site furnishings, including benches, tables and sitting areas.

PROPOSAL: As demonstrated on Sheet L2.5 Entry Vignette - Stark and Sheet L2.6 Entry Vignette - SE 217th Street, a variety of shrubs, trees, and ornamental grasses provide interest and diversity of color adjacent to the street facing entrances. The applicant's narrative proposes that option "b" entry courtyard is also met because, "the deeply landscaped setbacks act like an entry courtyard and create a transition zone...the transition is

strengthened by the steps and planters that create stoops on one of the breezeways for Building 2A and 2B.”

GUIDELINE: *Entries shall be highlighted and visible from the street.*

RECOMMENDATION: The entry areas do not meet the definition of courtyard, which includes being either enclosed or bordered on at least three sides by a building or buildings (Section 3.0103); therefore, only one of the prescribed options (“a,” landscaping) is provided and the proposal does not meet the standard. In lieu of one of the listed options, the entry doors are flanked with windows to create a larger unit of fenestration, which is covered by an awning. This covered entry area is 8.5 feet to 13 feet in length and effectively highlights the entries in a manner evident from the street.

Staff recommends that the Design Commission find the guideline is met.

7.0103(B)(3)(d)(4) - Building Entry for Apartment-Style Developments. This section requires that larger apartment style buildings feature an inviting entry into a shared lobby. The applicant’s design contains breezeways instead of common building entries. Contrary to the applicant’s narrative, this section is not applicable.

These standards are not applicable.

7.0103(B)(3)(c)(5) and 7.0103(B)(3)(d)(5) - Weather Protection.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(3)(d)(5) standard; or
- Meet the 7.0103(B)(3)(c)(5) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: All ground floor common entries or individual unit primary entrances shall be sheltered with a minimum 4-foot overhang projection. Sheltered entries shall not project more than 2 feet into a required yard setback.

PROPOSAL: Ground floor entries have steel plate canopies that are 3 feet, 6 inches deep. The canopy length varies from 8.5 feet to 13 feet.

GUIDELINE: *All ground floor common entries or individual unit primary entrances shall provide protection from the weather.*

RECOMMENDATION: The proposed canopies are 6 inches less than the required depth. The canopy length ranges from 8.5 feet to 13 feet, which is longer than typical for individual apartment unit entries. The length of the canopies will provide additional shelter from wind and precipitation; therefore, the guideline is met.

Staff recommends that the Design Commission find the guideline is met.

7.0103(B)(3)(d)(7) - Location of Building Entrances. This standard contains entrance criteria for mixed use developments. The proposal is exclusively multifamily. Contrary to the applicant's narrative, this standard is not applicable.

This standard is not applicable.

7.0103(B)(4)(c)(1) and 7.0103(B)(4)(d)(1) - Energy Efficiency.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(4)(d)(1) standard; or
- Meet the 7.0103(B)(4)(c)(1) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Buildings shall be designed to conserve energy by incorporating the following:

- a) Windows shall be operable by building occupants and shall be oriented to provide views of surrounding landscaping, streets, and natural areas;
- b) Windows shall be high quality, durable, and energy efficient with insulating double or triple panes; and
- c) Sunshades shall be designed to effectively limit summer sun and to allow for winter sun penetration.

PROPOSAL: All proposed dwelling units include living and bedrooms with operable casement windows, which are insulated and double paned. The design lacks sunshades. The alternate strategy proposed will exceed the State of Oregon Energy Code's insulation requirements in the following manners: R-23 blown-in fiberglass insulation shall be provided at the walls compared to R-21 batt insulation, R-49 blown-in fiberglass insulation shall be provided at the roof compared to R-38 insulation, and windows with a minimum U-0.29 insulative value are specified as opposed to U-0.35. The long axis of the Buildings 2A and 2B are oriented east-west.

GUIDELINE: *Buildings shall be designed to conserve energy by optimizing the collection of passive solar radiation through building orientation for winter.*

RECOMMENDATION: Sunshades are not provided; therefore, the design is inconsistent with the standard. The applicant's narrative proposes an alternate strategy for energy conservation, which will provide better overall thermal performance than the State of Oregon Energy Code requires. In addition to the proposed insulative values, the long axis of Buildings 2A and 2B are oriented east-west with largely unobstructed solar access to the south wall and roof in support of collective passive solar radiation. Staff recommends the following conditions:

- Prior to occupancy the applicant provide a certification from the insulation installer that R23 insulation is provided at the walls and R49 insulation is provided at the roof.

- With the building permit submittal, the applicant shall submit specification sheets for each window type demonstrating a minimum of U-0.29 insulative value.

Staff recommends that the Design Commission find the guideline is met with Conditions of Approval #6d and #8.

7.0103(B)(4)(d)(2) - Sustainable Materials. The applicant’s narrative indicates that at least 20 percent of building materials shall be manufactured within a 500-mile radius of the site in fulfillment of the standard. The standard is met with Condition of Approval #5c requiring that with the building permit the applicant provide verification of compliance from the development permit applicant or an appointed representative.

This standard is met with Condition of Approval #5c.

7.0103(B)(4)(d)(3) - Fencing. Per this standard fencing materials shall be durable and attractive. Plastic, vinyl, and chain link fencing are not permitted. The proposal includes wood fencing, which is consistent with the standard.

