

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

REPORT DATE: April 29, 2020

TO: Design Commission

FROM: Terra Wilcoxson, Associate Development Planner

FILE NUMBER: DRE/LL/VAR/TR 20-26000001 - Albertina Kerr Workforce Housing

APPLICANT: Jeff Carr, Albertina Kerr

REPRESENTATIVE: Elisa Zenk, Ankrom Moisan Architects

LOCATION: 930 and 722 - 876 NE 162nd Ave., Portland OR 97230

PARCEL DESCRIPTION: 1N3E31BC 05900 and 1N3E31BC 06000

PROPOSAL: Type III Design Review E for the construction of a four-story, 150-unit apartment building with parking, a children's play area, a storage building, and other associated site improvements, a Type III Major Variance to the parking regulations, a Type II Minor Variance to the maximum building height, a Type II Tree Removal, and a Type I Lot Line Adjustment.

RECOMMENDATION: **Approval with Conditions of the Type III Design Review, Type III Major Variance, Type II Minor Variance, Type II Tree Removal, and Type I Lot Line Adjustment.**

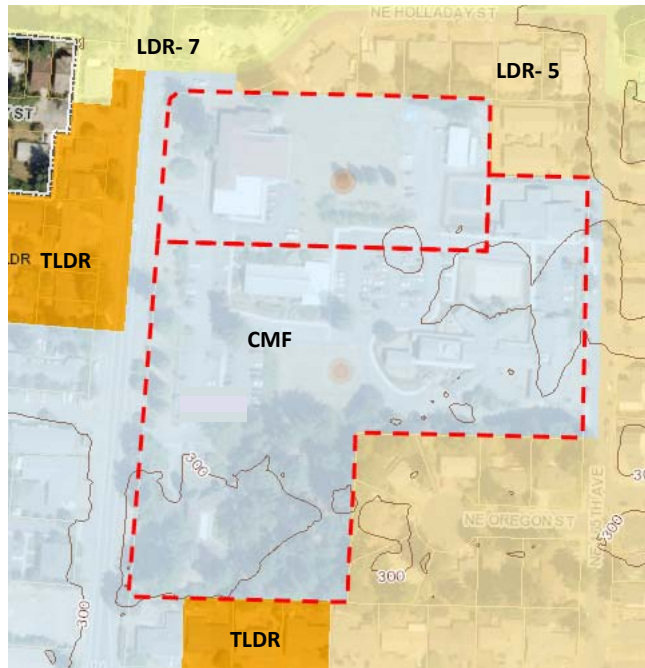
EXHIBITS: A. Vicinity Map
B. Application Package - Narrative and Plans
C. Public Comments/Engagement

I. FINDINGS OF FACT

- A. LOCATION:** The site is located on the southeast corner of the intersection NE 162nd Avenue and NE Holladay Street.
- B. ZONING:** The site is in the Corridor Multifamily (CMF) land use district.
- C. PROPOSAL:** The project would redevelop 2.9 acres (128,276 square feet) of a 9.7-acre site (422,734 square feet per Gresham GIS). The site is presently used as a residential treatment facility. The project includes the demolition of the Wynne Watts building and construction of a 100,548 square-foot multifamily development with 150 units contained in one four-story building. The project would incorporate associated site improvements including 129 parking spaces, a storage building, a children’s play area, shared open space, onsite stormwater treatment, and landscaping. The proposal includes a Minor Variance to the maximum building height, a Major Variance to the parking regulations, a Lot Line Adjustment, and the removal of 31 trees. The proposal will close one vehicular access on NE 162nd Avenue and develop an access on NE Holladay Street.
- D. SITE DESCRIPTION:** The site consists of a 9.7-acre campus on two parcels, which contain frontage on NE 162nd Avenue, NE 165th Avenue, and NE Holladay Street. The site is used as a residential facility and is developed with multiple buildings for residential and outpatient mental health treatment, administrative and training uses, as well as outdoor play areas, associated parking, drive aisles, and landscaping. A Trimet bus stop is located on the northwest corner of the site.

The site contains a Historical and Cultural Designation for the Louise Building and an adjacent grove of fir trees, which are situated south of the redevelopment area. There are no environmental overlays impacting the site. The redevelopment area is 2.9 acres and presently contains one vacant building previously used as a school, parking, and landscaping.

E. SURROUNDING LAND USES:



ZONING MAP

LDR- 7: LOW DENSITY RESIDENTIAL - 7
 LDR- 5: LOW DENSITY RESIDENTIAL - 5
 TLDR: TRANSIT LOW DENSITY RESIDENTIAL
 CMF: CORRIDOR MULTI-FAMILY

- The site is bordered on the east by NE 165th Avenue as well as single-family residential buildings and one apartment complex in the LDR-5 district.
- On the south, there are single-family residential developments in the LDR-5, TLDR and CMF districts.
- On the west, there is NE 162nd Avenue and a split of multi-family residential developments in the CMF district and single-family residential development in the TLDR district.
- On the north, there are single-family residential developments in the LDR-5 and LDR-7 districts and NE Holladay Street.

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 one written comment had been received. Public and neighborhood association comments can be submitted up until 24 hours before the May 6 hearing.

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 January 13, 2020 and deemed incomplete on February 4, 2020. The applicant submitted additional information

and concurrently requested to immediately be deemed complete. The application was deemed completed on March 12, 2020.

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)(1) and 7.0103(A)(3)(d)(1) - Front Door Orientation Surveillance.

7.0103(A)(3)(c)(3) and 7.0103(A)(3)(d)(3)(b) - Addressing System.

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)(7)(c)(1) and 7.0103(A)(7)(d)(1) - Entry Weather Protection.

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)(2) and 7.0103(B)(1)(d)(2) - Building Modulation.

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)(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)(3)(c)(6) and 7.0103(B)(3)(d)(6) - Door Materials.

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

7.0103(B)(5)(c)(1) and 7.0103(B)(5)(d)(1) - Materials.

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 May 6, 2020 Design Commission public hearing 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) and Major Variance (VAR) are Type III reviews. The Tree Removal (TR) and Minor Variance (VAR) are Type II reviews. The Lot Line Adjustment is a Type I 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 July 3, 2019; a neighborhood meeting (per 11.0800) was held November 11, 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 December 18, 2019.

The application was submitted on January 13, 2020 and deemed incomplete on February 4, 2020. The applicant submitted additional information and concurrently requested to be immediately deemed complete. The application was deemed completed on March 12, 2020. 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 March 20, 2020. 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 Wilkes East Neighborhood Association on April 15, 2020. The notice was also posted onsite on April 13, 2020. One public comment was received in response to the public notice prior to the issuance of this Staff Report. Other 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

4.0412 - Corridor Multi-Family (CMF). The Manager accepts the applicant's findings with the following clarifications and corrections.

4.0430(A) - Minimum Lot Size (4.0431). The project includes an application for a lot line adjustment. The adjustment would result in the areas associated with the multi-family development generally being contained on one parcel at the northwest of the site and the remainder of the campus would be on one parcel. The proposed lot sizes of 108,245 square feet (the northwest parcel, R061800990) and 314,477 square feet (R061800870) meet the standard for a 10,000 square-foot minimum lot size.

This standard is met.

4.0430(B) - Minimum Street Frontage (4.0431). The minimum street frontage is 100 feet. The street frontage for the proposed northwest lot is 350 feet on NE 162nd Ave and 84 feet on NE Holladay Street. The street frontage for the proposed south lot is 441 feet on NE 162nd Avenue and 405 feet on NE 165th Avenue.

This standard is met.

4.0430(C) - Minimum Lot Width/Depth Ratio. The minimum lot width to depth ratio is 0.5:1. Lot depth is defined in Article 3 as the perpendicular distance measured from the mid-point of the front lot lines to the mid-point of the opposite, usually the rear, lot line. Lot Width is the perpendicular distance measured between the mid-points of the two principal opposite side lot lines and at approximately right angles to the lot depth. The existing north lot is 236 feet in width, and 503 feet in depth yielding a 0.5:1 ratio. The proposed north lot is 261 feet in width and 432 feet in depth, yielding an 0.6:1 ratio.

The existing south lot is 370 feet in width and 710 feet in depth, yielding a 0.5:1 ratio. The proposed south lot is 414 feet in width and 729 feet in depth, yielding a 0.5:1 ratio.

This standard is met.

4.0430(D) - Minimum Floor Area Ratio is not applicable in the CMF land use district.

This standard is not applicable.

4.0430(G) - Minimum Building Setbacks and 4.0430(H) Maximum Building Setbacks. The minimum and maximum front and street side building setbacks for the proposed building are evaluated in Section 7.0103(A)(1)(d)(1) of this Staff Report. The proposed lot line adjustment will not impact the front and streetside setbacks for the existing buildings. There are no maximum rear and interior side setbacks for the CMF land use district. Interior side setbacks are 0 feet and rear are 15 feet, and with the proposed lot lines the existing buildings will be in conformance with these setbacks.

These standards are met or evaluated in Section 7.0103(A)(1)(d)(1).

4.0430(K & L) - Minimum and Maximum Off-Street Parking Required. These standards are evaluated in Section 9.0851 - Minimum/Maximum Auto Parking Standards and 9.0853 - Exceptions to Minimum Parking Space Standard of this Staff Report.

4.0430(M) - Screening and Buffering compliance is evaluated under Section 9.0100 in this Staff Report.

4.0433(A) - Minimum Setback. This standard is met because the minimum setback distances have been determined in conformance with the definition for “Setback” as specified in Section 3.0103.

This standard is met.

4.0433(C) - Setbacks for Single Family Attached Dwellings is not applicable because single-family attached dwellings are not proposed.

This standard is not applicable.

4.0434(A) - Building Height Upper Façade Window Treatment applies exclusively to new commercial and mixed-use buildings. Attached dwellings on a single lot are proposed.

This standard is not applicable.

4.0434(C) - Building Heights for Single Family Attached Dwellings applies solely to single-family attached dwellings. Attached dwellings on a single lot are proposed.

This standard is not applicable.

4.0435 - Transit Design Criteria and Standards. Per Table 4.0430, Transit Design Criteria and Standards are applicable. However, this criteria applies exclusively to designated Design Streets as shown on Figure 7.0210 and proposals in Station Center lands that are not within the Rockwood Design District. Additionally, Section 7.0210(B)(8) and Section

7.0210(B)(10)(b) do not apply as the development is not within the Rockwood Design District.

These standards are not applicable.

4.0442 - Solar Energy Standards for Corridor District and 10.0911 - 10.0914 - Solar Energy

Systems. Solar energy systems are classified as either small, medium or large systems. Small and medium systems are permitted uses. Large systems require a special use review.

A rooftop photovoltaic (PV) system (as defined in 10.0912(A)) on the building and carport is proposed and shown on Sheet DR 2.04 Roof Plan, Sheets DR 3.01-DR 3.03 - Elevations, and Sheet DR 4.03 Canopy Details. The PV panels do not extend above the peak of the gable roofs. The panels appear to be parallel to and not more than 18 inches from the roof forms, with the exception of panels on the flat central portion of the roof. In addition, the historical overlay on the southern portion of the campus does not apply to the redevelopment area.

It is staff's understanding that the applicant is continuing to fine-tune the solar energy system. A system over 100kw would be a large scale system requiring a Type II Special Use Review. A condition of approval is included requiring that the applicant provide specifications and details for the solar energy system and apply for a Special Use Review for a system over 100kw.

These standards are met with Condition of Approval #11b.

6.0010 - Lot Arrangement. This standard requires that there be no foreseeable difficulties in securing building permits to build on all lots in compliance with the Gresham Development Code. Per Sheet C0.30 - Preliminary Lot Line the proposed south property line overlaps a portion of the existing north Chapel wall. Per Sheet C0.32 - Preliminary Lot Line, the south property line appears to be a minimum of 3.5 feet from the north façade of the existing Chapel. The proposed south lot line also appears to overlay proposed carports. In order to follow the building code, a 10-foot distance or other distance approved by the Building Department is required between structures and the adjusted south property line.

