

**TYPE III DRE DESIGN REVIEW
FINDINGS AND RECOMMENDATION**

REPORT DATE: May 12, 2020

FROM: John Heili, Associate Development Planner

FILE NUMBER: DRE/FSP/TR 20-26000071

APPLICANT: Justin Hurley Braswell, Gresham Land Holdings, LLC

REPRESENTATIVE: Nick Williams, TVA Architects, Inc

LOCATION: 22200 SE Stark St., 603 SE 223rd Ave., 617 - 631 SE 223rd Ave.,
639 - 645 SE 223rd Ave., Gresham OR 97030

PARCEL DESCRIPTION: 1S3E04AA 00600, 00400, 00300, and 00200

PROPOSAL: Type III Design Review E (DRE) and Future Street Plan (FSP), and Type II Tree Removal for construction of a three-story, approximately 96,000 square-foot government business services office building, surface parking area, and associated site improvements with pedestrian and vehicular site access from SE Stark Street and SE 223rd Avenue.

RECOMMENDATION: APPROVAL WITH CONDITIONS of the Type III Design Review E and Future Street Plan, and Type II Tree Removal.

EXHIBITS: A. Vicinity Map
B. Application Package

I. FINDINGS OF FACT

- A. LOCATION:** The subject property is located on the west side of SE 223rd Avenue at 22200 SE Stark St., 603 SE 223rd Ave., 617 - 631 SE 223rd Ave., and 639 - 645 SE 223rd Ave.
- B. ZONING:** The subject property is designated Community Commercial (CC) and is in the Corridor Design District.
- C. PROPOSAL:** The applicant proposes to build a three-story, approximately 96,000 square-foot government business services office building, surface parking area, and associated site improvements with pedestrian and vehicular site access from SE Stark Street and SE 223rd Avenue.
- D. SITE DESCRIPTION:** The project narratives and plans provide the following description:
- The project site is located near the corner of the intersection of SE Stark Street and SE 223rd Avenue behind the existing convenience store which is located on the corner lot. The total site area is 5.51 acres and is developed with several single-story commercial use buildings, associated parking, and a cell tower. The western portion of the site is undeveloped. There are several regulated trees on the site proposed to be removed, requiring a Type II Tree Removal, but none that are designated as significant. There are no environmental or historic overlays on the site. The site is zoned CC and is within the Corridor Design District and North Central Neighborhood Association.
- E. SURROUNDING LAND USES:** This finding is based on the application submitted and the City zoning maps.
- The two abutting properties to the south are zoned Corridor Multifamily and are developed with multifamily residential uses.
 - The southernmost property abutting the west property line is zoned Moderate Density Residential-12 and is developed with multifamily housing. The other two properties abutting the property line to the west are zoned Corridor Mixed Use and CC and are developed with manufactured homes and commercial use buildings respectively.
 - The properties to the north across SE Stark Street and to the east across SE 223rd Avenue are zoned CC and are developed with commercial retail use buildings and associated surface parking.
- F. PUBLIC NOTICE AND COMMENTS:** The City of Gresham Urban Design & Planning Department sent notices of the proposal to surrounding owners of record of property (as shown on the most recent property tax assessment roll) and residents within 300 feet of the subject property. No written response to the public notice was submitted as of the date of this Staff Report.

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

Public and neighborhood association comments can be submitted up until 24 hours before the hearing on May 20, 2020.

- G. APPLICATION ACCEPTANCE DATE:** The application for design review was submitted on March 2, 2020. The application was accepted and deemed complete on April 1, 2020. The determination of completeness occurred within 180 days of the initial submittal.

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 subject property includes a commercial building with more than 50 feet of new building frontage on a street, including building additions, and because the proposal is within the Corridor Design District, making it subject to the Corridor Design 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 7.0603 Corridor Design District Commercial 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:

7.0603(A) - Site Design

7.0603(A)(1)(C)(9) - Primary Internal Drives.

7.0603(A)(2)(C)(2) - Internal Circulation: Primary Internal Drives.

7.0603(A)(3)(C)(1)(a) and (b) - Building Placement and Frontage.

7.0603(A)(3)(C)(3) and (4) - Location of Parking and Building Setback.

7.0603(A)(5)(C)(1) - Publicly Accessible Open Spaces.

7.0603(A)(6)(C)(2) - Parking Location and Right of Way.

7.0603(B) - Building Design

7.0603(B)(1)(C)(2) - Façade Depth.

7.0603(B)(1)(C)(3) - Façade Articulation and Rhythm Design Elements.

7.0603(B)(1)(C)(4) - Projecting Façade Elements.

7.0603(B)(1)(C)(5) - Building Base.