This standard is met.

IV. RESPONSE TO PUBLIC NOTICE

Written comments that were received as of the date of this Staff Report, if any, have been included as Exhibit C.

V. AGENCY COMMENTS

FIRE COMMENTS

FROM: Kyle Stuart, Gresham Fire

DATE: October 17, 2019

NOTE: Building permit plans shall include a separate “FIRE ACCESS AND WATER SUPPLY PLAN” indicating all of the following:

1. Provide fire flow per Oregon Fire Code Appendix B.
2. Prior to applying for a building permit provide a fire flow test and report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. OFC 507.3 & B-101.1
3. Temporary addresses of 6-inches shall be provided at each construction entrance prior to any construction materials arriving onsite. Prior to the building finals the site must meet Gresham Fire Addressing Policy. The policy has been uploaded to ePlan. OFC 505 & 3310
4. Required fire hydrants and access road shall be installed and approved prior to any combustible construction material arriving onsite. OFC 3312.1
5. Without knowing the building construction types or sizes, a public fire hydrant is required to be within 250 feet of the main entrance driveway. The furthest point on each building shall

be no more than 600 feet from a hydrant. Private fire hydrants shall be installed along the entire length of the fire access road with spacing no more than 400 feet apart. Show on the building plans where the nearest existing and new hydrants are located. Hydrants on the north side of SE Stark Street and on the west side of SE 217th Avenue will not be able to be used. Distances must be measured along the fire access road and cannot cross medians and landscaping as the hose is laid from the back of the fire apparatus. OFC Appendix C and 507

6. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch Storz adapter with National Standard Threads installed on the 4½-inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.
7. All Fire Department access roads shall be drawn to scale and shown clearly on plans. The access roads shall be constructed and maintained prior to and during construction. The minimum width is required to be 20 feet. The applicant shall show this dimension along the fire access. OFC 503.2.1 & D103.1
8. Required Fire Department access roads onsite shall be designed to support an apparatus weighing 75,000 lb. gross vehicle weight. Provide an engineer's letter stating the access road meets those requirements at the time of building permit submittal. OFC, Appendix D, Section D102.1
9. The turning radius for all emergency apparatus roads shall be 28 feet inside and 48 feet outside radius. OFC 503.2.4
10. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 feet to 26 feet wide require the marking on both sides. Indicate on the building permit plans. The policy is available upon request. OFC D 103.6
11. The building is required to be provided with fire sprinklers throughout. OFC 903
12. A fire hydrant shall be within 50 feet of the fire sprinkler system "FDC." OFC Appendix C 102.2 & NFPA 13E
13. A fire alarm system may be required for monitoring unless it meets the exception 3 of 903.4. OFC 903.4
14. Fire apparatus access roads must extend to within 150 feet of all portions of each building. Show these distances on the plan page. This must be measured as a hose would lay, meaning, this cannot cross sections of buildings, bio-swells, water basins, certain landscaping, etc. OFC 5
15. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be blue. They shall be located adjacent and to the side of the centerline of the access roadway on which the fire hydrant is located. In the case that there is no center line, assume a centerline and place the marker accordingly. OFC 508.5.4

SOLID WASTE AND RECYCLNG COMMENTS

FROM: Shannon Martin, Solid Waste and Recycling Program Manager

DATE: October 07, 2019

The height of the roof will need to be increased and an additional gate for the third container is needed. The following shall be provided:

1. A minimum width of 18 feet for the service gate on the north side.
2. A third gate to allow access to the 3-yard container on casters.
3. A roof height at the front of the enclosure of 15 feet to allow truck access.
4. Drop pins at the appropriate location to keep the gate panels in an open position of a minimum of 120 degrees during service.
5. A gate for the 3-foot wide pedestrian access on the south side of the enclosure that matches the materials of the north side service gate.
6. A minimum 4-inch concrete base slab pursuant to 7.0212(A)(11).
7. Damage prevention rails on the interior of the enclosure pursuant to 7.0212(A)(7)(b).

ADDRESSING COMMENTS

FROM: Amanda Lunsford, Administrative Analyst

DATE: June 30, 2019

The project site is currently unaddressed and identified as State ID 1S3E04AA 01300. The new assigned address that will be used by all future tenants will be released once the development application has been approved by staff.

The applicant and/or representative may contact the Addressing Coordinator at 503-618-2235 to obtain the new address before submitting for building permits. An official Notice of Address Assignment will be distributed to the applicable agencies after the decision has been made final. Addresses will be assigned in accordance with the City of Gresham Street Naming and Property Numbering Guidelines of Gresham Development Code Appendix 13.

There are four separate buildings on the site for a total of 82 apartment units. Each building will be identified with an alpha character beginning with the building located closest to the front of the property. The building letter is not part of the address. Each apartment unit will be assigned a unique apartment number indicating its location in the building. Posting of the addresses on the building is regulated by the Gresham Emergency Services Department. Please refer to the Fire Department. The proposed address is as follows:

588 SE 217th Ave.
Gresham, OR 97030

DEVELOPMENT ENGINEERING COMMENTS

FROM: Al Hagg, Development Engineering Specialist

DATE: November 26, 2019

The project is located at the southeast corner of the intersection of SE Stark Street and SE 217th Avenue, at 1S3E04AA 01300. The applicant is proposing the development of four multi-family apartment buildings. These buildings are anticipated to be three-story wood frame constructions on conventional slab on grade foundations. There will be a total of 82 units. Additional development includes a leasing office, storage, and associated site improvements to support development requirements.