This standard is met with Condition of Approval #5.

6.0101 - Lot Line Adjustments and Lot Consolidations and 6.0111 - Lot Line Adjustment Final

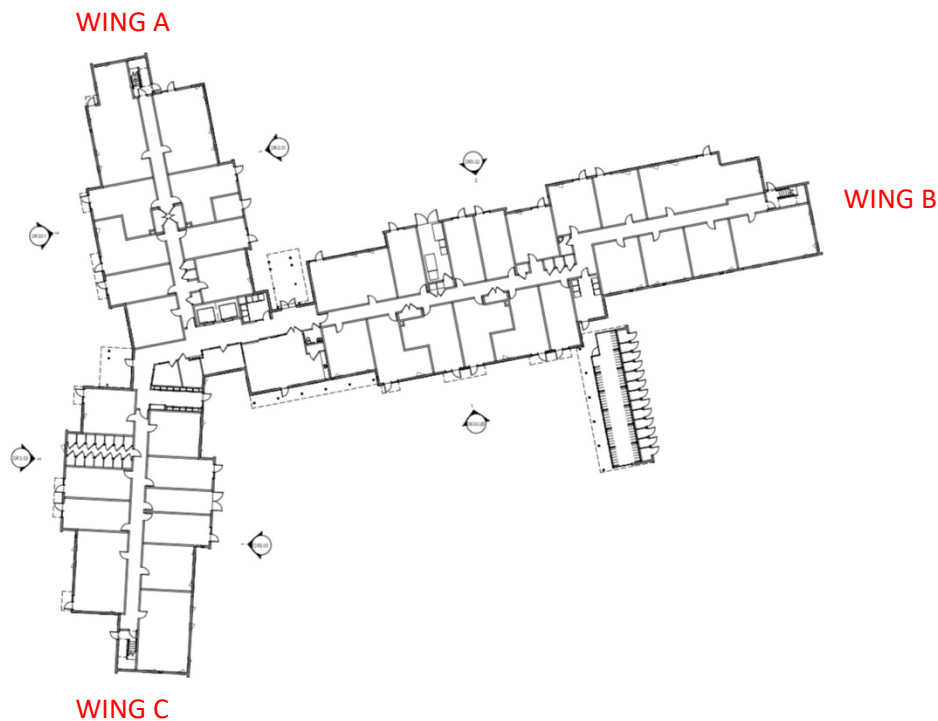
Survey Map. The proposed lot line adjustment is a Type I procedure, which is being processed with the project's design review application. All applicable requirements of the Community Development Code apply and are evaluated in the applicant's narratives and this Staff Report. The applicant shall submit a final survey map and adjusted legal descriptions. The final map shall comply with the approved preliminary plan and shall comply with the applicable requirements of ORS Chapters 92 and 209. The approved final map, along with the deeds transferring ownership, must be recorded with Multnomah County Deed Records.

This standard is met with Condition of Approval #5.

6.0112(A) - Situations When a Replat is Required for Lot Consolidation. This standard is not applicable because a lot consolidation is not proposed.

This standard is 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 includes a solid waste compactor and a solid waste and recycling collection area in Wing B with an adjacent loading area. Refer to the Agency Comments section (specifically, Solid Waste and Recycling) for an evaluation of the proposed design and the conditions of approval.



BUILDING PLAN DIAGRAM, LEVEL 1

This standard is met with Conditions of Approval #10a-d.

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 #20.

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, #18a-c, #21a-b.

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 #17.

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 with Condition of Approval #16d.

8.0202 - Design Review Standards. The existing campus south and east of the redevelopment area is considered a non-conforming development. Per this standard, compliance with the items bulleted below is required for the entire site. However, the applicant shall not be required to spend more than 10 percent of project costs on these improvements.

- Street facing façade upgrades (consistent with the Design District);
- Buffering and screening;
- Street tree planting;
- Parking lot landscaping;
- Pedestrian circulation connection;
- Bicycle parking; and
- Carpool/vanpool parking.

The applicant has submitted Sheet L2.01 - Site Code Calcs and Non-Conforming Upgrades. The plan proposed buffering and screening along the property lines and new interior drive trees. Staff has observed substandard conditions for onsite pedestrian walkways and is unsure of the campus' conformance to bicycle parking standards. A condition of approval is included that, prior to the building permit application, the applicant shall evaluate the onsite pedestrian circulation system and bicycle parking and coordinate with staff regarding the plan to upgrade the campus. Improvements shall not exceed 10 percent of the project costs. The upgrade plan is subject to Manager approval.

This standard is met with Condition of Approval #6.

9.0100 - Buffering and Screening Requirements. Table 4.0435 specifies that screening and buffering is required in the CMF district. Staff accepts the applicant's findings with the following corrections and clarifications.

9.0110(E)(1). Buffer trees are proposed to be 25 feet in height and spread at maturity or larger.

This standard is met.

9.0110(F)(1). Per this standard and Condition of Approval #20, a City representative will perform a final landscape inspection. Installation of landscaping and irrigation system shall be provided prior to temporary or permanent 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.

This standard is met with Condition of Approval #20.

9.0110(F)(2-5). Maintenance of required planting shall be carried out by the owner. The owner of the property shall be responsible for installing and maintaining landscaping per the approved final landscape plan. The establishment period for the plant material guarantee will begin at the final certificate of occupancy inspection approval to two years from that date, then any plantings that are 20 percent dead or greater shall be replaced. The property owner shall enter into and record with the City a landscape maintenance agreement.

This standard is met with Condition of Approval #17.

9.0110(G)(2)(c). The application generally complies with the intent of the buffer and screening standards. While the north alternative buffer includes a decreased width and a fence in lieu of a wall, the quantity of shrubs is increased to 53 shrubs per 100 linear feet (from the standard of 50 shrubs per 100 linear feet) and includes a row of evergreen shrubs (Burkwood Osmanthus and Arbus Unedo Compacta) approximately 10 feet in height at maturity. In addition, neighboring tree preservation is a mitigating factor for the screening material. The narrative for Section 9.0110(G)(2)(c) selects not applicable for similar noise absorption properties. However, this sub-standard applies. In order to fulfill this standard, with the building permit the applicant shall demonstrate that the materials used for the north buffer area shall have similar noise absorption or reflection properties (such as by providing Noise Reduction Coefficient ratings or Sound Transmission Class data for barrier materials) as the standard.

These standards are met with Condition of Approval #14.

9.0111(B)(1). This standard is not applicable because there are no structures within 35 feet of the property line.

This standard is not applicable.

9.0202(A) - Driveway Clear Vision Area. Staff accepts the applicant's narratives for this section; however, Sheet L1.00 - Planting Schedule and Notes does not include the height at maturity of shrubs in the clear vision area. A condition of approval is included in this Staff Report which requires that with the building permit the applicant provide a revised Sheet L1.00 Planting Schedule and Notes showing a height at maturity of less than 3 feet for all plantings in the clear vision area. Plant substitutions are subject to Manager approval.

This standard is met with Condition of Approval #16a.

9.0301 - Generally Utility Easements. Contrary to the applicant's narrative an 8-foot wide general utility easement along the lot lines abutting the right of way (ROW) is not required or proposed.

This standard is not applicable.

9.0400 - Fencing. Staff concurs with the applicant's narratives for this section with the clarification that barbed or razor wire fencing are not proposed.

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 #3a-c, #8a-b, and #19a-b.

9.0800 - Parking Standards. The following standards are evaluated in the applicant's narratives and Section 10.1530 - Major Variance of this Staff Report: 9.0825(A) - Parking Space Dimensions; 9.0823(C)(5)(d) - Planting Bays; 9.0823(C)(2)- Parking Area/Building Buffer; 9.0824 - Pedestrian Circulation and Walkway; 9.0825(B) - Standard to Compact Stall Ratio; and 9.0823(B)(3)(b) - Minimum Tree Planting Mature Size.

9.0820 (A-D) - General Location and Surface Parking Lots provides criteria for proposed parking not located on the same or an adjacent lot. The proposal provides parking on the same lot as the building.

These standards are not applicable.

9.0822(A)(2) - Curb Cut/Access Points. Street access points shall be the minimum necessary. The proposal will develop an access point on NE Holladay Street. In order to provide the minimum access points, one access on NE 162nd Avenue will be closed. Access points have been approved by Transportation. See the Agency Comments section for more details.

This standard is met.

9.0822(A)(4)(a) - Driveways/Drive Aisle Width. Per this section driveways shall have a minimum paved width of 20 feet for two-way circulation and 12 feet for one way, unless otherwise specified in Section 9.0822(A)(4)(b). Per Sheet DR 1.00 - Site Plan the minimum driveway width is exceeded.

This standard is met.

9.0822(A)(4)(b) applies exclusively to residential developments with six units or fewer. The proposal includes 150 units.

This standard is not applicable.

9.0822(A)(4)(c) specifies that driveways shall not occupy a yard setback or buffer except to pass through these areas for connectivity. The proposed driveways exclusively pass through yard setbacks and buffers for the purpose of connecting to public streets.

This standard is met.

9.0822(A)(6) - Setbacks for Parking and Drive Aisles. Parking spaces do not encroach into front and street-side setbacks.

This standard is met.

9.0822(A)(11) - Clear Vision Area is addressed in Section 9.0200 of this Staff Report.

This standard is met with Condition of Approval #16a.

9.0823 - Landscaping of Parking Lots.

9.0823(B)(1) - Existing Vegetation Retention. Refer to Sections 9.1032(E) - Tree Protection Measures, 9.1034 - Tree Removal During Development, and 9.1035 Tree Replacement During Development for a discussion of the tree retention efforts.

This standard is met with Conditions of Approval #4 and #12a.

9.0823(B)(2) - Permanent Irrigation. The applicant's narrative acknowledges that the project will include a permanent, automatic, below-ground irrigation system consistent with this standard. With the building permit submittal the applicant shall provide a permanent, automatic, below-ground irrigation plan.

This standard is met with Condition of Approval #16f.

9.0823(C)(5)(a) - Number of Trees. Contrary to the applicant's narrative 129 parking spaces are proposed, resulting in 14 required parking lot trees; a total of 32 trees are provided.

This standard is met.

9.0830 - 9.0832 - Bicycle Parking Standards. Staff accepts the applicant's findings with the following clarifications. The applicant's narrative refers to Sheet DR1.00 - Site Plan for the location of the bicycle parking sign; however, the required short-term bicycle parking spaces are visible from the street. Therefore, a sign is not required. The inclusion of a sign is at the discretion of the applicant. The application did not include specification sheets for the proposed short-term and long-term bike rack models. As a result, submittal of bike rack cut sheets is a condition of approval.

The applicable standards are met with Condition of Approval #16i.

9.0851 - Minimum/Maximum Auto Parking Standards and 9.0853 - Exceptions to Minimum Parking Space Standard. As noted in the applicant's narrative, 235 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 professional engineers, Julia Kahn and Chris Brehmer, dated February 27, 2020, to substantiate a reduction to the minimum required parking spaces. The proposal includes 129 parking spaces, which is a 45 percent reduction. The proposal also includes the elimination of 49 existing campus spaces that will be associated with the construction of the housing. The parking study measured parking demand at other affordable housing developments within the Metro area to understand the potential parking needs of the proposal. The study reports,

"...on average, other similar developments have a maximum observed demand of 0.81 spaces per unit...Albertina Kerr is proposing a variance to allow 0.86 spaces per unit, a level consistent with the observed supply needs at other affordable locations.... we conclude that the supply proposed by Albertina Kerr is appropriate to accommodate the housing's parking demand. Further, upon occupancy of the housing, the overall campus will include 256 parking spaces whereas the maximum estimated demand for campus uses (including the housing) is 220 spaces, thereby resulting in an overall parking utilization of 86 percent during the weekday mid-day and less than 60 percent on evenings and weekends. Therefore, based on the mid-day and evening capacity available, it appears that any atypical parking needs can be absorbed by the overall campus parking and any remaining spillover parking will not measurably impact the parking experiences of the surrounding residences."