7.0603(B)(1)(C)(6) - First Floor Height.

7.0603(B)(2)(C)(4) - Building Entry Materials.

7.0603(B)(2)(C)(7) - Building Entry Transparency.

7.0603(B)(3)(C)(3) - Prominent Façade Architectural Expression.

7.0603(B)(3)(C)(4) - Prominent Facade Materials.

7.0603(B)(4)(C)(3) - Enhanced Entry Transparency Zone.

7.0603(B)(6)(C)(4) - Arcade Environment.

7.0603(C)(1)(C)(1)(a) - Landscape and Stormwater - Irrigation.

7.0603(C)(1)(C)(3) - Additional Standards for Buildings Greater than 30,000 Square Feet.

This Report will describe how the proposal will meet the Code sections as a summary overview with reference to the applicant's narrative. 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 20, 2020 Design Commission public hearing represent 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 is a Type III review. 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 (October 9, 2019), a neighborhood meeting (per 11.0800) was held (November 18, 2019), and verification of the neighborhood meeting and its mailed notice is provided as part of the development permit application.

The application was formally submitted on March 2, 2020 and was deemed complete on April 1, 2020. The determination of completeness occurred within 180 days of the initial submittal.

Copies of the complete application were transmitted to each affected agency and City department for review and comment on April 1, 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 North Central Neighborhood Association on April 29, 2020. The notice was also posted onsite on April 28, 2020. No written responses to the public notice were received prior to the preparation of this Staff Report. Comments received in the interim, if any, will be submitted at the public hearing.

This standard is met.

III. FINDINGS

The Manager adopts the findings in the applicant's application submittal material as found in Exhibit B, and supporting evidence relied on therein, except to the extent inconsistent with the following agency findings.

GENERAL

3.0232 - Business and Retail Service and Trade. The proposal to construct a government services office building falls into the Business and Retail Service and Trade Commercial land use classification.

This standard is met.

4.0400 - Corridor Districts.

Table 4.0420 - Permitted Uses in the Corridor Land Use Districts. The business and retail service and trade uses are a permitted Limited Use in the CC district where the maximum building footprint size permitted for any building, regardless of the type of uses, shall be 100,000 square feet; and the maximum total building size (floor area) for commercial uses shall be 100,000 square feet.

This standard is met.

Table 4.0430 - Development Requirements for Corridor District. The applicant's drawings and Section 4.0430 narrative provides the findings that address the development standards. Staff accepts the findings that the standards are met with the following clarifications and conditions of approval.

4.0430(H) and 4.0433 - Setbacks. The maximum front and street-side setback standard per Table 4.0130 is 10 feet; however, per 4.0433(B)(2), this standard is applied per Section 7.0600, which indicates building frontage is calculated between the minimum and maximum setbacks. Additionally, the table footnotes indicate the maximum front or street-side setback may be exceeded when enhanced pedestrian spaces and amenities are provided per Section 7.0603(A)(5)(D). See the comments in Section 7.0603(A)(3) of this Report regarding how these standards have been addressed.

These standards are addressed under Section 7.0603(A)(3).

4.0430(J) and 4.0435 - Transit Design Criteria. These standards are exempt per Section 7.0601(D)(5)(b).

These standards do not apply.

4.0430(K) and (L) - Minimum and Maximum Off-street Parking. These standards are applicable per Section 9.0851. Contrary to the applicant's narrative the minimum and maximum parking prescribed by Table 9.0850 are 3.2 spaces and 4.3 spaces per 1,000 square feet of building area, respectively.

These standards are addressed under Section 9.0851.

4.0430(M) - Screening and Buffering. These standards are required per Section 9.0100.

These standards are addressed under Section 9.0100.

4.0430(N) and 4.0439 - Clear Vision Area. These standards are required per Section 9.0200.

These standards are addressed under Section 9.0200.

7.0000 - Design Review - Common Requirements.

7.0212 - Standards for New Solid Waste and Recycling Collection Areas. These standards apply and are also addressed by the agency comments (Recycling & Solid Waste) provided later in this Staff Report. Those comments and comments from the pre-application summary indicate the enclosure is required to have a 20-foot wide clear inside width while the drawings indicate the enclosure is only 16 feet, 8 inches wide.

Waste containers shall have a minimum clear dimension of 2 feet along the sides and rear, and 3 feet along the front side. Additionally, a "no parking" sign, gate restrainers in the open and closed position, and bumper rail or curb at ground level inside the enclosure, at least 8 inches thick and 4 inches high, are required. The enclosure shall be located on a 4-inch thick cement concrete pad. These elements, while noted in the applicant's narrative, are not indicated on the applicant's trash enclosure drawings. A condition of approval is necessary to ensure installation of the trash enclosure complies with these standards.