The following comments are from Development Engineering and refer to the plans submitted by MWA Architects received August 6, 2019.

A5.000: GENERAL

Design and construction of all public facility improvements shall be in conformance with all applicable regulatory documents, including but not limited to the [Gresham Community Development Code \(GCDC\)](#), [Gresham Public Works Standards \(PWS\)](#), [Gresham Revised Code \(GRC\)](#) and [Stormwater Management Manual \(SWMM\)](#).

Prior to construction plan submittal, the applicant will schedule a pre-design meeting with Al Hagg, Development Engineering, at 503-618-2419 to discuss technical requirements, design and construction schedules, and to review processes. With construction plan submittal, the applicant will provide an engineer's estimate of the cost of public improvements (including private onsite stormwater detention and water quality systems), enter into an agreement with the City of Gresham for plan review and inspection services, and pay deposits based on the estimate. The applicant will provide a performance bond based on 110 percent of the engineer's estimate.

Approvable public facilities construction plans and performance bond are required prior to building permit approval. Approved plans are valid for one year, and all public improvements must be completed within two years of the Notice to Proceed unless otherwise approved by the Manager.

A right of way permit will be required before beginning any work in the public right of way.

Any project that includes construction of public facilities must comply with City of Gresham survey standards. Plans must reference City of Gresham datum, NGVD 1929, 1947 adjustment. Coordinates must be based on the Lambert State Plane Coordinate System, Oregon North Zone. Basis of bearing for all measurements should be from the City Control Network. Control Points can be found at www.GreshamOregon.gov/Maps/.

Public facilities construction plans will require the submittal of as-builts prior to close out. As-builts are submitted electronically and must comply with the City of Gresham CAD manual. The manual and CAD template can be found on the Public Facilities tab at: www.GreshamOregon.gov/ePlan/.

A5.100: SANITARY SEWER FACILITIES

Existing Sanitary Sewer Facilities and Approved Point of Connection

City Records show an existing 8-inch diameter concrete sanitary main in SE 217th Avenue, located approximately along the street centerline. Records also show an existing 8-inch diameter concrete sanitary main in SE Stark Street, located approximately along the street centerline. There is no existing service lateral to the property.

The applicant proposes to connect to the existing sanitary main in SE 217th Avenue. This configuration is acceptable. A new appropriately sized lateral shall be provided. If the lateral is 6 inches diameter or larger, the new lateral connection will need to be made at a new or existing manhole.

A5.200 & 9.0500: SURFACE WATER MANAGEMENT SYSTEMS

Approved Point of Discharge

The site lies in the Fairview Creek drainage basin. While not in the approved underground injection control (UIC) area, the proposed development borders the UIC area and is surrounded by developments that utilize infiltration systems. There is an existing public stormwater conveyance system at the intersection of SE 217th Avenue and SE Stark Street that directs stormwater runoff west. While this exists as an approved point of discharge after appropriate treatment and detention, onsite stormwater management by infiltration must be given priority consideration during design.

The applicant proposes to manage stormwater for water quality and flow control with a series of infiltration swales distributed throughout the site. The applicant has identified six distinct sub-basins onsite post-development and modeled each according to requirements in the SWMM. This configuration is acceptable. Site-specific infiltration testing has identified a layer of poorly draining silt soil material within the approximately first 5 feet of the onsite profile. Below this layer to the bottom of the test pits was found well-draining primarily gravel soil material. The applicant proposes to modify the City standard swale facility detail by adding depth to the facilities with drain layer material to reach the location-specific gravel soil material layer.

The applicant has also requested a variance to the typical separation setback requirements for stormwater facilities. The proposed variance of less than 5 feet setback from the property line in this case is acceptable, as the adjacent property is public sidewalk and planter landscape strip and the facilities would have minimal impact on them. Of higher concern is the proposed variance of less than 10 feet setback from the buildings, and that infiltrating groundwater could have an impact on the building foundations. However, if deep depth of groundwater and high infiltration rates are verified, with proper facility design this variance would be acceptable. A design modification request shall be required for the setback variance.

There is no requirement to treat existing stormwater runoff from SE Stark Street or SE 217th Avenue with the required frontage improvements. However, the City of Gresham has identified this project as an ideal opportunity to collaborate with the proposed development for stormwater management along the frontages. If the City and the applicant can agree to collaborate on the installation of public stormwater management facilities for the existing roadway impervious on SE Stark Street and SE 217th Avenue in conjunction with the required frontage improvements, the City will consent to provide reimbursement for the construction of

said facilities in excess of the required improvements. The City's participation is limited to a swale facility extending along the landscape strip of SE Stark Street and street tree wells extending along the frontage of SE 217th Avenue. The existing curb line would remain in place with slight modifications in the form of curb cuts to the facilities. Reimbursement would occur following construction and acceptance of the swale and street tree wells as part of the City's public stormwater infrastructure system.

Final Drainage Report

A final storm report as well as construction plans for both public and private water quality treatment and retention facilities shall be submitted for review at the time of building permit submittal. An impervious area plan will be required with the drainage report submittal. The plan will be required to show and quantify the existing impervious area (if any) and the added impervious area.