These standards are met.

9.0901(A)(3) - Projections. The applicant's narratives are accepted with the exception that on the west side of Wing A the eave projects 5 feet into the 5-foot minimum front setback. Per this standard, eaves and similar incidental architectural features may project no more than 2 feet into any required yard. However, when the Multifamily Design Guidelines and Standards apply, the front and street side setbacks are given discretionary review under Section 7.0103(A)(1)(d)(1).

This standard is not applicable.

9.1000 - Tree Regulations.

9.1032(D) - Prior Written Approval. Contrary to the applicant's narrative, the tree plan shows trees designated for protection. A condition of approval will require the applicant to submit a statement acknowledging that no trees designated for protection shall be removed without prior written approval from the Manager.

This standard is met with Condition of Approval #12c.

9.1033(C - E and G) - Street Tree Spacing. In some areas the proposed frontage design falls short of the required one street tree for every 30 feet of frontage (minus the clear vision area and driveways). With the building permit the applicant shall demonstrate one street tree for every 30 feet of frontage (minus the clear vision area and driveways). However, per Section 9.1033(D, E, and G) should approved infrastructure prohibit street tree planting, the applicant shall pay into an in lieu fee proportional to the reduction in street trees.

These standards are met with Condition of Approval #16g.

9.1032(E) - Tree Protection Measures, 9.0134 - Tree Removal During Development, and

9.1035 - Tree Replacement During Development. A Type II Tree Permit is required because more than six regulated trees are proposed for removal. The arborist evaluated 170 trees within and adjacent to the redevelopment area as well as at the perimeter of the campus. Twenty-nine of the trees on the site are proposed for removal based on construction and grading. Two trees (Trees 165 and 166) are dead and recommended for removal. No tree removal is proposed for the grove of historic trees situated east of the historic Louise Building.

Trees #1-3 are on the adjacent property to the north, which is not owned by the development permit applicant. Tree #4 is north of the proposed building. Trees #84-89 are adjacent to the frontage improvements south of the redevelopment area. The proposal shows a curb-tight sidewalk to provide room for Trees #84-89 root protection zones. Tree #90 is in the ROW at the southwest corner of the property. These trees are generally 32-inch diameter at breast height (DHB) or greater (up to 65-inch DBH). Each of these trees are proposed for retention; however, the arborist's report states: "the currently proposed grading plan does not include sufficient information to ensure adequate protection of trees 1 through 4, 84 through 89, and 90. The final grading plan shall be reviewed and approved in coordination with the project arborist to help minimize tree impacts." **Removal of Trees 1-3 are not permitted as property owner permission has not been submitted.** Approval with conditions of the new landscape and buffer plan (which specifies tree planting) is recommended by staff and a mitigation plan is not required for this application. The following conditions of approval will bring the application into compliance with the standards:

- Prior to building permit submittal, the applicant shall work with staff and the project arborist to facilitate the retention of Trees #1-4 and #84-90. Should retention of any of these trees not be viable, the applicant shall submit a tree removal permit applicant or tree removal exemption form, as applicable. In the case of removal of Trees #1-3, the applicant shall submit a tree removal exemption form, which is authorized by the property owner. Tree removal permits and exemptions are subject to Manager approval.
- With the building permit the applicant shall submit revised grading plans, tree protection plans and arborist's report demonstrating that Trees #1-4 and #84-90 will be adequately protected or submit copies of an approved tree removal permit and/or exemption, as applicable. In the case of removal of Trees #1-3, the applicant shall submit a copy of an approved tree removal exemption, which is authorized by the property owner.
- With the building permit, submit revised tree protection plans, which include a legend labeling tree protection fencing, sediment control devices, property lines, and other pertinent features.

These standards are met with Conditions of Approval #4 and #12a-c.

10.1510 - Type II Minor Variance. The applicant submitted a Minor Variance application for the 45-foot maximum building height in the CMF land use district (Section 4.0434). The request is a 19.8 percent increase to a maximum height of 53 feet, 11 inches (Sheet 029.1 10.1500 Variances Narrative). The additional height will facilitate a four-story building with a 4-1/2:12 roof slope with integrated PV panels. As noted in the applicant's narratives, the proposed design is in service of:

- The project's net zero goal;
- Emulating the slopes and roof forms found in the surrounding residential neighborhood;
- Increasing the performance and life span of the architectural grade asphalt roof shingles and material and meeting manufacturer's warranty requirements;
- Providing extra height to accommodate the mechanical supply and returns (in the corridors) necessary for the Net Zero design and heat recovery ventilation; and
- Higher gable roofs to screen the central flat roof, which hosts mechanical equipment.

Staff concurs with the applicant's findings with the following additions. First, the site is presently used as a mental health treatment facility with multiple buildings and outdoor areas across the campus, which are actively used for administrative services, 30-bed in-patient treatment, and outpatient treatment services. The south portion of the site is within the historical and cultural overlay district. Consistent with Section 10.1510(C) the present, permitted use and existing development patterns are development constraints,

which make development of a permitted use impractical. Second, the Minor Variance request is in service of the Multifamily Design Guidelines and Standards' sustainability principle, which promotes energy conservation and other sustainability measures, as well as the efficient use of land and resources (7.0102). The purposes of the Community Development Code (GDC) and the applicable policies of the Community Development Plan are equally advanced by the variation (10.1510(D)).

These standards are met.

10.1530 - Type III Major Variance for Parking Regulations. The applicant's narratives (Sheet 029 10.1500 - Variances Narrative -V2) discuss a Minor Variance request for Section 9.0800 - Parking Regulations, specifically 9.0823(C)(5)(d) - Planting Bays, 9.0823(B)(3)(b)- Minimum Tree Planting Mature Size, and 9.0825(B) - Standard to Compact Stall Ratio. However, the request constitutes a Major Variance because planting bays at the end of parking rows adjacent to Wing B are not provided. Thus, this is a 100 percent reduction, exceeding the 20 percent deviation threshold for Minor Variances (per Section 10.1510).

- Staff observed that the parking lot plan contains additional deviations from the standards.
 - **9.0823(C)(2) - Parking Area/Building Buffer and 9.0824(A) - Parking Area Walkways.** These standards require a 5-foot-wide planting area or walkway between buildings and parking areas, as well as a 5-foot-wide walkway through parking lots of 50 or more spaces. Sheet L 1.03- Landscape Site Plan shows a 4-foot wide planting bed between the east side of Wing C (adjacent to the parking area). This is a 20 percent reduction. Sheet L1.02 - Landscape Site Plan demonstrates a walkway which narrows to a width of 3.66 inches between the northeast corner of Wing B and the adjacent parking space. This is a 27 percent reduction.
 - **9.0823(C)(5)(d) - Planting Bays.** The applicant's narrative states that planted parking endcaps are 9 feet on average, and bays range from 145 - 260 square feet. However, as previously noted, two planting bays at the end of parking rows are not provided: one directly adjacent to the northeast corner of Wing B and one at the southeast corner of the stormwater catchment area.
 - **9.0825(B) - Standard to Compact Stall Ratio.** A maximum of 50 percent of compact parking spaces are required and 57 percent compact spaces are proposed. The applicant's narrative states, "Supply is sufficient. See parking study." However, the parking study by Kittelson and Associates dated February 29, 2020 does not address this topic. In addition, staff observed 10 standard spaces with substandard width (per Figure 9.0825(A): Off Street Parking Matrix); these are effectively compact spaces. A standard parking stall width of 10 feet is required adjacent to a 24-foot wide drive aisle. Sheet C1.00 demonstrates two 8-foot-wide

standard parking stalls directly east of Wing A. This sheet also shows eight 9-foot wide standard parking stalls east of Wing B.

- Staff finds that the Major Variance request meets 10.1530(A); the existing, permitted residential facility use, the related onsite activities (administration, training, and outpatient services) and the existing development pattern are unusual.
- While the sustainability, public health, safety, and environmental character purposes of the Community Development Code can equally be advanced by minor modifications to the parking lot standards that do not compromise safety (standard 10.1530(D)), compromising the clarity and ease of the onsite pedestrian circulation system for a large multifamily development with outdoor amenities is inconsistent with the GCDC. As a result a condition of approval is provided that with the building permit the applicant shall submit a revised Sheet L1.02 - Landscape Site Plan demonstrating a minimum of a 5-foot wide walkway is provided between the northeast corner of the east wing (Wing B) and the adjacent parking space.
- Per Section 10.1530(B), the variance must be the minimum deviation from the standards. In order to facilitate the minimum deviation:
 - Staff approves the planting bays submitted with the exception that a landscaped endcap shall be provided directly adjacent to the northeast corner of Wing B and at the southeast corner of the stormwater catchment area. The endcaps shall be a minimum of 9 feet in width exclusive of walkways and include one shade tree.
 - Staff approves the reduction of parking lot tree canopy spread as submitted.
 - Standard stalls shall be brought into conformance with the dimensional requirements in Figure 9.0825(A), 10 feet in width for a 24-foot wide drive aisle.
 - To the extent feasible while providing a minimum of 122 parking spaces (the quantity substantiated in applicant's parking study), the number of compact spaces shall be minimized.
- Staff observed discrepancies in the parking lot design adjacent to the north façade of Wing B on the various sheets. There is also discrepancy in the location of the solid waste and recycling room in Wing B. A condition of approval is included that with the building permit the applicant shall coordinate all submitted sheets, including bringing the solid waste and recycling loading area and adjacent parking on Sheet C1.00, and the landscape sheets series into conformance with the parking lot layout and building plan on Sheet DR 1.00 - Site Plan.

9.0824(A) - Parking Area Walkways shall be met with Condition of Approval #13a.

Figure 9.0825(A) shall be met with Condition of Approval #13c.

The Major Variance standards are met with Conditions of Approval #13b, #13d, and #13e.

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 #3a-c, #8a-b, #9, #18a-c, #19a-b, and #21a-b.

DESIGN REVIEW

7.0100 - Multifamily 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)(d)(1) - Building Orientation. This standard contains multiple substandards.

Substandards(a)(iv) is not applicable because a future street plan does not impact the site. Substandard (b) is not applicable because the building does not contain a central courtyard. Substandards (a)(i), (a)(iii), and (a)(v) are fulfilled. The primary entry and entries for all ground-floor units abutting the street shall open onto the street. Parking and vehicular circulation areas are located behind and to the sides of the building; they are not located between the building and the street. The ground floor northwest corner dwelling unit is set at an angle to NE 162nd Avenue and has a walkway to the NE 162nd Avenue sidewalk.

The applicable substandards are met, with the exception of 7.0103(A)(1)(d)(1)(a)(ii), which is evaluated as a discretionary request.

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: The standard includes multiple substandards. Substandard (a)(ii) applies and requires discretionary review. It states 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. The standard minimum and maximum setbacks are 5 feet to 30 feet for NE 162nd Avenue (due to its classification as an arterial street, Table 4.0430(H), footnote 3a) and 5 feet to 20 feet for NE Holladay Street (Table 4.0430(H)) and the standard maximum eave projection is 2 feet into a required yard (Standard 9.0901(A)(3)).

PROPOSAL: The disturbance area contains 347 linear feet of frontage on NE 162nd Avenue, exclusive of the access drive. The building occupies 205 linear feet of the front building setback zone or 59 percent. In addition, the eaves project up to 5 feet into the standard minimum setback.