These standards are met by Condition of Approval #23(a)-(d).

7.0220(B)-(F) - Grading and Drainage, Street Dedications, Arterial Streets, Frontage Roads or Signalized Access as Necessary. These standards apply and are addressed by the agency comments (Development Engineering) provided herein.

These standards are met with Conditions of Approval #2, #3, #5 - #10, #27, and #29.

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 will be necessary to ensure installation occurs by occupancy or an appropriate funding mechanism is provided at 110 percent of the value.

Landscape irrigation is required throughout the site. Provide drawings with the building permit that provide for the design and installation of a site landscaping irrigation system.

These standards are met with Conditions of Approval #19 and #35.

7.0223 - Maintenance Responsibility. Site improvements including landscaping, paving, striping, and signage must be properly maintained, and landscaping must be replaced if it becomes dead or damaged.

For landscaping, the City has developed a maintenance agreement that the applicant shall be required to sign and record as a condition of approval (also see the comment in Section 7.0603(A)(7)(D)(7)(c) in this Staff Report).

These standards are met with Condition of Approval #28.

9.0000 - Common Requirements.

9.0110 - Buffering and Screening Requirements. Per Table 4.0435, screening and buffering is required in the CC district. The following buffers are necessary.

South property line: A Type C buffer (**Table 9.0111(A)**) is required along the entire length because both abutting lots are developed with multifamily dwellings.

West property line: A Type C buffer (**Table 9.0111(A)**) is required where adjacent to the existing attached dwellings on a single lot development along the south portion of the west property line and where adjacent to the existing non-conforming manufactured home use up to the common lot line between the manufactured home use and the existing commercial use. No buffer is required between the proposed and existing commercial uses along the northern end of the west property line.

No buffer is required along the north and east property lines because these abut existing permitted commercial uses that do not require screening per **Table 9.0111(A)**.

A 20-foot wide buffer is proposed where required along the west property line and a 20-foot wide buffer is proposed along the south property line.

As noted previously, a landscape maintenance agreement is required to be recorded prior to the issuance of the building permit, and drawings that provide for the design and installation of a site landscaping irrigation system are required with the building permit submittal.

These standards are met with Conditions of Approval #19 and #28.

9.0110(G)(2) - Alternate Buffer Plan. Type C buffers for uses other than attached dwellings on a single lot require a masonry wall (**Table 9.0111(B)**). The applicant is requesting an alternate buffer to include a 6-foot high acoustically treated wood fence in lieu of the prescribed masonry wall along both the west and south property lines where Type C buffers are required.

Along the west property line, a sanitary sewer easement prohibits building a masonry wall and footing. The proposed alternative is to provide an acoustically treated wood fence that reduces the support infrastructure in this easement as well as allows for the preservation of existing mature qualifying buffer trees in the southwest corner of the site.

Fifteen feet of the south property line is also impacted by the easement and requires an alternate to the masonry wall. For this reason, the continuation of the wood fence is proposed along the south property line to unify the aesthetics of the development. In addition to the proposed acoustically treated fencing, and as provided for in this Code section, the applicant is proposing increased density of plantings as follows: along the south property line - one tree per 20 linear feet (25 percent increase) and 65 shrubs per 100 linear feet (25 percent increase) and along the west property line 65 shrubs per 100 linear feet (25 percent increase).

Staff finds the proposed fence assembly and increased plantings will provide reasonable noise absorption or reflection properties as prescribed by Code section **9.0110(G)(2)(c)** and recognizes that additional trees along the west buffer are not practical due to the existing utility easement and potential future maintenance issues.

Staff recommends that the Design Commission find this standard is met.

9.0200 - Clear Vision Area. The applicant's narrative indicates that the 20-foot clear vision area standards are met at the driveways; however, as illustrated on Sheet 102 A2 the 20-foot driveway clear vision areas at the SE Stark Street driveway are shown incorrectly extending beyond the limits of the property line. A condition of approval requires that the drawings provided with the building permit submittal shall include clear vision area diagrams at the SE Stark Street driveway that comply with the clear vision diagrams for commercial driveways shown in Section 9.0200 and coordinate these clear vision areas with the landscaping shown on Sheet 109 L11 Landscape Planting Plan.

These standards are met with Condition of Approval #11.

9.0400 - Fencing. Contrary to the applicant's narrative the Section **9.0410(D) - New Subdivisions and Partitions (LDR-5, LDR-7, TLDR, & TR)** does not apply to this proposal.

These standards are not applicable.

9.0500 - Grading and Drainage and Stormwater Quality Control Requirements. See the Development Engineering agency comments in this Report.

These standards are met with Conditions of Approval #2, #3, #5, #9, and #31.