Source Control

Because the proposed use will have solid waste storage containers (dumpsters), it will also be subject to the requirements of Section 5.5 of the Stormwater Management Manual. This includes a paved and covered garbage area that is hydraulically isolated (no stormwater allowed to enter).

Erosion and Sedimentation Control Requirements

An NPDES 1200-C permit is required from the Oregon Department of Environmental Quality (DEQ). Information can be obtained from DEQ's website at: www.Oregon.gov/DEQ/wq/wqpermits/Pages/Stormwater.aspx.

Applications are processed directly through DEQ; the LUCS (Land Use Compatibility Statement) form is processed through the City of Gresham.

Erosion and sedimentation control must comply with the Appendix C of the Stormwater Management Manual and Section 9.0500 of the Development Code. Compliance with NPDES 1200-C permit requirements typically ensures compliance with City of Gresham standards.

Please note that no stormwater during the active construction period may be discharged into onsite infiltration facilities constructed with the project that are subject to DEQ's UIC program requirements.

A5.300: WATER FACILITIES

Rockwood Water Service Area Requirements

The site lies in the Rockwood Water People's Utility District. The applicant will need to contact Rockwood PUD at 503-665-4179 to determine water availability. Rockwood will provide the applicant with a form that states the pressure and available flow in the system so the City can determine if fire flow demands can be satisfied from the existing system. The applicant shall provide this form to the City.

All Rockwood waterlines and fire hydrants must be shown on the construction plans as well as proposed waterlines and any required easements. It appears that Rockwood Water has an existing 8-inch main in SE 217th Avenue and an existing 8-inch main in SE Stark Street.

The applicant proposes to use the 8-inch main in SE 217th Avenue for domestic and fireline purposes. This proposed configuration is under the purview of Rockwood Water.

The wastewater system development charge is calculated based on water meter size. Since the water service is provided by another jurisdiction, the applicant will need to provide meter size information to City of Gresham when building plans are reviewed.

OTHER

Overhead Utility Undergrounding

Overhead utilities shall be undergrounded along the SE Stark Street and SE 217th Avenue frontages in accordance with GCDC Appendix 5.510. High voltage power lines may be exempted if determined to be technically infeasible to underground. In these cases, the remaining overhead facilities, if any, must still be undergrounded.

Easements

All existing and proposed public and private easements must be shown on the construction plans submitted for building permit review. If no easements exist, a note must be added to the plans to that effect. In general, all proposed easements must be in place prior to construction plan approval.

High Pressure Gas Line

Our records show that SE Stark Street has an existing high-pressure gas line located north of the street centerline. The applicant should contact Northwest Natural Gas Co. to determine the exact location and requirements relating to development near the pipeline. The line and requirements will need to be shown on the construction plans.

TriMet Coordination

TriMet has requested coordination for public transit improvements with the proposed development. TriMet desires to consolidate eastbound public bus stops at an ADA accessible location along the project frontage of SE Stark Street. TriMet requests a bus landing pad in the landscape strip of SE Stark Street, just east of the intersection ramp. TriMet will subsequently install additional stop facilities. The requested public transit improvements are within reasonable scope for addition to overall required public frontage improvements and will, therefore, be conditioned with the development.

CHARGES AND FEES

System Development Charges (SDCs) can be estimated using the City's online calculator found at www.GreshamOregon.gov/SDC. A person challenging the calculation of a SDC or a Facilities

Charge (FC) must appeal within 10 calendar days of the issue date of the associated building permit. The appellant must file with the City Manager a written notice of appeal pursuant to GRC 1.05.025.

For required public improvements, the developer shall enter into a contract to pay City staff for plan review and inspection services. A deposit will be paid based on the engineer's estimate, and these services will be paid for at actual rates. A guarantee of completion will be required for 110 percent of the public improvement estimate.

Once the construction plans are approved, the City will begin charging a bi-monthly stormwater utility fee for the added impervious area. Reductions are available for projects that infiltrate their stormwater. The applicant must request this reduction during construction plan review.

For current Stormwater Utility Rates and to request a discount, visit:

www.GreshamOregon.gov/Stormwater-Utility-Rates/.

CONCLUSION

Findings submitted under each proceeding code section are generally consistent with the Community Development Code and the Public Works Standards. Conditions of approval will ensure that the Community Development Code and the Public Works Standards are met and adequate public facilities to serve this development are constructed.