There is 55 linear feet of frontage on NE Holladay Street. The building is set back a minimum of 77 feet from NE Holladay Street and, therefore, occupies 0 linear feet, or 0 percent, of the building streetside setback zone.

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 project does not meet the standard for NE Holladay Street. The NE 162nd Avenue frontage exceeds the standard by 9 percent. The application also brings the site's frontage closer to conformance with the standard because the existing buildings on campus are situated back from NE 162nd Avenue.

The façade facing NE 162nd Avenue is clearly distinguished as the primary façade by the central common entrance and unit entrances. In addition, situating the building away from NE Holladay Street facilitates tree preservation and distances the building from the low-density residential zone to the north.

The discretionary review process allows discretion on the standard setbacks and projections. Staff recognizes that as proposed the eaves lend expressiveness to the street-facing façade. As a result an overhang up to the property line adjacent to the ROW is warranted.

Staff recommends the Design Commission find the guideline is met.

7.0103(A)(1)(d)(2) - Pedestrian Circulation. Where walks cross through driveways they are paved with a visually contrasting slip resistant material. A physical barrier is used to separate walks from parking and maneuvering areas, and wheel stops are used to prevent parked cars from encroaching onto walks. The redevelopment area's pedestrian circulation system is continuous and connects the entries and onsite amenities. The circulation system consists of hard surfaced, lit walkways with minimum 5-foot wide walks except (as discussed in Section 9.0823(C)(2) - Parking Area/Building Buffer and Section 10.1530 - Major Variance) Sheet L1.02 - Landscape Site Plan demonstrates a walk that narrows to a width of 3.66 inches between the northeast corner of the Wing B and the adjacent parking space. A condition of approval is included to bring the application into conformance.

This standard is met with Condition of Approval #13a.

7.0103(A)(1)(d)(3) - Outdoor Private Space. Contrary to the applicant's narrative this standard is met. In lieu of private outdoor space, additional common outdoor space may be provided. Calculations are provided on Sheet L2.01.

This standard is met.

7.0103(A)(1)(d)(5) - Illumination. The submitted photometric plan, Sheet DR 1.01, shows light levels largely consistent with the standard and light fixture mounting height does not exceed 20 feet. However, staff observed light levels missing for the walks to the street-facing unit entries, the unit entry areas, exterior entries not frequently used (such as laundry room and stairways), and property line readings adjacent to the residential properties to the north. In addition, the summary table shall label entries for frequent and infrequent use. To ensure compliance with the standard a condition of approval is included in this Staff Report.

This standard is met with Condition of Approval #16d.

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 #3a-c, #8a-b, and #19a.

7.0103(A)(1)(D)(7) - Waste. Waste collection and recycling are not located within 25 feet of property line to the north abutting the LDR-5 land use district.

This standard is met.

7.0103(A)(2)(D)(1) - Energy Conservation. This standard requires applications to use a minimum of two energy conservation strategies from a menu. The application demonstrates Options "b" and "d." Option "b" is to orient the long axis of the building

east and west, with unobstructed solar access to the south wall and roof. The longest wing of the building, Wing B, is designed to meet this standard. Option “d” requires including solar energy panels on the roof of the building, garage, or carport that generate a minimum 10 percent of the typical energy usage for the building in renewable energy. The typical energy model for the building shall be determined by referencing the LEEDTM standards. Sheet DR 2.04 shows the building rooftop solar arrangement. The narrative for this standard states that the project will be “net zero” with the photovoltaic panels generating the energy needed to operate the building. In order to substantiate compliance with Option “d,” a condition of approval is included that with the building permit the applicant submit energy modeling demonstrating a minimum of 10 percent of the anticipated typical energy usage will be produced by the PV panels.

Staff recommends the Design Commission find the standard is met with Condition of Approval #11a.

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 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 #16h.

7.0103(A)(3)(c)(1) and 7.0103(A)(3)(d)(1) - Front Door Orientation and Surveillance.

ISSUE: The applicant must either:

- Meet the 7.0103(A)(3)(d)(1) standard; or
- Meet the 7.0103(A)(3)(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 70 percent of the street shall be visible from 1) the front door; or 2) a ground floor window in a frequently used room such as a living room, dining room, kitchen or bedroom (but, for example, not a window to a garage, bathroom or storage area); or 3) a second story window except a bathroom window placed no higher than 3 feet, 6 inches from the floor to the bottom of the window sill.

PROPOSAL: A street visibility diagram was submitted that demonstrates 230 linear feet (or 66 percent) of the total 340-foot NE 162nd Avenue frontage is visible from a qualifying window or door. The applicant’s narrative points out that 96 percent of the street directly adjacent to the building is visible.



1 STREET FRONT VISIBILITY DIAGRAM

GUIDELINE: *The front door and windows shall be oriented to the street which the dwelling faces or to a central courtyard and shall maximize visual surveillance of the front door.*

RECOMMENDATION: A common entry, ground level individual unit entries, and upper level Juliet balconies are oriented to NE 162nd Avenue. Considering the orientation of the building (in part driven by project's tree preservation goals), surveillance of the street and the front doors are maximized by the fenestration design.

Staff recommends the Design Commission find the guideline is met.

7.0103(A)(3)(d)(2) - Outdoor Common Areas. Contrary to the applicant's narratives all apartment units adjacent an outdoor common area or NE 162nd Avenue have a living room window overlooking the outdoor area.

This standard is met.

7.0103(A)(3)(d)(3)(a),(c), and (d) - Addressing System. See the Addressing and Fire discussions and conditions of approval in the Agency Comments section of this Report. In addition, the numbering of the parking spaces shall not directly correspond to the unit numbers, for security purposes. At this stage in the design parking space numbering is not finalized. A condition of approval is included to ensure fulfillment of this substandard.

These standards are met with Conditions of Approval #2a-b, #7b, and #16b.

7.0103(A)(3)(c)(3) and 7.0103(A)(3)(d)(3)(b) - Addressing System.

ISSUE: The applicant must either:

- Meet the 7.0103(A)(3)(d)(3)(b) standard; or

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

STANDARD: For complexes of 12 or more units an illuminated map of the complex showing the location of the visitor and the unit designations within the complex shall be positioned at each driveway. The illumination shall be a minimum of 1.0 foot-candle. The directory sign(s) shall be free-standing, shall have a 3 to 5.5-foot height, a 7 to 32 square-foot area, and shall be located at least 20 feet back from the property line at the street access point.

PROPOSAL: A call box is proposed in lieu of a complex map.

GUIDELINE: *The standard in Section 7.0103(A)(3)(d)(3) is required without exception.*

RECOMMENDATION: Planning staff consulted with Gresham Fire who reported that a complex map is not required by Fire Department regulations because only one multifamily building is proposed. However, the Fire Department will require a Knox box with a key for Fire Access. This is included as Condition of Approval #15c. Considering that all apartments are contained within one building, staff recommends that the Design Commission accept the call box proposal and waive standard 7.0103(A)(3)(d)(3)(b) and the corresponding guideline.

Staff recommends that the Design Commission waive the guideline and include Condition of Approval #15c.

7.0103(A)(3)(d)(4) - Crime Prevention Through Environmental Design. This standard is not applicable because exterior stairways are not proposed.

This standard is not applicable.

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: Per 7.0103(A)(4)(d)(1), the required minimum shared open space is 4 percent of the site area (422,622 square feet for the campus); therefore, it is 16,905 square feet. A minimum of 50 percent (8,453 square feet) of the required shared open space shall be a children’s play area. The minimum dimensions shall be at least 20 feet in length and width. 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: There is 3,666 square feet of new play area provided for the multifamily development. This is 3 percent of the redevelopment area (128,276 square feet). The play areas on the site exceed 8,453 square feet with amenities such as playground equipment and a small basketball court.

The play area is part of a 10,300 square-foot community plaza, tucked between the proposed building and the existing Meyer Memorial Trust Empowerment Center (also referred to in the plan set as the Chapel). The proposed play area includes custom play features coordinated with the courtyard furnishings and rubberized surfacing. It is a minimum of 70 feet by 38 feet exclusive of the adjacent walkway. Six types of play equipment are provided.

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 campus exceeds the size requirement for play areas. However, this is a unique situation where apartments will be on the campus of a residential treatment facility; a dedicated play area will be provided. Staff believes that the connectivity with the plaza maximizes the use of the play area and provides caregivers a comfortable place to congregate within sightlines. The proposal doubles the number of required pieces of play equipment. Staff believes that the play area is designed appropriately for safety, movement, and the quantity of units.

Staff recommends the Design Commission find the guideline is met.

7.0103(A)(5)(d)(2) - Landscaped Area. A minimum of 20 percent of the net site shall be landscaped. The total campus (after ROW dedication) is 422,582 square feet per Sheet C0.32 - Preliminary Lot Line; therefore, 84,516 square feet is required. A total of 29,301 square feet of shared open space is provided on the redevelopment area. Over 80,000 square feet of the existing campus that is not proposed for redevelopment is landscaped.

This standard is met.

7.0103(A)(5)(d)(3) - Drought Resistance Landscaping. At least 20 percent of the landscape area shall be planted with drought resistant species. The applicant’s narrative indicates that this standard is met. In order to verify compliance, staff recommends a condition of approval that with the building permit Sheet L1.00 - Plant Schedule and Notes be revised to note which species are drought tolerant.

Staff recommends that this standard is met with Condition of Approval #16c.

7.0103(A)(5)(c)(6) and 7.0103(A)(5)(d)(6) - Yard Setback and Landscaping 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 13 trees between the building and NE 162nd Avenue and three trees between the building and NE Holladay Street. 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 Sheets L1.01 and L1.03 - Landscape Site Plans and L 1.00 - Plant Schedule and Notes the building setback along NE 162nd Avenue includes three incense cedars, which are 12 feet in height at planting, 80 feet tall at maturity, and have a 20-foot spread. It also includes seven Japanese Maple, which fall short of the required height and spread (the mature height is 15 feet and spread is 8 feet).

The setback landscaping between the building and NE Holladay Street contains four flowering cherry trees, which are 2.5-inch caliper at planting and 25 feet in height and spread at maturity.

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

RECOMMENDATION: The quantity and number of trees on NE Holladay Street meet the standard. The NE 162nd Avenue frontage is short three trees, and seven of the proposed trees are smaller ornamental trees rather than shade trees. However, there are four flowering cherries 25 feet in height and spread at maturity north of the building along NE 162nd Avenue. Due to the contrasting types of trees and a variety of shrubs in the setback area the landscaping in the setback area will elevate the look and feel of the site and distinguish the public and private space.

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

7.0103(A)(5)(d)(7) - Site Landscape Trees. Site trees shall be required at a rate of one tree per 3,000 square feet of gross site area and shall be distributed throughout the site where feasible. Site trees must be capable of a height of 25 feet. Ornamental, dwarf, and other similar species may be permitted where larger sized trees are not appropriate. The entire site is 422,662 square feet, and the redevelopment area is 128,276 square feet. Using the redevelopment area, 43 trees are required. Per Sheet L 1.00 Plant Schedule and Notes, 88 trees are provided; these include 68 shade trees (25 feet in height and spread at maturity), 16 ornamental trees, and 14 coniferous trees with a mature spread less than 25 feet. Per Sheet L 0.00a Tree Inventory, over 80 regulated trees are also to

be protected onsite; therefore, the whole site conforms to the standard. Contrary to the applicant's narrative, this standard is met.

This standard is met.

7.0103(A)(5)(d)(8) - Interior Drive Trees. This standard is not applicable considering the drives are generally flanked by parking spaces.

This standard is not applicable.

7.0103(A)(5)(d)(11) - Plant Sizes. New landscape planting sizes at time of planting are met and shown on Sheet L1.00 Plant Schedule and Notes.

This standard is met.

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 #17.

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 #14.