9.0700 - Neighborhood Circulation and Future Street Plans. See the Transportation Planning comments in the Agency Comments section of this Report. Per 9.0710(e) pedestrian accessways shall be provided as required under Section A5.508. Contrary to the applicant's narrative and drawings proposed pedestrian access is limited to the north, northwest, and east property lines while no access is proposed to the existing residential developments to the south and southwest. Staff's discussions with the applicant regarding this access requirement occurred following the determination of completeness. Therefore, staff prepared a Future Street Plan (FSP) diagram for the applicant that represented the City's goals for pedestrian connectivity across the applicant's site to abutting properties to the southwest and to the existing FSP previously approved with application DRE/FSP 19-26000322 for this super block. The applicant's responsibilities for implementation of this FSP include providing a pedestrian access pathway beginning at the southwest corner of subject parcel and extend continuously to the east across the subject parcel to a point of connection with the public sidewalk on SE 223rd Avenue. This pathway shall be memorialized in a public access easement.

A condition of approval requires drawings provided with the building permit submittal include an 8-foot wide paved accessible path beginning at the southwest corner of the subject parcel and extending continuously to the east across the subject parcel to a point of connection with the public sidewalk on SE 223rd Avenue. The building permit submittal shall also include drawings for the buffer fence at this southwest corner detailed to allow for partial removal of the fence to create a future opening no less than 8 feet wide, and shall include with the submittal a recorded deed document memorializing the pathway in a public access easement.

These standards are met with Condition of Approval #12.

9.0800 - Parking Standards.

9.0823 - Landscaping of Parking Lots. Section 7.0601(D)(5)(c) exempts these standards from review of developments within the Corridor Design District.

These standards are not applicable.

9.0824 - Pedestrian Circulation/Walkways. Section 7.0601(D)(5)(d) exempts these standards from review of developments within the Corridor Design District.

These standards are not applicable.

9.0831 - Bicycle Parking. Contrary to the applicant's narrative, a total of 11 bicycle parking spaces are proposed because the bike racks shown on Sheet 102 A2 are spaced at approximately 2-foot centers where each bike parking space is required to be at minimum 2 feet wide. Therefore, an additional five bike parking spaces are required. Long term bicycle parking spaces are required to be completely covered, and all bike parking spaces are required to be 6 feet long; therefore, those spaces located under the 4-foot building overhang do not qualify as long term bike parking stalls and are also too

far from the main building entry (beyond 50 feet) to qualify for short term bike parking spaces which are also required to be visible from the street or comply with Section 9.0832(F) for signage per Sign Code Section A6.050(C). A condition of approval is necessary requiring additional bicycle parking as required to provide eight long term and eight short term spaces per Table 9.0851(B)(1)(b). Long term spaces shall have proper weather coverage per 9.0832(D) and shall be secured as prescribed by 9.0831(A)(4) and 9.0832(B). Short term spaces shall be located within 50 feet of the main entry visible from the street or comply with Section 9.0832(F) for signage per Sign Code Section A6.050(C) and be secured as prescribed by 9.0832(B).

These standards are met by Condition of Approval #14.

9.0840 - Off-street Loading Requirements. Contrary to the applicant's narrative and drawings the proposed two loading spaces are 7 feet, 10 inches by 18 feet, 6 inches each, which does not comply with the Code prescribed 12 feet by 30 feet loading space dimensions. Additionally, the Code states these stalls shall be accessed by a 30-foot maneuvering apron where a 24-foot wide drive aisle is proposed. A condition of approval requires building permit submittal drawings shall demonstrate two loading spaces measuring 12 feet by 30 feet and accessed by a 30-foot maneuvering area (drive aisle).

These standards are met by Condition of Approval #15.

9.0857 - Required Carpool and Vanpool Parking. Developments with 50 or more employees shall designate at least 10 percent of the long term employee parking spaces for carpool/vanpool parking. Contrary to the applicant's narrative, which indicates 91 carpool spaces are proposed, the drawings indicate 28 carpool spaces are proposed. The applicant's narrative states there are 204 employees; therefore, only 20 carpool spaces are required.

This standard is met.

9.1030 - Tree Standards for Non Single-family Uses. Staff accepts the findings that the standards are met with the following clarifications and conditions of approval.

9.1032 - Tree Protection During Development. The applicant's drawings propose a perimeter buffer fence be constructed within the tree protection zone of the trees proposed to be preserved near the southwest corner of the site; however, specific arborist instructions for this work are not provided. As prescribed by this Code section, digging a trench for placement of structures within the critical root zone of a tree to be protected is prohibited. The City may require that a Certified Arborist be present during any construction or grading activities that may affect trees within the tree protection zone. A condition of approval requires the building permit submittal shall include drawing notations with arborist's instructions for excavation and construction of the buffer fencing, including fence post footings, within the tree protection zone. Additionally, building permit drawing notations shall include language requiring the project arborist be present onsite while work occurs within the tree protection zone.