TRANSPORTATION PLANNING COMMENTS

FROM: Jay Higgins

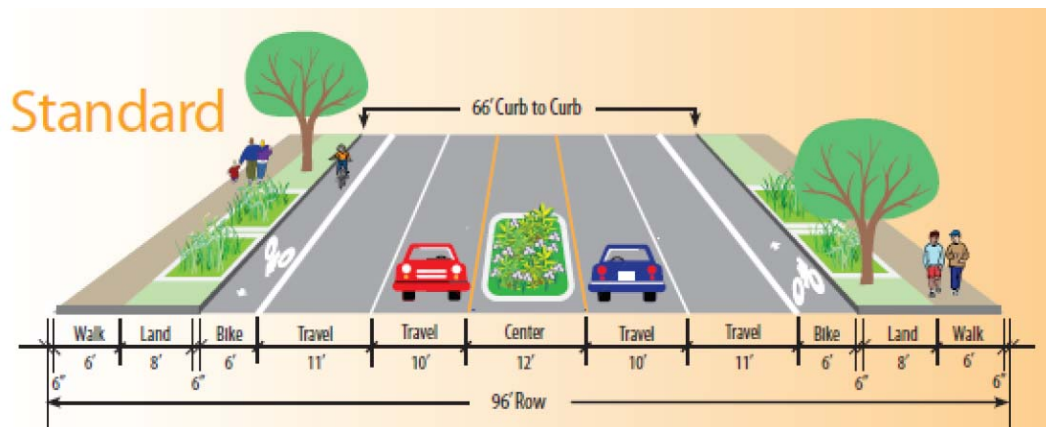
DATE: October 28, 2019

RIGHT OF WAY DEDICATION

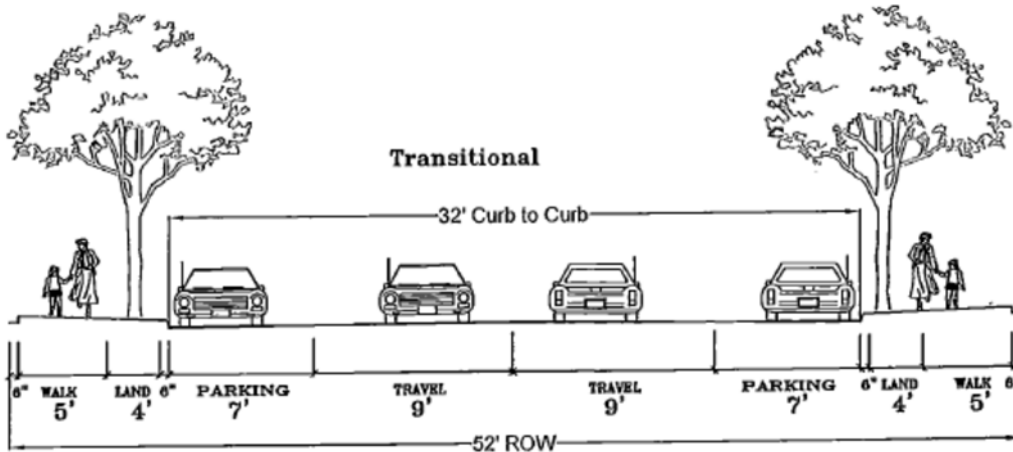
SE Stark Street is classified as a Standard Arterial requiring 48 feet of right of way (ROW) to roadway centerline. There is currently 40 feet of right of way to centerline. An additional 8 feet of ROW must be dedicated along the site's frontage to meet current standards. A Standard Arterial cross section is as follows.

The applicant is showing in the drawings an 8-foot dedication on SE Stark Street, which meets the standards.

Standard Arterial



SE 217th Street is classified as a Local Transitional Street requiring 52 feet of right of way and 26 feet to centerline. SE 217th Avenue is already dedicated to 60 feet and requires no further dedication. A Transitional Street cross section is shown below to inform the frontage needs.



FRONTAGE IMPROVEMENTS

Along SE Stark Street there are currently no frontage improvements behind the existing curb. The curb is in the correct location and does not need adjustment or replacement. To meet standards the applicant will need to construct an 8-foot planter strip with street trees and a 6-foot sidewalk behind a 6-inch curb. The applicant is showing a 6-foot sidewalk and 8-foot planter strip with street trees in the drawings, which meets the standard.

Along SE 217th Avenue there are currently no frontage improvements behind the existing curb. The curb is in an acceptable location, providing approximately 10 feet behind the curb to the right of way line. The 40-foot asphalt curb to curb width shall retain the existing centerline and parking striping. To meet standards the applicant is required to construct a 4-foot planter strip with street trees and a 5-foot sidewalk behind the existing 6-inch curb. The applicant is showing a 5-foot sidewalk and 4-foot planter strip with street trees in their drawings, which meets the standard.

Streetlighting with LED fixtures must be provided on all public street frontages at an appropriate spacing based on each street’s classification, per Section 6.02.14 of the Gresham Public Works Standards. The applicant’s drawings show the existing streetlighting on utility poles. As the applicant is required to underground the overhead utilities, new streetlighting poles are required at the appropriate spacing per the Gresham Public Works Standards.

PUBLIC PATH

Currently the SE Stark Street block between SE 217th Avenue and SE 223rd Avenue is approximately 1,290 feet long. As a Standard Arterial, SE Stark Street should have a block face of no more than 530 feet to provide connectivity options for pedestrians, bicyclists, and vehicles. A logical place for a future street would be on the east property line of the applicant’s

property, providing connectivity from SE Stark Street to the south. As there is existing development to the south of the applicant's property a street connection is not found to be feasible. However, a multiuse path appears possible as future redevelopment of the adjacent parcels will likely reconfigure the building arrangements and allow for connectivity to the SE Alder Drive cul-de-sac.

This Public Path is a Neighborhood Path under A5.508.3(a) as it provides neighborhood connections through blocks and promotes direct non-motorized travel. The path can be no less than 8 feet in width in a right of way or easement with Manager approval. The applicant is proposing a 10-foot path within a 15-foot easement. The path will be constructed from the edge of the parking lot to SE Stark Street, with the easement along the entire east property line. This location is the best option for connectivity to future public paths to the south based on property lines and existing development. The path width and easement width are sufficient for public paths that provide interior block connections. The path width, easement width, and location are approved.