7.0103(A)(7)(c)(1) and 7.0103(A)(7)(d)(1) - Entry Weather Protection.

ISSUE: The applicant must either:

- Meet the 7.0103(A)(7)(d)(1) standard; or
- Meet the 7.0103(A)(7)(c)(1) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: All building entrances shall incorporate arcades, roofs, porches, alcoves, porticoes, and awnings that protect pedestrians from the rain and sun to a minimum depth of 4 feet.

PROPOSAL: Sheet DR4.02 shows a ½-inch sheet metal canopy with a 3-inch downturn located 8 feet above grade for street facing and courtyard facing unit entries. The proposed depth is 3.5 feet. Common primary entries contain canopies with a depth greater than 4 feet. Unit entries that are not street facing, the exterior laundry, common stairway entries, and bike room entry do not include entry weather protection.

GUIDELINE: *Pedestrian-friendly ground floor entries shall include protection from rain and sun.*

RECOMMENDATION: This topic was discussed at the Optional Design Commission consult on December 18, 2020. At that time, substantiation for a waiver of the guideline was unclear. The Design Commission encouraged the applicant to provide weather

protection at all building entries. In absence of additional information regarding how a waiver of the guideline is necessary to facilitate a particularly creative entry or façade design, staff recommends that with the building permit the applicant provide revised plans and elevations that demonstrate 4-foot deep entry canopies at each building entrance. Entrances used exclusively for emergency ingress and egress are exempt from this condition. The design is subject to Manager approval.

Staff recommends that the Design Commission find the standard is met with Condition of Approval #15a.

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.

7.0103(A)(8)(d)(1) - Vehicular Circulation. This standard describes access and onsite vehicular circulation criteria. Dead end private driveway access is not proposed. The applicable improvements and considerations are addressed in Agency Comments (Fire).

The applicable standards are met with Conditions of Approval #7a-n.

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 street-facing façade contains offsets, which are generally 6 feet, 6 inches deep. The maximum span between offsets is three units and 50 linear feet.

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

RECOMMENDATION: Contrary to the applicant's narrative this item requires discretionary review because individual unit entries face the street and the exterior wall offsets do not reflect each living unit module. The street-facing elevation meets the standard for

wall divisions at no more than 50-foot intervals. As stated in the applicant’s narrative the façade facing NE 162nd Avenue is divided into masses (or bays) with offsets typically 6 feet, 6 inches. Staff believes that the distance between offsets and the offset depth creates variation and relief sufficient to meet the guideline. In addition, three siding types and Juliet balconies are provided.

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

7.0103(B)(1)(c)(2) and 7.0103(B)(1)(d)(2) - Building Modulation.

ISSUE: The applicant must either:

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

STANDARD: Structures shall not have an overall horizontal distance exceeding 160 linear feet (measured from end wall to end wall). Structures facing a street can increase to 200 linear feet provided a courtyard, portal to a shared parking area, or other open space is provided that breaks up the building wall. Open spaces shall be a minimum of 35 feet in width and depth.

PROPOSAL: The NE 162nd Avenue elevation is approximately 250 feet long but is composed of north and south wings. The wings connect at an angle adjacent to the primary common entry. The applicant’s narrative states that “...material changes, structural wall offsets and projections break up the wall areas and create pattern and interest.”

GUIDELINE: *Building shall be modulated to prevent large, uninterrupted, monotonous walls.*

RECOMMENDATION: Staff recognizes that the length of the building is significant; however, staff concurs with the applicant’s findings. The angle of the two wings and the deep wall offsets discussed in Section 7.0103(B)(1)(c/d)(1) meet the guideline.

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

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: The design features three siding types including an orange Hardie panel siding, which, in some but not all areas, distinguishes the ground level. Canopies are featured over the ground level entries, and Juliet balconies are featured on the upper three floors.

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 design does not feature a consistent siding material transition at the top of the first floor. However, it is evident to staff that the ground level is adequately distinguished to ground the building and emphasize the pedestrian realm. The base treatment has greatest emphasis at the projecting façade areas, which includes a horizontal datum created by the alignment of the unit doors and windows, canopies, a transition in façade material, and the Juliet balconies.



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 and sheet provide conflicting information on the quantity of storage provided. To clarify, the correct accounting is as appears in the below image. The storage units which are not in apartments are located adjacent to the ground level bike storage or interior to the building in common areas. The total number of storage units are 120 for the 150 dwelling units. Ninety-nine storage units are 10 - 15 square feet and 21 storage units are 15 - 22 square feet.

TENANT STORAGE		
NAME	AREA	COUNT
TENANT STORAGE 3'-7" X 3'-8"	13.1 SF	42
TENANT STORAGE 3'-7" X 3'-10"	13.6 SF	6
TENANT STORAGE 3'-9" X 3'-9"	14.1 SF	8
TENANT STORAGE 3'-9" X 3'-11"	14.7 SF	12
TENANT STORAGE 3'-9" X 5'-0"	18.7 SF	8
TENANT STORAGE 4'-0" X 4'-0"	16 SF	11
TENANT STORAGE 5'-4" X 4'-0"	21.3 SF	2
Grand total: 89		
IN-UNIT STORAGE		
NAME	AREA	COUNT
IN-UNIT STORAGE 5'-0" X 2'-0"	10 SF	31

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

RECOMMENDATION: The proposal provides 80 percent of the required number of storage units. The vast majority of these units are 42 percent to 63 percent of the required size. At the Optional Design Commission Consult the project had 84 storage spaces, 53 of those were 24 square feet or larger. The applicant requested flexibility on the storage requirement, particularly because the project is designing and detailing 30 universally accessible units. The applicant was encouraged to maximize storage and potentially prioritizing the quantity of storage units over the 24 square-foot size requirement. Since the design consult the design has developed to include 36 additional units. Staff feels that the quantity of storage is acceptable in light of the project’s program and recommends the Design Commission waive the guideline.

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

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: Street-facing wall planes are up to 1,255 square feet. This maximum size increases to 1,965 square feet if the Juliet balconies are not considered wall plane divisions. The façade includes wall plane divisions typically 6 feet, 6 inches deep spaced up to 50 feet apart. It also contains three siding materials, entry canopies, and Juliet balconies.

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 wall offsets, material transitions, and balconies create both vertical and horizontal datums on the street facing façade. The deep wall offsets, the projecting canopies, and Juliet balconies will also create a hierarchy of shadows on the façade. Staff believes this combination of strategies will create a visually interesting building that meets the guideline.

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

7.0103(B)(2)(d)(2) - Mechanical Equipment. Packaged Terminal Air Conditioners, Package Terminal Heat Pumps, and similar systems that are visible, including from internal public or private areas, shall not be allowed. Through-wall vents for portable air conditioners are shown on the west elevations facing NE 162nd Avenue (Sheet DR3.01 Elevations - Wing A) and (Sheet DR3.03-Elevations - Wing C). The vents penetrate the Hardie siding in various locations.

- Twelve vents are concealed behind the Juliet balcony railing.
- Four vents are adjacent to the ground level unit entries. Rhododendron 2 feet in height at the time of planting are illustrated in front on the vents.
- Twelve vents are unconcealed on wall planes facing the street.

The vents are finished with square louvers roughly flush with the siding and painted to match the adjacent siding; therefore, staff believes that they meet the standard.

This standard is met.

7.0103(B)(2)(d)(3) - Exterior Window Depth. The standard requires a 2-inch window reveal.

Sheet DR.4.01 includes windows details demonstrating a minimum of a 2-inch distance from pane of glass to face of siding. Contrary to the applicant's narrative this standard is met.

This standard is met.

7.0103(B)(2)(d)(4) - Street Facing Façade Windows. Per this standard, windows shall occupy a minimum of 25 percent of the total street-facing façade. As shown in the façade materials table on Sheet DR 3.01, the west façade facing NE 162nd Avenue is 32 percent glass and the north façade facing NE Holladay Street is 29 percent glass.

This standard is met.

7.0103(B)(2)(d)(5) - Prohibition of Blank, Windowless Walls. Per this standard, blank windowless walls are prohibited when facing a public street unless required by the building code. Where the construction of a blank wall is required and it exceeds 750 square feet, it shall be articulated. Undivided wall areas without windows do not exceed 410 square feet facing NE 162nd Avenue or NE Holladay Street.

This standard is met.

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. They shall be screened in a manner that is compatible with the architectural character of the building. Utilities such as transformers, electric meters, and other utility equipment shall not be located within 5 feet of the front entrances and shall be screened with evergreen landscape materials of a height and spacing at the time of planting that will screen the equipment or with fencing that is opaque and screens the equipment. This standard shall be met with Condition of Approval #16e 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). Fire Department connections shall be placed in an unobtrusive location.

Roof-top solar equipment that is installed parallel to the roof or within 18 inches of the roof that does not exceed the peak height of the roof and that does not increase the footprint of the building is exempt. The majority of the roof-top solar equipment is installed parallel to the roof with the exception of PV panels placed on the flat central portion of the roof. The PV panels do not exceed the peak height of the roof and do not increase the footprint of the building. Details are not provided for the PV panels on the flat portion of the roof. Therefore, with the building permit the applicant shall demonstrate that the panels and other mechanical equipment on the flat portion of the roof are not visible from the street. If screened the screening shall compliment the building design. The design is subject to Manager approval.

This standard is met with Conditions of Approval #16e and #11c.

7.0103(B)(3)(d)(1) - Orientation of Front Door. The primary common entry and ground level unit entries face the street. In addition, the following options are provided to make the entries visually prominent:

- Option “c” is met as canopies are provided over the entry doors;
- Option “f” is also met because transition landscaping is provided between the street facing façades and the adjacent streets.

This standard is met.

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: Option A Landscaping (ground cover, shrubs, and trees) that emphasize seasonal color and interest is shown on the landscape plan. Transition plants include but are not limited to gardenia, nandina, and daphne. The applicant proposed that the entry canopies highlight the entrances in lieu of other options prescribed by the standard.

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

RECOMMENDATION: Staff concurs with the applicant’s narrative that the entry canopies are architectural features that draw attention to the entries. The primary common entry is appropriately emphasized by being situated in a central building mass. This central volume highlights the primary entrance by containing increased glazing, a different roof form (flat), and a deep entry canopy with columns.

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. As noted in Section 7.0103(B)(3)(d)(3) - Entrance Elements there is a well-articulated common entry on NE 162nd Avenue. The common entry leads into a primary hallway with office and mailroom; thus, this area functions as a lobby.

This standard is met.

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: Sheet DR4.02 shows a ½-inch sheet metal canopy with a 3-inch downturn located 8 feet above grade for street facing and courtyard facing unit entries. The proposed depth is 3.5 feet. Common primary entries contain deeper canopies. Unit entries that are not street facing, the exterior laundry, common stairway entries, and bike room entry do not include entry weather protection.

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

RECOMMENDATION: As discussed in Section 7.0103(A)(7)(c)(1) and 7.0103(A)(7)(d)(1) - Entry Weather Protection, at the Optional Design Commission Consult the Design Commission encouraged the applicant to provide weather protection at all building entries. Substantiation for a waiver of the guideline remains unclear to staff. Staff recommends that with the building permit the applicant provide revised plans and elevations that demonstrate 4-foot deep entry canopies at each building entrance. Entrances used exclusively for emergency ingress and egress are exempt from this condition. The design is subject to Manager approval.

Staff recommends that the Design Commission find the standard is met with Condition of Approval #15a.

7.0103(B)(3)(c)(6) and 7.0103(B)(3)(d)(6) - Door Materials.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(3)(d)(6) standard; or

- Meet the 7.0103(B)(3)(c)(6) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Buildings shall include primary entry doors of high-quality materials such as solid wood or material as approved by the Manager.

PROPOSAL: Building entry doors are anodized aluminum storefront, and unit exterior entry doors are vinyl. Cut sheets for the proposed doors were not provided with the application.