These standards are met by Condition of Approval #16(b) and (c).

9.1033 - Street Tree Planting During Development. The proposal requires four street trees along the SE Stark Street frontage and ten street trees along the SE 223rd Avenue frontage. Street trees are required to be 1.75-inch caliper at the time of planting. The drawing Sheet 109 L11 indicates the street trees will be 2.5-inch caliper and list 14 American Linden trees as the quantity to be provided where only three street trees are shown along the SE Stark Street frontage and ten are shown along the SE 223rd Avenue frontage. Due to the new SE Stark Street turn-lane configuration the amenity planter will be narrowed and eliminated along the east portion of this frontage thereby making it impossible to plant all four street trees due to space limitations. A condition of approval requires payment into the City Tree Fund in lieu of planting for one street tree prior to release of the building permit. Additionally, drawing Sheet 107 C40 shall be included with the building permit submittal and shall demonstrate with dimension strings that street trees are located at least 15 feet from street lights, 15 feet from stormwater catch basins, and 5 feet from driveway cuts or underground public utilities.

These standards are met by Conditions of Approval #10 and #27.

9.1034 - Tree Removal During Development. The applicant's narrative and drawing Sheet 108 L10 indicates more than six regulated trees are proposed for removal on the 5.51-acre site; therefore, a Type II Tree Removal permit is being reviewed with this application. A total of 26 trees are proposed to be removed under the scope of this review. Of those trees, 17 are classified as regulated including 10 required parking lot trees and two hazard trees. The remaining nine trees are non-regulated due to size and/or location.

The applicant has requested permission to remove the trees concurrent with the demolition of the existing buildings and early grading of the site prior to the final approval of this development permit application. Staff has reviewed that request and finds that the trees could be removed under this Type II review as allowed by the Code for the proposed development; however, given that 12 of the trees are classified as required trees the applicant has guaranteed the replacement of those 12 trees. Because the permission to remove those trees was made prior to this application's final decision the requirement to replace those trees is dependent on the construction of this proposed development. Additionally, Tree #4 may need to be removed to accommodate the installation of the pedestrian walkway as described in Section 9.0700 of this Report. A condition of approval is necessary to assure that prior to the issuance of the building permit the owner shall either extend the existing guarantee or provide a new financial guarantee in the form of a performance bond or cash deposit for the cost plus 10 percent of the value to furnish, install, and maintain 12 parking lot type trees of a minimum 2-inch caliper at the time of planting to remain in effect until the approved Temporary Certificate of Occupancy or such time as the City deems it is necessary to access the funding and plant the trees due to building permit expiration. A condition of approval is also necessary requiring building permit submittal drawing 108 L10 Tree Removal and Protection plan shall include notations requiring the arborist to be onsite

to observe the hand excavation necessary to install the walkway at grade between Trees #4 and #5 with an option to install the walkway on-grade to avoid tree removal, but if necessary at the direction of the arborist Tree #4 can be removed if there is no other feasible option to facilitate the installation of this walkway connection to the adjoining property.

These standards are met by Condition of Approval #17(a) and #27.

A5.000 - Public Facilities. The majority of the public facilities standards apply and are specifically addressed by the agency comments (Development Engineering) provided in this Staff Report.

These standards are met by Conditions of Approval #2, #3, #5 - #10, #27, and #29 - #34.

DESIGN REVIEW

7.0600 - Corridor Design District Commercial Design Guidelines and Standards. Applicants can choose to meet the design criteria of Section 7.0600 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.

Staff adopts the findings in the application submittal material as found in Exhibits A and B and the supporting evidence relied on therein except to the extent inconsistent with the findings below, with the exception that this Report will also describe how the proposal will meet the standards that are proposed to be met through the discretionary review process. Staff makes the following findings regarding this application file.

7.0603(A)(1) - Neighborhood Connectivity and Block Structure. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(A)(1)(D)(2) and (3) - Mitigate Traffic Impacts. A traffic impact analysis was prepared for, and submitted with, this development application. Findings from that report are provided by the Transportation Planner. See those comments in the Agency Comments section of this Report.

These standards are met.

7.0603(A)(1)(D)(4) and (8) - Connections to Surrounding Properties. These sections require that vehicular and pedestrian connections shall be provided to existing or future developments on adjacent properties as required by Section 9.0822(A)(8).