DOLAN ANALYSIS

A Dolan Analysis was performed to ensure that exactions by the City are proportional to the project's impact to the City's transportation system. The dollar figures are standardized across the analysis using the best information that was available in 2017. The dollar figures do not represent actual costs to construct today, but they can be used to show the proportionality of exacted improvements relative to trip impacts.

A new apartment generates 7.32 trips per unit per day, for a total of 600.24 trips per day for the proposed development. The development has driveway access to SE 217th Avenue and is adjacent to SE Stark Street. A logical assumption of new trips is 100 percent of the new trips will use SE 217th Avenue and 80 percent of the new trips will use SE Stark Street. This provides a nexus between the proposed development and the required improvements.

First, a calculation for the total proportional exaction is created. SE Stark Street is a Standard Arterial street. A Standard Arterial has an average segment length of 4,930 feet with an assumed value of right of way at \$10 per square-foot and \$6,357,269 in frontage improvements, for a total of \$10,571,860 per segment. The average daily trips on a Standard Arterial are 19,892 of which the applicant's trips on SE Stark Street are 2.41 percent of the total. A Transitional Street has an average segment length of 351 feet with an assumed value of right of way at \$10 per square-foot and \$256,515 in frontage improvements, for a total of \$439,035 per segment. The average daily trips on a Transitional Street are 627 of which the applicant's trips on SE 217th Street are 95.80 percent of the total. This provides a proportional exaction of \$675,798.

$$(2.41\% * \$10,571,860) + (95.80\% * \$439,035) = \$675,798$$

Then a calculation for the required improvements is created. The 8-foot dedication of 504 feet in length is valued at \$10 per square-foot for a total dedication value of \$40,320. On the SE Stark Street frontage the applicant is constructing an 8-foot planter strip and a 6-foot sidewalk with a value of \$65,266. On the SE 217th Avenue frontage the applicant is constructing a 4-foot

planter strip and a 5-foot sidewalk with a value of \$36,637. Along the east property line the applicant is constructing a 10-foot public path of asphalt in an easement. The path can be valued at the same rate as the sidewalk on SE 217th Avenue: \$36,637. Even though the path is wider, asphalt takes less form work than a concrete sidewalk to construct and hence costs are estimated as roughly equivalent. As this path is in lieu of providing a buffer for the housing on site the easement is not valued. The total value of all required improvements is \$178,861.

$$(\$40,320 + \$65,266 + \$36,637 + \$36,637) = \$178,861$$

As the proportional exaction is \$675,798 and the total requirements are \$178,861 the analysis shows that all required improvements are proportional to the project's impact to the transportation system.

RECOMMENDATION

This application can be approved with the following conditions:

- A right of way dedication of 8 feet along the entire SE Stark Street frontage.
- Construction of an 8-foot planter strip and 6-foot sidewalk along the SE Stark Street frontage, including street trees and streetlights as required by the Gresham Development Code and Public Works Standards.
- Construction of a 4-foot planter strip and 5-foot sidewalk along the SE 217th Avenue frontage, including street trees and streetlights as required by the Gresham Development Code and Public Works Standards.
- Construction of a 10-foot public path in a 15-foot easement along the east property line, including streetlights as required by the Gresham Public Works Standards.

VI. RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of the Type III Design Review E for the construction of four multifamily buildings with 82 units, associated site improvements, and a Type II Future Street Plan.

If the Design Commission chooses to approve the proposal with conditions, the following conditions of approval are recommended.

Note that this recommendation for approval with conditions is based on the applicant's submitted narrative and plans and staff's analysis of the proposal based on Code compliance; any conditions are aimed at assuring the criteria are met when the applicant's narrative and plans do not provide enough information to assure each criterion is met. Consistency with the submitted plans is required. Where Code standards or guidelines could be met with conditions of approval, the finding "This standard or guideline is met by Condition of Approval____" is made.

GENERAL CONDITIONS

1. This approval is valid for one year from the date of decision (the end of the appeal period). An application for a building permit must be submitted within one year of this decision (per Section 11.0105). An extension, as permitted under Section 11.0106, is possible. Any changes to the plans must comply with the Gresham Development Code, City of Gresham Public Works Standards, the Building Code, and Uniform Fire Code. Changes to the plans that require a discretionary decision will be reviewed, at minimum, as a Type II procedure, except changes that affect standards under Sections 7.0103, which will be reviewed under a Type III procedure.
2. Engineering:
 - a. The applicant shall provide adequate public facilities and services including access, drainage, water and sanitary sewer, as applicable, per all applicable sections of Appendix 5 of the Gresham Community Development Code (GCDC), the Gresham Public Works Standards (PWS), the Gresham Stormwater Management Manual (SWMM) and the Gresham Revised Code (GRC).
 - b. The applicant shall schedule a pre-design meeting with Al Hagg, Development Engineering Specialist, at 503-618-2419 prior to construction plan submittal to discuss permit processes, technical requirements, design and construction schedules, and plan review processes.