GUIDELINE: *Doors shall be made of high quality, long lasting materials.*

RECOMMENDATION: Specification sheets were not provided for the exterior vinyl door model. To staff's knowledge metal, glass, wood, and fiberglass have been accepted as high-quality door materials. It is unclear to staff that the strength and durability of an exterior vinyl door is sufficient to meet the guideline. Staff recommends that with the building permit the applicant provide specification for high-quality unit entry doors made of wood, glass, metal, or fiberglass.

Staff recommends that the Design Commission find the standard is met with Condition of Approval #15b.

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: The building does not include sunshades. The building is designed with a net zero energy goal. Strategies include:

- Offsetting energy use with photovoltaic (PV) panels.
- Passive solar exposure with a window to wall ratio below 35 percent;
- Solar heat gain coefficient below 30 on select windows with high summer gain;

- High performance envelope;
- LED lighting;
- Energy star appliances; and
- High performance mechanical equipment.

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; however, the applicant's is pursuing the more robust sustainability strategy of producing enough energy to offset the energy consumed by the building. Building and carport rooftop PV panels are included in the design review application. Its staff's understanding that energy modeling is in development. Staff believes that the inclusion of solar panels is sufficient to meet the intent guideline.

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

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 #15d 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 #15d.

7.0103(B)(4)(d)(3) - Sustainable Architectural Elements. Projects with greater than 40,000 square feet of floor area provide at least one strategy described in this standard. The project proposed PV panels on Sheet DR 2.04 Roof Plan and fulfills option d, an integrated solar panel system for a minimum of 30 percent of the total roof or building surface.

This standard is met.

7.0103(B)(5)(c)(1) and 7.0103(B)(5)(d)(1) - Materials.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(5)(d)(1) standard; or
- Meet the 7.0103(B)(5)(c)(1) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Table 7.0103(B)(5) identifies primary, secondary, accent, and prohibited materials. Primary building materials shall be utilized on a minimum of 65 percent of each individual building facade. Secondary building materials are prohibited as primary cladding and shall not be allowed on more than 35 percent of each individual building

façade. Accent materials are permitted on no greater than 5 percent of each façade (e.g., flashing, projecting features, ornamentation, etc.).

PROPOSAL: Sheet DR 3.01 - Elevations Wing includes a façade material percentages table for the multifamily building. Facades range from 29 percent to 33 percent glazing and 71 to 67 percent fiber cementitious siding materials. Both of these materials are considered primary materials. Architectural accent features such as canopies and railings are prefinished metal, painted metal, and wood. Primary materials are exclusively used on the multifamily building.

The materials table does not include the bicycle and storage building adjacent to the children’s play area. The elevations show fiber cementitious siding (vertical and panel types) exclusively on the east façade and as the primary material on the south façade. Galvanized wire mesh is proposed as the primary material on the west and north façades. The wire mesh also wraps around the southwest corner of the building onto the south façade.

GUIDELINE: *Facades shall consist predominantly of a simple palette of long lasting timeless materials such as brick, stone, stucco, wood siding, and wood shingles. A hierarchy of building materials shall be incorporated that are durable and reflect a sense of permanence and quality of development. Split-faced block and gypsum reinforced fiber concrete (for trim elements) shall only be used in limited quantities.*

RECOMMENDATION: Galvanized wire is not included as a building material on Table 7.0103(B)(5). It is staff’s understanding that the intent is for this building to function as a bike shed adjacent to the children’s play area. However, the guideline calls for facades to predominantly consist of “long-lasting materials such as brick, stone, stucco, wood siding...” The west façade is exclusively wire, which is not a material comparable to the examples in the guideline. It is not evident to staff that the proposed wire meets the threshold for communicating permanence and quality of development. Therefore, a condition of approval is provided that with the building permit the applicant provide bike building plans and elevations that meet the standard for primary, secondary, and accent materials.

Staff recommends that the Design Commission find the standard is met with Condition of Approval #15e.

IV. RESPONSE TO PUBLIC NOTICE

One written comment was received on April 23, 2020 from Curtis Chinn. The comment concerned clarification of the vicinity map, specifically land use boundaries, that was mailed as part of the public notice. The comment has been included as Exhibit C of this Staff Report.

V. AGENCY COMMENTS

DEVELOPMENT ENGINEERING COMMENTS

FROM: Anthony Dollowitch

DATE: March 23, 2020

The project area is located at the Albertina Kerr Center campus, longitudinally between NE Holladay Street and NE Hoyt Street, latitudinally between NE 162nd Avenue and NE 165th Avenue, at R11334 & R11332 (1N3E31BC 05900 & 1N3E31BC 06000). The project is located within the Corridor Design District. The southern tax lot is within a Historical Overlay for the Louise House addressed as 722 NE 162nd Ave. The applicant proposes to remove the existing Wynne Watts building and construct a new 150-unit affordable apartment building and associated improvements.

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 Jessica Snodgrass, Development Engineering, at 503-618-2277 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 changes to 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 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 PVC sanitary main in NE 162nd Avenue along the site frontage. There is an existing 6-inch diameter service lateral (to be field confirmed)

extending to serve the existing Wynne Watts building at the northwest corner of the site. This existing lateral is an approved point of connection to serve the proposed development. Alternatively, if the applicant would like to install a new lateral in a different location, they can tap the main in NE 162nd Avenue for the new connection. The new lateral connection will need to be made at a manhole if the required size to serve the new development is greater than 4 inches in diameter. If a new lateral is installed to serve the new development, the existing lateral will need to be plugged at the main when the existing building is demolished.

A5.200 & 9.0500: SURFACE WATER MANAGEMENT SYSTEMS

Approved Point of Discharge

The site lies in the Columbia Slough drainage basin. It is within the approved underground injection control (UIC) area, and existing buildings onsite and in the surrounding area utilize infiltration systems. Infiltration would be the most suitable method for stormwater disposal for the proposed development, provided that site-specific infiltration tests corroborate this method.

Infiltration Testing Requirements

Projects following the Simple Method (see SWMM Section 2.3.1) for designing stormwater management facilities will utilize assumed soil infiltration rates based on soil type. Projects following the Simple Method that will be adding more than 10,000 square feet of impervious surface may want to perform an infiltration test to ensure that the assumptions used in developing the sizing factors on the Simple Sizing Form are appropriate for site conditions.

All projects following the Engineered Method (see SWMM Section 2.3.2) for stormwater management facility design or projects trying to demonstrate that onsite infiltration is infeasible per SWMM Section 1.2.2 will require site-specific infiltration testing to be performed in accordance with SWMM Appendix E.

Water Quality & Quantity Control Requirements

Projects that add or replace over 1,000 square feet of impervious surface are required to comply with the City's stormwater management requirements in the Stormwater Management Manual (SWMM) for the impervious surface added or replaced. Stormwater facilities associated with development should be designed to infiltrate runoff to the maximum extent feasible. In addition, the use of green development practices shall be prioritized for water quality treatment and retention to satisfy public and private stormwater management requirements unless infeasibility is demonstrated per SWMM Section 1.2.2.

For sites that cannot retain the 10-year storm event onsite, flow control (detention) is required. The minimum requirements for detention are described in SWMM Section 1.2.5. These requirements include sizing stormwater facilities to retain the 25-year event, to control the post-development peak flow for the 2-year, 24-hour event to half the pre-development level, and to control the post-development peak flow for the 5-year through 25-year, 24-hour events to the pre-development levels. Sites where the 10-year event can be stored in an onsite

stormwater facility but would not fully infiltrate within 48 hours will need to ensure that an overflow structure is provided to safely convey larger storm events. Sites that can retain the 25-year storm event onsite may be eligible for a reduction in the onsite portion of the monthly stormwater fee.

Assuming adequate site-specific infiltration rates, all private stormwater runoff must be managed onsite and all public stormwater runoff must be managed within the right of way (or future right of way).

Public stormwater runoff from the widening of SE 162nd Avenue will be directed to stormwater planters along the property frontage where it will infiltrate into the native soils.

For private stormwater runoff, the applicant will be re-grading the existing stormwater management pond onsite to fit the needs of the new development. This pond will capture runoff from all impervious area onsite, existing and proposed, and allow it to infiltrate. The pond will need to be sized according to the City of Gresham Stormwater Management Manual with a minimum time of concentration (Tc) of 10 minutes.

Infiltration and Underground Injection Control (UIC) Requirements

Retention requirements for the infiltration facilities must comply with the current SWMM. The minimum requirements for retention are described in SWMM Section 1.2.5 and facility design requirements can be found in SWMM Section 3.0. Furthermore, any drywells must be reviewed by the Oregon Department of Environmental Quality (DEQ) and will require registration under the Underground Injection Control (UIC) program to determine that the UICs either meet the requirements in the Oregon Administrative Rules (O.A.R.) to be rule authorized or meet the requirements to be authorized via separate UIC permit as determined by DEQ. The applicant is responsible for ensuring that all drywells are properly registered with Oregon DEQ; registration of all onsite UICs is required prior to building permit issuance. Information on the UIC program can be found at <http://www.oregon.gov/deq/wq/wqpermits/Pages/UIC.aspx>.

Shallow infiltration designs for planter boxes, rain gardens, and porous pavements found in the SWMM do not fall under the DEQ UIC program.

Pretreatment is required prior to discharge to UIC facilities per City of Gresham and DEQ requirements, and the applicant shall adhere to whichever jurisdiction's requirements are most stringent. In particular, where DEQ may allow certain areas (primarily roof and pedestrian-only areas) to drain directly to drywells, City of Gresham SWMM Section 3.3.1 will require pretreatment prior to discharge to the drywell(s). The vegetated facilities listed in SWMM Section 3.2 are considered adequate pretreatment, but a proprietary device may be proposed if infeasibility has been demonstrated per SWMM Section 1.2.2.

Maintenance Requirements for Stormwater Facilities

Private stormwater facilities are subject to periodic inspection by the City to ensure proper maintenance and performance in accordance with SWMM Section 6.3. Maintenance of private stormwater facilities is the responsibility of the property owner.

If the installation of stormwater treatment facilities with maintenance requirements not explicitly stated in SWMM Section 6.3 (such as proprietary filters on the City's approved list of devices) is approved, the property owner must enter into a maintenance agreement with the City to ensure the implementation of a maintenance plan for the private stormwater facilities in accordance with SWMM Section 6.2. An operations and maintenance (O&M) agreement with an approved maintenance plan will need to be recorded prior to building permit issuance and must include all elements of the system.

Final Stormwater Report

A final stormwater report as well as construction plans for the private water quality treatment and retention facilities shall be submitted for review at the time of building permit submittal. The final stormwater report shall address how the City's water quality treatment and retention requirements will be addressed for the proposed development site. The stormwater report will also include all sizing calculations for the proposed re-grading of the existing stormwater pond.

Impervious Area Plan

An impervious area plan will be required with the construction plan submittal. The plan will be required to show and tabulate the existing impervious area, added impervious area, and any impervious area that is to be removed and replaced with areas of each listed. This is typically included within the required drainage report.

Erosion and Sedimentation Control Requirements

As the area of disturbance will exceed one acre, an NPDES 1200-C permit is required from the Oregon Department of Environmental Quality (DEQ). Information can be obtained from DEQ's website at <https://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.

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 will provide this form to the City with the building permit submittal.

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 diameter cast iron main in NE 162nd Avenue.

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 the City of Gresham when building plans are reviewed. Plumbing fixture counts will need to be submitted with the building permit submittal via the City's water meter sizing chart and must include all fixtures in the building connected to the new and/or existing meter, including irrigation devices. It is the responsibility of the applicant's engineer to ensure water demands can be met.

Fire Flow Requirements

Fire flow requirements are determined by the Fire Department and not by Development Engineering. Only the Fire Marshal or the Building Official can reduce or increase these requirements.