The applicant's narrative and drawings indicate vehicular and pedestrian access is being provided to the adjoining commercial-zoned parcel to the north via a drive aisle, a shared access agreement, future shared access agreement, and associated curb cuts for the commercial-zoned parcel to the west. No access is proposed to the residential zoned properties to the west or south but is required by Transportation Planning comments in the Agency Comments section of this Report. Also see Section 9.0700 - Neighborhood Circulation and Future Street Plans of this Report for comments.

This standard is met by Condition of Approval #12.

7.0603(A)(1)(D)(5) - Safe and Efficient Circulation. Contrary to the applicant's narrative these standards apply and are addressed by the applicant's proposed vehicular and pedestrian site circulation shown on Sheet 102 A2 Site Plan.

This standard is met

7.0603(A)(1)(D)(6) - Identification System. These standards apply and are specifically addressed by the Agency Comments (Fire Department and Addressing) section of this Report.

This standard is met by Conditions of Approval #4 and #25(b) and (c).

7.0603(A)(1)(C)(9) - Primary Internal Drives. This section requires that developments with more than 100 off-street surface parking stalls shall utilize a system of internal public streets or primary internal drives that divides the site into rectangular or square blocks;

ISSUE: The applicant must either:

- Meet the 7.0603(A)(1)(D)(9) standard; or
- Meet the 7.0603(A)(1)(C)(9) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *A public street or primary internal drive shall occur at spacing no greater than every three (3) parking modules; Access to sites from major or standard arterials or other existing public streets shall be either by an internal*

public street or a primary internal drive; And development sites shall have a minimum of one primary vehicular and pedestrian entry which utilizes a minimum of one gateway feature to establish prominence. Gateway features may include: A landscaped median; Decorative masonry piers; Public art pieces; Raised planters with seating walls; Pedestrian-oriented decorative way finding signage; And/or other features approved by the Design Commission.

PROPOSAL: The applicant is proposing an entry drive aisle that connects SE Stark Street and SE 223rd Avenue for the parking area with 288 surface parking stalls. The entry drive is proposed to have parking on one side and on both sides along portions of the drive aisle. The parking area is broken down into smaller areas by secondary drive aisles with no more than three parking modules separated by a primary landscape area and pedestrian walkway. The driveway from SE 223rd Avenue is highlighted by a public plaza with seating and flag poles creating a sense of arrival in support of the guideline.

GUIDELINE: *All developments which require large surface parking areas shall be designed with and divided by a grid of internal public streets or primary internal drives. Where appropriate, public streets and pedestrian connections shall be made to adjacent streets and areas to improve connectivity, accessibility and walkability of the site. Features shall be present at the site's entry to create a sense of arrival when entering a large commercial development.*

RECOMMENDATION: While the proposal does not meet the prescribed standards for drive aisle layout and gateway features, staff recognizes that these standards as written are applied more typically to large commercial retail developments with multiple buildings and uses rather than this application for a single-use office building; therefore, staff finds the layout and proposed gateway features meet the intent and guidelines of this section.

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

7.0603(A)(2) - Internal Circulation: Public Streets and Primary Internal Drives. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(A)(2)(C)(2) - Internal Circulation: Primary Internal Drives. This section requires the following standards for developments required to utilize primary internal drives by Section 7.0603(A)(1)(D):

ISSUE: The applicant must either:

- Meet the 7.0603(A)(2)(D)(2) standard; or
- Meet the 7.0603(A)(2)(C)(2) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Primary internal drives shall consist of: a 24 foot (26 feet where required to accommodate emergency vehicles) two-way drive lane; a sidewalk no less than 6 feet in width and an amenity zone no less than 6 feet in width shall be provided on each side of the drive. Where primary internal drives are not adjacent to buildings, the amenity zone and sidewalk may each be reduced to 5 feet in width. Primary internal drives may include angled or parallel parking stalls. Parking on primary internal drives shall be at locations approved by the Design Commission. When primary internal drives include parking: The amenity zone shall allow frequent connections between parking stalls and the sidewalk.*

PROPOSAL: The applicant is proposing a system of 26-foot wide primary internal drives that connect the two site vehicular access driveways from SE Stark Street and SE 223rd Avenue and also connect in a loop along the backside of the building. This system of primary drives is proposed to have both ninety-degree and angled parking on one or both sides and is typically adjacent to at least one pedestrian walkway between 5 and 7 feet wide with an adjacent 5 to 6-foot wide landscaped amenity zone, but without pedestrian connections to the outer ring of parking.