WITH THE BUILDING PERMIT

3. Fire: All the following will need to be provided on a separate FIRE ACCESS and WATER SUPPLY page with the building permit plans.
 - a. Provide fire flow per Oregon Fire Code Appendix B.
 - b. Prior to applying for a building permit provide a fire flow test and report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. OFC 507.3 & B-101.1
 - c. Temporary addresses of 6 inches shall be provided at each construction entrance prior to any construction materials arriving onsite. Prior to the building finals the site must meet the Gresham Fire Addressing Policy. The policy is available through ePlan. OFC 505 & 3310
 - d. Required fire hydrants and access road shall be installed and approved prior to any combustible construction material arriving onsite. OFC 3312.1
 - e. Without knowing the building construction types or sizes, a public fire hydrant is required to be within 250 feet of the main entrance driveway. The furthest point on each building shall be no more than 600 feet from a hydrant. Private fire hydrants shall be installed along the entire length of the fire access road with spacing no more than 400 feet apart. Show on the building plans where the nearest existing and new hydrants are located. Hydrants on the north side of SE Stark Street and on the west side of SE 217th Avenue will not be able to be used. Distances must be measured along the fire access road and cannot cross medians and landscaping as the hose is laid from the back of the fire apparatus. OFC Appendix C and 507

- f. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch Storz adapter with National Standard Threads installed on the 4½-inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.
 - g. All Fire Department access roads shall be drawn to scale and shown clearly on plans. The access roads shall be constructed and maintained prior to and during construction. The minimum width is required to be 20 feet. Show this dimension along the fire access. OFC 503.2.1 & D103.1
 - h. Required Fire Department access roads onsite shall be designed to support an apparatus weighing 75,000 lb. gross vehicle weight. Provide an engineer's letter stating the access road meets those requirements at the time of building permit submittal. OFC, Appendix D, Section D102.1
 - i. The turning radius for all emergency apparatus roads shall be 28 feet inside and 48 feet outside radius. OFC 503.2.4
 - j. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 feet to 26 feet wide require the marking on both sides. Indicate on the building permit plans. The policy can be provided upon request. OFC D 103.6
 - k. The building is required to be provided with fire sprinklers throughout. OFC 903
 - l. A fire hydrant shall be within 50 feet of the fire sprinkler system "FDC." OFC Appendix C 102.2 & NFPA 13E
 - m. A fire alarm system may be required for monitoring unless it meets the exception 3 of 903.4. OFC 903.4
 - n. Fire apparatus access roads must extend to within 150 feet of all portions of each building. Show these distances on the plan page. This must be measured as a hose would lay, meaning this cannot cross sections of buildings, bio-swells, water basins, certain landscaping, etc. OFC 5
 - o. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be blue. They shall be located adjacent and to the side of the centerline of the access roadway on which the fire hydrant is located. In the case that there is no center line, assume a centerline and place the marker accordingly. OFC 508.5.4
4. Solid Waste and Recycling: Submit plans for the trash/recycling enclosure depicting the following:
- a. A minimum width of 18 feet for the service gate on the north side.
 - b. A third gate to allow access to the 3-yard container on casters.

- c. A roof height at the front of the enclosure of 15 feet to allow truck access.
- d. Drop pins at the appropriate location to keep the gate panels in an open position of a minimum of 120 degrees during service.
- e. A gate for the 3-foot wide pedestrian access on the south side of the enclosure that matches the materials of the north side service gate.
- f. A minimum 4-inch concrete base slab pursuant to 7.0212(A)(11).
- g. Damage prevention rails on the interior of the enclosure pursuant to 7.0212(A)(7)(b).

5. Sustainability:

- a. Site furnishings shall meet the sustainability requirement of Section 7.0103(A)(2)(d)(5). Provide documentation (manufacturers specs and a letter from the development permit applicant or appointed representative) describing how the selected site furnishings are constructed of 20 percent sustainably harvested or locally sourced materials. The documentation is subject to Manager approval.
- b. Provide documentation from the development permit applicant or appointed representative describing and verifying the use of minimum of 20 percent recycled content pavement or pavement base for hardscape elements such as sidewalks, paths, parking areas, and courtyards. The documentation is subject to Manager approval.
- c. Provide a letter from the development permit applicant or appointed representative verifying that at least 20 percent of building materials are manufactured within a 500-mile radius of the site. The documentation is subject to Manager approval.

6. Building:

- a. Submit revised floor plans and a written description demonstrating that at least 50 percent of units adjacent to the following areas contain at least one window of a frequently used room overlooking that area: the common space and walkway north of Building 1, the community garden beds, walkway and parking area south of Building 1, and the common area, walkway and parking area south of Building 3. Frequently used rooms include kitchen, living room and dining rooms, but not bedrooms or bathrooms. The design shall be approved by the Manager. Should the revised design reflect common space visibility from less than 50 percent of units, then it shall be reviewed by the Design Commission.
- b. Submit revised floor plans which demonstrate that each unit has access to a storage facility a minimum 6 feet in height and 24 square feet in area.
- c. Provide revised window details that reflect a 3.25-inch face of glass to face of siding and window trim that protrudes another 1.5 inches.
- d. Submit specification sheets for each window type demonstrating a minimum of U-0.29 insulative value.

- e. Submit revised elevations demonstrating that the color of the downspouts, downspout channels, window panels, and trim match on each building.