OTHER

Overhead Utility Undergrounding

Overhead utilities shall be undergrounded along the NE Holladay Street frontage in accordance with GDCDC Appendix 5.510. The overhead utilities along the NE Holladay Street frontage meet the conditions of A5.510(3); therefore, the applicant is eligible to pay a fee-in-lieu per lineal foot of each private utility that is not placed underground. This fee must be paid prior to permit issuance. Per A5.510(2), electric power lines 50,000 volts and above, transformer pads, and other similar utility facilities determined to be technically infeasible to underground are exempt from these requirements. The in-lieu fee amounts are available on the Public Facilities Projects tab of www.GreshamOregon.gov/ePlan (Utility fees and other charges.pdf).

There are two utility anchor poles on the property frontage with NE 162nd Avenue. During construction these poles must be relocated east into the planter strip and guy wire anchors will need to be placed at the back of sidewalk. These guy wires will need to maintain a minimum 7-foot vertical clearance from finish grade as they cross over the pedestrian walkway.

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.

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 COMMENTS

FROM: Jay Higgins

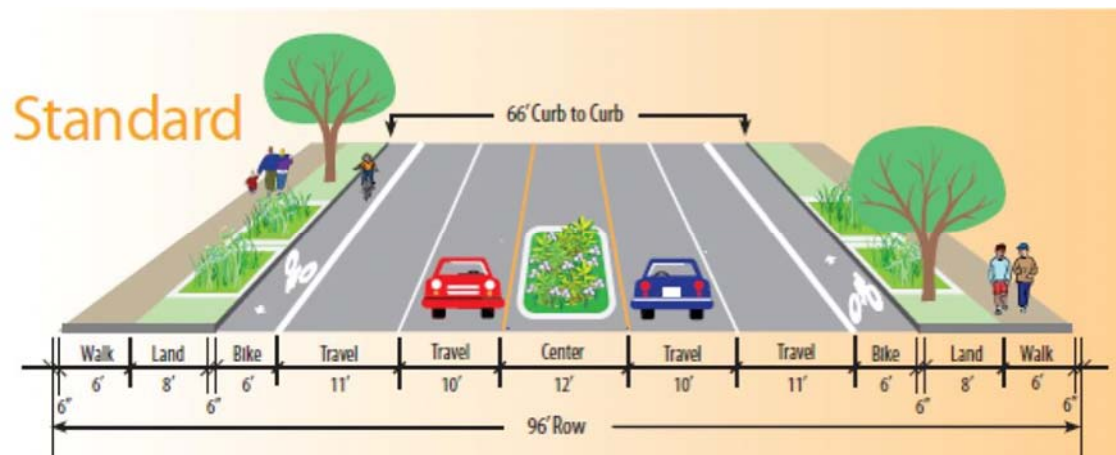
DATE: March 27, 2020

9.0700, A5.400 and A5.500 STREETS, TRANSPORTATION

Right of Way Dedication

NE 162nd Avenue is classified as a Standard Arterial in the Gresham Transportation System Plan, requiring 48 feet of right of way to roadway centerline. The standard cross section for a Standard Arterial street per GCDC A5.501 is as follows.

Standard Arterial:

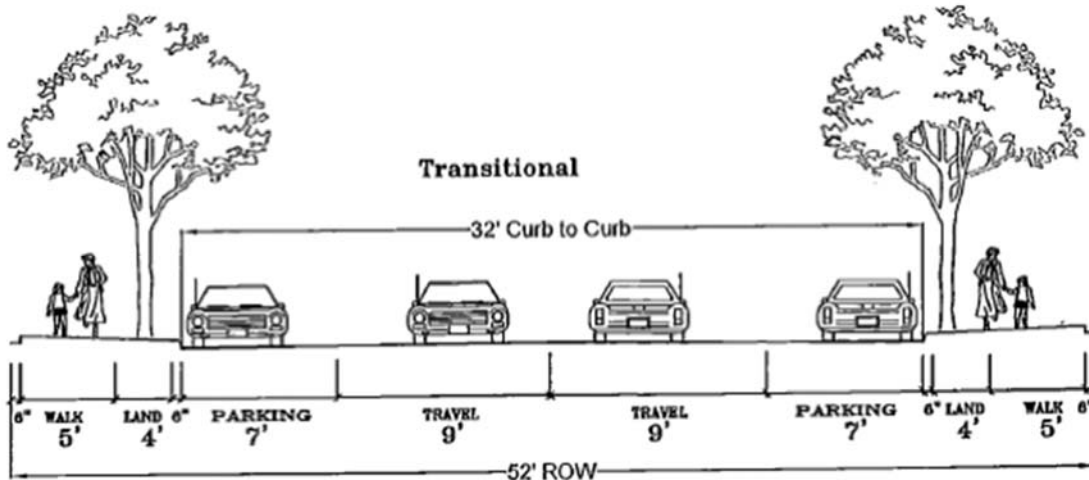


There is currently 45 feet of right of way to centerline along the NE 162nd Avenue frontage. To meet standards for a Standard Arterial, a dedication of an additional 3 feet is needed along the

NE 162nd Avenue frontage. The applicant is showing 3 feet of dedication in drawing C0.30, which meets the standard.

NE Holladay Street is classified as a Local Transitional Street, requiring 26 feet of right of way to centerline. There is currently 25 feet of right of way to centerline along the NE Holladay Street frontage. To meet standards for a Local Transitional Street, a dedication of an additional 1-foot is needed along the NE Holladay Street frontage. The applicant is showing the 1-foot dedication in drawing C0.30, which meets the standard.

Local Transitional Street:



Gresham Public Works Standards 6.02.11 requires additional dedications of right of way at intersection corners along the long chord, based on the curb return radius of the lowest classification street at the intersection. A corner dedication at the intersection of NE 162nd Avenue and NE Holladay Street is needed to meet standards. The applicant is showing a corner dedication in drawing C0.30. The lines appear to show some existing right of way returning to the applicant, which is not possible. The corner dedication needs to use the existing right of way and come as close as possible to meeting the standard.

Frontage Improvements

Currently NE 162nd Avenue is constructed along the frontage as a single, 12-foot lane with a paved shoulder. The applicant is required to construct the Standard Arterial frontage, as shown above, along the entire 800 feet of the Albertina Kerr Campus. This includes 33 feet of pavement to centerline for two traffic lanes and a bike lane, a 6-inch curb, an 8-foot planter strip, and a 6-foot sidewalk.

Staff has recently investigated the appropriate classification of NE 162nd Avenue between NE Glisan Street and NE Halsey Street and concluded that a single vehicle lane in each direction with a center turn lane is sufficient to convey the vehicle traffic in this area. Since an option for reduced lanes on NE 162nd Avenue is not codified in the Transportation System Plan, the applicant is still conditioned to construct to the Standard Arterial, but may submit a Design Modification to construct a three-lane cross section and pay a fee-in-lieu for the difference between the five-lane and three-lane cross sections. The applicant is showing an option with

one northbound lane in the submitted drawings which is supported by Transportation Engineering, with final details to be worked out in a Design Modification. Any Design Modification should be submitted with a Public Facilities Permit.

NE Holladay Street has an existing 6-inch curb, but no sidewalk. The applicant is showing construction of NE Holladay Street to Transitional Street standards with a 5-foot sidewalk and 4-foot planter strip, which meets the standard. The applicant is showing curb ramps for both NE Holladay Street intersections, as NE Holladay Street is offset across NE 162nd Avenue. These meet ADA Standards and are needed to meet current standards, including receiving ramps on the west side of NE 162nd Avenue.

Street lighting with LED fixtures and underground electrical service must be provided on both the NE 162nd Avenue and NE Holladay Street frontages at an appropriate spacing based on each street's classification, per Section 6.02.14 of the PWS. A street light plan, including a preliminary plan showing the connection to Portland General Electric's (PGE's) current system, must be submitted with the construction plans submitted at the time of building permit review.

Access

The applicant is showing the removal of one driveway on NE 162nd Avenue and the addition of one driveway to NE Holladay Street. This proposal meets the standards for each property to take access from the lower classification street (in this case NE Holladay Street) and to reduce access on arterial streets.

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 building generates 7.32 trips per apartment unit per day, for a total of 1,098 trips per day for the proposed development. The development has driveway access to NE 162nd Avenue and to NE Holladay Street. This provides a nexus between the proposed development and the required improvements.

First, a calculation for the total proportional exaction is created. NE 162nd Avenue 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 NE 162nd Avenue are 5.52 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 NE Holladay Street are 17.52 percent of the total. This provides a proportional exaction of \$660,490.

$$(5.52\% * \$10,571,860) + (17.72\% * \$439,035) = \$660,490$$

Then a calculation for the required improvements is created. On NE 162nd Avenue the 3-foot dedication of 800 feet in length is valued at \$10 per square-foot for a total dedication value of \$24,000. On the NE 162nd Avenue frontage the applicant is required to construct an additional 18 feet of pavement for a travel lane and bike lanes, a 6-inch curb, an 8-foot planter strip, and a 6-foot sidewalk for 800 feet, with a value of \$311,277. The additional lane is included regardless of the option the applicant chooses because of the fee-in-lieu requirement. On the NE Holladay Street frontage the 1-foot dedication of 95 feet in length is valued at \$10 per square-foot for a total dedication value of \$950. On the NE Holladay Street frontage the applicant is constructing a 4-foot planter strip and a 5-foot sidewalk with a value of \$12,345. The total value of all required improvements is \$348,572.

$$(\$24,000 + \$311,277 + \$950 + \$12,345) = \$348,572$$

As the proportional exaction is \$660,490 and the total requirements are \$348,572 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 dedication of 3 feet along the entire NE 162nd Avenue frontage of the Albertina Kerr Campus.
- Construct a Standard Arterial frontage, meeting all City of Gresham Public Works Standards, along the entire NE 162nd Avenue frontage of the Albertina Kerr Campus, or construct an approved Design Modification for a reduced lane cross section and pay fee-in-lieu for the difference between the standard improvements.
- A dedication of 1-foot along the NE Holladay Street frontage.
- Construct a 4-foot planter strip and 5-foot sidewalk along the NE Holladay Street frontage and install streetlights with underground power feed.
- Dedicate the long chord at the corner of NE Holladay Street and NE 162nd Avenue.

FIRE COMMENTS

FROM: Kyle Stuart, Gresham Fire

DATE: March 24, 2020

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. OFC App B Table B105.1.
2. Temporary addresses of 6 inches shall be provided at EACH construction entrance prior to ANY construction materials arriving onsite. Prior to the building finals a 10-inch permanent address placard will be required high on the building, facing the address street, per the Gresham Fire Addressing Policy. The policy is available upon request. OFC 505 & 3310

3. Required fire hydrants and access road shall be installed and approved prior to any combustible construction material arriving onsite. OFC 3312.1
4. A PUBLIC fire hydrant is required to be within 50 feet of the main entrance driveway. The furthest point on each building shall be no more than 600 feet from a hydrant. Show on the building plans where the nearest existing and new hydrants are located.
OFCAppendixCand507
5. 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 4 1/2-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.
6. 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 road way 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
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 26 feet due to the building height being over 30 feet. OFC 503.2.1 & D103.1
8. At least one of the required aerial fire access roads shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. This will be required to be approved by the fire code official. Show all aerial access points on plan page. Indicate these distances are met on north aerial access.
OFCAppD-105.3
9. 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
10. The turning radius for all emergency apparatus roads shall be: 28 feet inside and 48 feet outside radius. OFC503.2.4
11. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 to 26 feet wide require the marking on both sides. Indicate on the building permit plans. The policy can be provided upon request. The entire aerial access to the north of the building shall be marked as fire lane. This includes the widened portion near the entrance of the building. OFCD103.6
12. A fire alarm system is required. OFC 907, 903.4
13. Fire sprinklers are required. OFC 903

14. Fire access roads are required to extend to within 150 feet of all portions of the building.
OFC503.1

SOLID WASTE AND RECYCLNG COMMENTS

FROM: Shannon Martin, Solid Waste and Recycling Program Manager

DATE: April 20, 2020

The location and access to the loading zone is approved. Conditions of approval are as follows:

1. The sidewalk in front of the enclosure will need a curb cut and smooth transition to the loading zone to allow containers to freely move.
2. Recycling containers will need to be staged on the sidewalk east of the parking and loading zone on collection day.
3. Garbage containers will need to be staged in the loading zone on collection day due to the limited maneuvering area inside the enclosure or an alternative agreement with Waste Management will be necessary.
4. Demonstrate space for an additional 2-yard container in the enclosure to manage cardboard generated by tenants and facilities.

