

To: Historic Resources Subcommittee
 From: Mary Phillips, Senior City Planner
 Memo Date: November 6, 2019
 Meeting Date: November 13, 2019
 Subject: Discussion of Phase One of the Development Code and Process Updates (DCPU) Project and Proposed Section 5.0300 Historic Resources Overlay Update
 Attachments: A. Existing and Proposed Section 5.0300 Tables of Contents
 B. Annotated Draft Section 5.0300 Updates

This work session provides an opportunity for Staff and members of the Historic Resources Subcommittee to discuss the Development Code and Process Updates (DCPU) Project, particularly the project’s Phase One work updating Section 5.0300 Historic Resources Overlay.

BACKGROUND

The Development Code and Process Updates Project

The DCPU project is a multi-year program to identify and implement Development Code and development review process changes to make Gresham’s Code easier to understand, more efficient to navigate, and more responsive to today’s evolving development climate. The project will focus on targeted policy updates, restructured design district standards and guidelines, utilization of graphics rather than text for Code clarity and consistency, and development review process improvements that support high quality projects and clear, predictable reviews. DCPU efforts are divided into several phases and project tasks as outlined in the schedule below.

DCPU efforts to-date include performance of a code audit identifying issues and opportunities for improvement within the Development Code, an extension of the existing Innovative Housing Ordinance, and beginning drafting of targeted code updates and improvements to streamline multi-family residential and commercial development in the city’s corridors. Future work is anticipated to include: restructuring and refining the design guidelines and standards city-wide for ease of use and policy clarity, updating specific code sections that have been historically difficult to use, reorganizing and reformatting the full code for clarity and ease of use, and updating housing policies to allow for development of additional middle housing types.

Current: DCPU Phase One

Currently, work on Phase One of DCPU is underway, focusing on Code updates that are time sensitive, high priority, and policy neutral. The intent of this phase is to get small and high impact updates done up front, with minimal policy alterations.

Development Code and Process Updates (DCPU) Project Schedule

Project/Task	2019	2020	2021	2022
Primary Project Components/Code Updates				
Phase 1: Time sensitive/priority/policy-neutral updates (including Corridor Design District, Tree Code, and Historic Resources reorgs.)				
	■	■	■	
Phase 2: Design districts and design guidelines and standards, tree code policy updates				
			■	■
Phase 3: Code reorganization, reformatting, and remaining policy updates				
			■	■
Innovative Housing Ordinance Extension				
	■			
Middle Housing Policy Update				
		■	■	
Development Review Process Improvements				
	Ongoing			

UPDATES TO SECTION 5.0300 HISTORIC RESOURCES OVERLAY

Revisions to Section 5.0300 are proposed as part of DCPU Phase One as there are several recent updates to State law which necessitate changes to the City’s historic preservation regulations. Attachment B is an annotated draft of the proposed updates to Section 5.0300. The main changes are called out in red as either **removed text** or **new text**. Comments in the margin describe the proposed changes and where updates are required by State law a reference to the Oregon Administrative Rules (OAR) is provided. The following summarizes the proposed Section 5.0300 updates:

- *Reorganization:* The section will be reorganized to simplify code navigation and increase its ease of use. A few subsections will be removed and/or consolidated to reduce redundancy. See attachment A for a comparison of the existing and proposed tables of contents.
- *Language Clarifications:* Proposed Code updates include several minor, policy neutral language edits for content clarity, as well as renamed section titles which more clearly reflect section contents.
- *Resource Delisting:* The Ambleside House (2415 SE Ambleside) was demolished per application MIS 17-26000117, but has not been delisted yet. It will be removed from the Landmarks List as part of this update.
- *Changes to Comply with State Law:* Several State policy changes have occurred over the last few years which require updates to the Section 5.0300 policies. The main updates are summarized as follows:
 - *Designation procedures:* Updates to State law mean resources which get listed on the National Register can no longer be automatically listed on a local list. The Code will be updated so that National Register resources will be automatically eligible to be listed

(rather than automatically listed) on the City of Gresham Historic and Cultural Landmarks List as a Class 1 Landmark, which can be done under a Type I procedure with consent of the owner.

- o *Delisting:* Updates to State law clearly outline the only conditions under which a resource can be removed from a local list, delisting cannot be allowed for a reason not outlined in the law. The Code will be updated to reflect these conditions for delisting, and the appropriate review procedures for each condition added/updated.
- o *Review Procedures:* There are different review requirements and procedures for National Register Resources, City of Gresham Class 1 Landmarks, Class 2 Landmarks, and Landmark Objects. All review procedures will be updated and new ones added to reflect existing Code requirements and updates to State policies. The updated procedures for each of the different resource designation categories are listed and summarized as follows:
 - *National Register only:* These resources require a Type III review for demolition or relocation. State policies provide a list of review considerations for demolition applications, which have been included in the draft updated procedures for National Register resources.
 - *Both National Register and Class 1 Landmark:* These resources require Type III review for demolition, relocation, and exterior alterations. Updates to the review criteria for these resources reflect those provided in State policies and the existing review procedures and criteria.
 - *Class 1 Landmark:* These resources require Type III review for demolition, relocation, and exterior alteration.
 - *Class 2 Landmark:* These resources require Type III review for demolition.
 - *Landmark Object:* These resources require Type III review for demolition, relocation, and exterior alteration.

DCPU PHASE ONE NEXT STEPS

A draft timeline for adoption of the Phase One updates is outlined as follows:

Oct. 14, 2019: Urban Forestry Subcommittee discussion	Jan. 15, 2020: Design Commission draft code
Nov. 12, 2019: Neighborhood Coalition discussion	Feb. 10, 2020: Planning Commission draft code
Nov. 13, 2019: Historic Resources Subcommittee discussion	March 9, 2020: Planning Commission public hearing
Nov. 20, 2019: Design Commission discussion	April 21, 2020: City Council public hearing
Dec. 9, 2019: Planning Commission discussion	May 19, 2020: City Council enactment
Jan. 15, 2020: Public Open House	June 18, 2020: Code Effective