7. Site Plan:

- a. Provide revised planting plans and schedule demonstrating landscaping that buffers the play area from the parking area to the south. The design is subject to Manager approval.
- b. Submit a revised planting schedule which shows evergreen and deciduous shrubs are 24 inches in height and a minimum of 1-gallon at planting or labeled as a dwarf shrub.
- c. Submit a revised planting schedule which appropriately labels shrubs, dwarf shrubs, perennials, and ground covers.
- d. Submit revised plans (including but not limited to Sheet L1.2 Landscape Calculations and Details and Sheet L2.2 Plant Schedule) demonstrating a standard Type B Option 2 buffer parallel to the south property line. Gaps in shrubs may be provided where a landscape architect's statement is submitted that states the existing trees prevent the growth of shrubs.
- e. Submit revised plans (including but not limited to Sheet L1.2 Landscape Calculations and Details and Sheet L2.2 Plant Schedule) demonstrating half of a Type C buffer from the south termination point of the multiuse path to the south property line. Gaps in plant material may be provided where a landscape architect's statement is submitted that states the existing trees will prevent the growth of shrubs.
- f. Coordinate plans to reflect 62 compact vehicle parking spaces and 70 standard vehicle parking spaces.
- g. Submit revised site plans demonstrating four short-term bicycle parking spaces that comply with Section 9.0831(B) and specification sheets for short-term bicycle racks and long-term wall-mounted bicycle racks.
- h. Provide revised landscape and site plans demonstrating a hard surfaced, minimum 5-foot-wide walkway from each breezeway of Building 3 to the multiuse path.
- i. Submit site plans showing all mechanical and communication equipment screened consistent with standard 7.0103(B)(2)(D)(7) - Mechanical and Communication Equipment and that components shall not be visible at ground level from streets and other public spaces. The design is subject to Manager approval.

PRIOR TO BUILDING PERMIT ISSUANCE

- 8. Provide a certification from the insulation installer verifying that R-23 insulation is provided at the walls and R-49 insulation is provided at the roof.
- 9. Dedicate 8 feet of right of way along the entire SE Stark Street frontage.
- 10. Develop and record a 15-foot public access easement agreement adjacent to the east property line with the City of Gresham. Approval is at the discretion of City Attorney and

Urban Design and Planning. Submit verification of a Multnomah County recorded permanent public access easement.

11. The “owner” shall enter into and record a landscape maintenance agreement as approved by the City. The specifics of the agreement are also to include the provisions found in subsections (a) - (d) of 7.0103(A)(5)(D)(13). The City will provide the landscape maintenance agreement template upon request.

12. Engineering:

- a. A final stormwater management report as well as construction plans for the required water quality treatment and retention facilities shall be submitted for review at the time of construction plan submittal. The final drainage report shall contain calculations to show how the City’s water quality and detention standards will be met for the proposed development.
- b. A design modification to the standard setback requirements (from the property line and building foundation) shall be obtained for the proposed private stormwater infiltration facilities.
- c. If the City and the applicant can agree on a price for the installation of public stormwater management facilities for existing roadway impervious on SE Stark Street and SE 217th Avenue in conjunction with the required frontage improvements, the City will consent to provide reimbursement for construction of the facilities in excess of the required improvements. The City’s participation is limited to a swale facility extending along the landscape strip of SE Stark Street and street tree wells extending along the frontage of SE 217th Avenue. Reimbursement would occur following construction and acceptance of the swale and street tree wells as part of the City’s public stormwater infrastructure system.
- d. An NPDES 1200-C permit shall be obtained from the Oregon Department of Environmental Quality (DEQ) as the land disturbance exceeds one acre prior to grading permit issuance or prior to full building permit issuance, whichever occurs first.
- e. A streetlight plan for the street and sidewalk along the frontages per Section 6.02.17 of the PWS shall be submitted with the construction plans for building permit review.
- f. If proposed private onsite stormwater facility design deviates from the standards, guidelines, and maintenance requirements in the City of Gresham Stormwater Management Manual, a stormwater operations and maintenance plan and agreement with the City must be prepared and executed for said facilities prior to issuance of the building permit.

PRIOR TO OCCUPANCY

13. Installation of landscaping and irrigation system shall be provided prior to temporary building occupancy unless an appropriate financial guarantee (such as a cash deposit or

surety bond) is provided at a 110 percent value to insure said installation. Installation of landscaping and irrigation system shall be provided prior to any final occupancy.

14. Construct a 4-foot planter strip and 5-foot sidewalk along the SE 217th Avenue frontage, including street trees and streetlights as required by the Gresham Development Code and Public Works Standards.
15. Construct an 8-foot planter strip and 6-foot sidewalk along the SE Stark Street frontage, including street trees and streetlights as required by the Gresham Development Code and Public Works Standards
16. Construct a 10-foot public path in a 15-foot easement along the east property line, including streetlights as required by the Gresham Public Works Standards. The portion of the path from the south property line to 45-feet north of the south property line can be provided as fee-in-lieu of construction.
17. A TriMet eastbound bus stop shall be installed along the frontage of SE Stark Street, subject to TriMet approval.
18. Overhead utility lines shall be undergrounded along the SE Stark Street and SE 217th Avenue frontages in accordance with Section A5.510 of the GCDC.

End of Staff Report

All exhibits and plans referenced in this Staff Report are filed and maintained with the City of Gresham Urban Design & Planning Department and are available for review upon request.