ADDRESSING COMMENTS

FROM: Amanda Lunsford, Administrative Analyst

DATE: March 23, 2020

The current site address of 930 NE 162 Avenue, Portland, OR 97230 will not be used. 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 or Address@GreshamOregon.gov 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 will be one building with 150 units. 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.

VI. RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of the Type III Design Review E for the construction of a four-story, 150-unit apartment building with parking, a children's play area, and other associated site improvements, a Type I Lot Line Adjustment, a Type II Minor Variance to the maximum building height, a Type III Major Variance to the parking regulations, and a Type II Tree Removal.

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. Addressing:
 - a. The new assigned address that will be used by all future tenants will be released once the development application has been approved by staff.
 - b. The applicant and/or representative shall contact the Addressing Coordinator at 503-618-2235 or Address@GreshamOregon.gov to obtain the new address before submitting for building permits.
3. 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 Jessica Snodgrass, Development Engineering Specialist, at 503-618-2277 prior to construction plan submittal to discuss permit processes, technical requirements, design and construction schedules, and plan review processes.
 - c. Any project that includes construction of public facilities shall comply with City of Gresham survey standards. Plans shall reference the City of Gresham datum, NGVD 1929, 1947 adjustment.
4. Prior to building permit submittal, the applicant shall work with staff and the project arborist to facilitate the retention of Trees #1-4 and #84-90. Should retention of any of

these trees not be viable, the applicant shall submit a tree removal permit application or tree removal exemption form, as appropriate. In the case of removal of Trees #1-3, the applicant shall submit a tree removal exemption form, which is authorized by the property owner. Tree removal permits and exemptions are subject to Manager approval.

5. Submit a final survey map and adjusted legal descriptions for each parcel and the transfer tract. The final map shall demonstrate a minimum distance of 10 feet or a minimum distance approved by the Building Department between structures and the south adjusted property line. The final map shall otherwise comply with the approved preliminary plan. The final map shall comply with the applicable requirements of ORS Chapters 92 and 209. The approved final map, along with the deeds transferring ownership, must be recorded with Multnomah County Deed Records prior to the issuance of the building permit.
6. Prior to the building permit application, the applicant shall evaluate the onsite pedestrian circulation system and bicycle parking and coordinate with staff regarding the plan to upgrade the campus. Improvements shall not to exceed 10 percent of project costs. The upgrade plan is subject to Manager approval.

WITH THE BUILDING PERMIT

7. Fire: Building permit plans shall include a separate “FIRE ACCESS AND WATER SUPPLY PLAN” indicating all of the following:
 - a. Provide fire flow per Oregon Fire Code Appendix B. OFC App B Table B105.1.
 - b. Temporary addresses of 6 inches shall be provided at each construction entrance prior to any construction materials arriving onsite. Prior to the building finals a 10-inch permanent address placard will be required high on the building, facing the address street, per Gresham Fire Addressing Policy. The policy may be emailed upon request. OFC 505 & 3310
 - c. Required fire hydrants and access road shall be installed and approved prior to any combustible construction material arriving onsite. OFC 3312.1
 - d. A PUBLIC fire hydrant is required to be within 50 feet of the main entrance driveway. The furthest point on each building shall be no more than 600 feet from a hydrant. Show on the building plans where the nearest existing and new hydrants are located. OFCAppendixCand507
 - e. 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 4 1/2-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.
 - f. 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 road way on which that 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

- 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 26 feet due to the building height being over 30 feet. OFC 503.2.1 & D103.1
 - h. At least one of the required aerial fire access roads shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. This will be required to be approved by the fire code official. Show all aerial access points on the plan page. Indicate these distances are met on north aerial access. OFCAppD-105.3
 - i. 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
 - j. The turning radius for all emergency apparatus roads shall be: 28 feet inside and 48 feet outside radius. OFC503.2.4
 - k. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 to 26 feet wide require the marking on both sides. Indicate on the building permit plans. The policy can be provided upon request. The entire aerial access to the north of the building shall be marked as fire lane. This includes the widened portion near the entrance of the building. OFCD103.6
 - l. A fire alarm system is required. OFC 907, 903.4
 - m. Fire sprinklers are required. OFC 903
 - n. Fire access roads are required to extend to within 150 feet of all portions of the building. OFC503.1
8. Engineering:
- a. A final stormwater report as well as construction plans for the private water quality treatment and detention facilities shall be submitted for review with the building permit submittal. The final stormwater report shall contain calculations that show how the City's water quality and retention standards for the proposed development will be met for both the public and private side runoff.
 - b. Stormwater runoff from impervious roadway surfaces shall be managed with street side green/low impact development facilities to the maximum extent practicable.
9. Transportation: Submit plans reflecting a Standard Arterial frontage, meeting all City of Gresham Public Works Standards, along the entire NE 162nd Avenue frontage of the Albertina Kerr Campus or submit a Design Modification request for a reduced lane cross

section. For the latter option, a fee-in-lieu shall be paid for the difference between the standard improvements.

10. Solid Waste and Recycling:

- a. Submit plans showing that the sidewalk in front of the enclosure includes a curb cut and smooth transition to the loading zone to allow containers to freely move.
- b. Submit a statement acknowledging that recycling containers will be staged adjacent to the drive aisle on collection day.
- c. Submit a statement acknowledging that garbage containers will need to be staged in the loading zone on collection day or submit an approved alternative agreement with Waste Management.
- d. Demonstrate space for an additional 2-yard container in the enclosure to manage cardboard generated by tenants and facilities.

11. Solar Energy System:

- a. Submit energy modeling demonstrating a minimum of 10 percent of the anticipated typical energy usage will be produced by the PV panels.
- b. Provide specifications and details for the solar energy system. For a system greater than 100kw submit a Type II Special Use Review application.
- c. Demonstrate that the panels and other mechanical equipment on the flat portion of the roof are not visible from the street. If screened, then the screening shall compliment the building design. The design is subject to Manager approval.

12. Tree Protection

- a. With the building permit submit revised grading plans, tree protection plans, and arborist's report demonstrating that Trees #1-4 and #84-90 will be adequately protected or submit copies of an approved tree removal permit and/or exemption, as applicable. In the case of removal of Trees #1-3, the applicant shall submit a copy of an approved tree removal exemption, which is authorized by the property owner.
- b. Submit revised tree protection plans, which include a legend labeling tree protection fencing, sediment control devices, property lines, and other pertinent features.
- c. Submit a statement acknowledging that no trees designated for protection shall be removed without prior written approval from the Manager.

13. Parking Variance:

- a. Provide a revised Sheet L1.02 - Landscape Site Plan demonstrating a walkway width of at least 5 feet between the northeast corner of the east wing (Wing B) and the adjacent parking space.
- b. To the extent feasible while providing a minimum of 122 parking spaces, minimize the number of compact spaces.

- c. Submit revised plans showing standard parking space dimensions in conformance with Figure 9.0825(A).
 - d. Submit revised plans showing landscaped endcaps directly adjacent to the northeast corner of Wing B and at the southeast corner of the stormwater catchment area. The endcaps shall be a minimum of 9 feet in width exclusive of walkways and include one shade tree. Columnar trees or the substitution of shrubs for trees may be approved by the Manager, where the applicant demonstrates that a shade tree will substantially interfere with PV solar collection.
 - e. Coordinate all submitted sheets, including incorporating the solid waste and recycling loading area and adjacent parking on Sheet C1.00, and the landscape sheets series into conformance with the parking lot layout on Sheet DR 1.00 - Site Plan.
14. Alternative Buffer Plan: Demonstrate that the materials used for the north buffer area will have similar noise absorption or reflection properties (such as by providing Noise Reduction Coefficient ratings or Sound Transmission Class data for barrier materials) as the standard buffer requirements.
15. Building Design:
- a. Provide revised plans and elevations that demonstrate 4-foot deep entry canopies at each building entrance. Entrances used exclusively for emergency access are exempt from this condition.
 - b. Provide specifications for high quality unit entry doors made of wood, glass, metal, or fiberglass.
 - c. Provide a Knox box with a key for Fire Access. The location and design are subject to Gresham Fire approval.
 - d. 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.
 - e. Provide bike building elevations (and corresponding plans) that meet the standard for primary, secondary, and accent materials. The design is subject to Manager approval.
16. Site Plan:
- a. Provide a revised Sheet L1.00 Planting Schedule and Notes showing a height at maturity of less than 3 feet for all plantings in the clear vision area. Plant substitutions are subject to Manager approval.
 - b. Indicate whether the parking spaces will be numbered. If they shall be numbered, then demonstrate that the numbering does not directly correspond to the unit numbers.

- c. Provide a revised Sheet L1.00 - Plant Schedule and Notes. The sheet shall note which species are drought tolerant.
- d. Provide a revised Sheet DR 1.01 showing light levels consistent with Table 7.0103(A)(1)(A) for the walks to the street-facing unit entries, the unit entry areas, exterior entries not frequently used, and the property lines adjacent to the residential properties to the north. The summary table shall label entries for frequent and infrequent use.
- e. Submit site plans showing all mechanical, communication, and utility equipment are screened consistent with standard 7.0103(B)(2)(D)(7) and are not be visible at ground level from streets and other public spaces. Fire Department connections shall be placed in an unobtrusive location. The design is subject to Manager approval.
- f. Provide a permanent, automatic, below-ground irrigation plan.
- g. Submit revised landscape plans demonstrating one street tree for every 30 feet of frontage (minus the clear vision area and driveways). However, per Section 9.0133(D, E, and G) should approved infrastructure prohibit street tree planting, the applicant shall pay an in-lieu fee proportional to the reduction in required street trees.
- h. 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.
- i. Submit specification sheets for the proposed short-term and long-term bike rack models.

PRIOR TO BUILDING PERMIT ISSUANCE

17. 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.

18. Transportation:

- a. Dedicate 3 feet along the entire NE 162nd Avenue frontage of the Albertina Kerr Campus.
- b. Dedicate 1-foot along the NE Holladay Street frontage.
- c. Dedicate the long chord at the corner of NE Holladay Street and NE 162nd Avenue. The corner dedication needs to use the existing right of way.

19. Engineering:

- a. A NPDES 1200-C permit shall be obtained from the Oregon Department of Environmental Quality (DEQ) prior to building permit issuance.

- b. Overhead utility lines shall be undergrounded along the NE Holladay Street frontage and the north property line where warranted or the fee-in-lieu shall be paid per Section A5.510 of the GCDC prior to building permit issuance.

PRIOR TO OCCUPANCY

20. Installation of landscaping and irrigation system shall be provided prior to temporary or permanent 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.

21. Transportation:

- a. Construct a 4-foot planter strip and 5-foot sidewalk along the NE Holladay Street frontage and install streetlights with underground power feed.
- b. Construct a Standard Arterial frontage, meeting all City of Gresham Public Works Standards, along the entire NE 162nd Avenue frontage of the Albertina Kerr Campus or construct an approved Design Modification for a reduced lane cross section.

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.