GUIDELINE: *Primary Internal Drives shall replicate the character of a public street, creating a pedestrian-oriented environment and accommodating pedestrians, vehicular traffic and parking, and shall incorporate amenities appropriate for commercial streets. When present, parking on primary internal drives shall replicate configurations of on-street parking.*

RECOMMENDATION: While the proposal does not meet the prescribed standards for limiting parking along primary internal drives to only angled or parallel parking configurations and, therefore, also does not provide walkways and amenity zones adjacent to both sides of the drive aisle, staff recognizes that these standards as written are applied more typically to large commercial retail developments with frequent parking turnover rather than would be expected for this application for a single-use office building. Staff finds the proposed primary drive aisle parking and pedestrian access meet the intent and guidelines of this section with the following conditions of approval.

Drawings provided with the building permit submittal shall demonstrate all ninety-degree parking stalls located along the primary internal drives adjacent to the south and west property lines shall be signed as long term employee parking only. The planter islands along these two primary drives shall be modified to include a 5-foot minimum width sidewalk connection to the nearest proposed walkway (typical of nine locations) as shown on drawing Sheet 102 A2.

Staff recommends that the Design Commission find this guideline is met with Condition of Approval #13.

7.0603(A)(3) - Building Placement and Frontage. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(A)(3)(C)(1)(a) and (b) - Building Placement and Frontage. This section requires that building facades occupy a minimum prescribed percent of the frontage length, as measured by the length of buildings present within the setback zone.

ISSUE: The applicant must either:

- Meet the 7.0603(A)(3)(D)(1)(a) and (b) standard; or
- Meet the 7.0603(A)(3)(C)(1)(a) and (b) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Frontage on existing public streets shall be occupied by building facades as follows: Frontages 200 feet or less shall be occupied by building facades for a minimum of 40 percent of the frontage length, as measured by the length of buildings present between the minimum and maximum setback (0-10 feet); And, frontages greater than 200 feet shall be occupied by building facades for a minimum of 60 percent of the frontage length, as measured by the length of buildings present within the setback zone (0-10 feet).*

PROPOSAL: The applicant is proposing a building that is located approximately 15 to 17 feet beyond the property line along SE 223rd Avenue in part due to an existing utility easement along that edge. The proposed building occupies 198 feet, 6 inches (54 percent) of frontage (beyond the maximum setback) before stepping back 73 feet further in order to accommodate an 82-foot wide (20 percent maximum of frontage) entry plaza for 74 percent overall coverage of the SE 223rd Avenue frontage. None of the 168-foot side yard SE Stark Street frontage is proposed to be occupied by building façade due to the configuration of the site and requirements of the building program.

GUIDELINE: *In order to create a consistent and cohesive building edge which defines the public space and creates an inviting and accessible pedestrian environment, buildings shall be placed close to the street and shall occupy sufficient street frontage to create a pedestrian friendly environment.*

RECOMMENDATION: Staff finds the proposed frontage coverage along SE 223rd Avenue meets the intent and guideline in consideration of the site development limitations due to the existing utility easement along this frontage and in recognition that the building frontage coverage is proposed to include a public open space entry plaza designed to meet the criteria of Section 7.0603(A)(5) with landscaped swales that extend along the length of the frontage. Additionally, staff finds the frontage requirements along SE Stark Street cannot reasonably be

met due to the site configuration not being a corner lot but with frontage on two sides and limitations of the specific building program.

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

7.0603(A)(3)(C)(3) and (4) - Location of Parking and Building Setback. This section requires that parking, loading service, and vehicular circulation areas shall be located on the side, interior, or rear of the site and shall not be present along existing public street frontages for more than 30 percent of the street frontage.

ISSUE: The applicant must either:

- Meet the 7.0603(A)(3)(D)(3) and (4) standard; or
- Meet the 7.0603(A)(3)(C)(3) and (4) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Parking, loading service and vehicular circulation areas shall be located on the side, interior or rear of the site and shall not be present along existing public street frontages for more than 30 percent of the street frontage. And for sites with multiple frontages, parking may be allowed up to the minimum setback regardless of building location as approved by the Design Commission. Standards for minimum building frontage along a street shall be considered when making this determination.*

PROPOSAL: Contrary to the applicant's narrative the standards are not met along the SE Stark Street frontage. The applicant is proposing a parking area that occupies 131 feet of the 194-foot SE Stark Street frontage, or 67 percent of the side yard street frontage where 30 percent is the maximum allowed in satisfaction of the standard. The parking is placed nearer the street than the face of building.

GUIDELINE: *Parking, loading service and vehicular circulation areas shall be located to the side, interior or rear of the site and shall not dominate the public street frontages.*

RECOMMENDATION: As noted in 7.0603(A)(3)(C)(1), with the unique characteristic of this sites two street frontages while not being a corner lot it is necessary to locate the parking at the rear and side of the building to address the building frontage requirements of 7.0603(A)(3)(C)(1) along the primary SE 223rd Avenue site frontage, leaving the remainder of the property for the required parking and, therefore, exceeding this standard for reducing parking along street frontages. The applicant has proposed a 12-foot deep landscape area between the parking and the pedestrian sidewalk to screen and soften this parking area.

Staff recommends that the Design Commission waive this guideline due to site constraints.

7.0603(A)(4) - Building Orientation and Entries. The applicant has shown compliance with the applicable design guidelines by meeting the clear and objective standards of this section. Contrary to the applicant's narrative items (D)(4) and (D)(7) are not applicable and item (D)(1) standard is met.

These standards are met.

7.0603(A)(5) - Publicly Accessible Open Space. A publicly accessible open space is proposed for this project as a means to meet the building frontage requirements of Section 7.0603(A)(3)(D). The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(A)(5)(C)(1) - Publicly Accessible Open Spaces. This section provides design criteria for publicly accessible open space being provided to satisfy frontage requirements of section 7.0603(A)(3)(D).

ISSUE: The applicant must either:

- Meet the 7.0603(A)(5)(D)(1) standard; or
- Meet the 7.0603(A)(5)(C)(1) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Publicly accessible open spaces may be utilized to create an increased setback and may count toward the required building frontage, up to 20 percent of the required building frontage length, as specified in 7.0603(A)(3)(D) when: Placed next to or in front of a building setback no more than 40 feet from the right of way. When located between a building and a sidewalk, direct pedestrian access shall be provided to the abutting building; and the space contains vertical elements which screen parking and define the street edge; and a building entry faces and abuts the space in order to promote activity in the publicly accessible open spaces.*

PROPOSAL: The applicant is proposing a publicly accessible entry plaza to satisfy the frontage requirements of Section 7.0603(A)(3)(D). The plaza dimensions are approximately 86 feet deep (where 40 feet is the maximum building setback with a plaza in front) by 82 feet wide and includes a variety of open and covered areas consisting of hardscaping, landscaping, seating, and plantings to screen adjacent parking.

GUIDELINE: *Publicly accessible open spaces may count toward building frontage requirements and allow for greater building setbacks when they are developed for public use, located in highly visible areas and designed to encourage and concentrate activity. Publicly accessible open spaces shall be in close proximity to operable building entries and contain pedestrian connections through the space. Public spaces can be located between a building and the sidewalk, so long as*

active ground floor uses are accessible to and from the space and if the desired street wall and/or commercial continuity is not adversely impacted by the presence of this space.

RECOMMENDATION: Staff finds the proposed plaza is located in a highly visible area along the south side of the building and adjacent to SE 223rd Avenue and a main entry driveway. The plaza has been designed to encourage and concentrate activity by providing a variety of seating opportunities and is within proximity to the main building entry and includes a pedestrian connection, protected from the weather by a canopy, leading from the sidewalk through the space to the main building entry. The proposed plaza meets the intent and guidelines, and staff finds any detrimental effects of the proposed building setback are offset with the canopy connection to the sidewalk and variety of design elements that make up the plaza including benches and seating wall, various hardscape and landscape materials, and a monument sign with flag poles.

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

7.0603(A)(6) - Parking. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(A)(6)(C)(2) - Parking Location and Right of Way. This section requires parking shall not be located closer to the street right of way than 10 feet or the adjacent building facade setback, whichever is greater

ISSUE: The applicant must either:

- Meet the 7.0603(A)(6)(D)(2) standard; or
- Meet the 7.0603(A)(6)(C)(2) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Parking shall not be located closer to the street right of way than 10 feet or the adjacent building facade setback, whichever is greater. The space between the parking and the street right-of-way shall be landscaped per Section 7.0603(A)(7)(D)(3).*

PROPOSAL: The standard cannot be met along the SE Stark Street frontage. The applicant is proposing a parking area that occupies 131 feet of the 194-foot SE Stark Street frontage and is setback 12 feet from the property line and screened with landscaping. The parking is placed nearer the street than the face of building due to the unique site condition of two frontages but not being a corner lot, making it difficult to locate a building façade along the SE Stark Street frontage.

GUIDELINE: *Parking shall be set back from the street right-of-way and shall include a landscaped buffer to minimize its visual impact from the street and create a*

pedestrian-friendly street edge. Parking shall not be located at highly visible locations of a site, such as at a street corner.

RECOMMENDATION: As noted in 7.0603(A)(3)(C)(1), with the unique characteristic of this site's two street frontages while not being a corner lot, it is necessary to locate the parking at the rear and side of the building to address the building frontage requirements of 7.0603(A)(3)(C)(1) along the primary SE 223rd Avenue site frontage, leaving the remainder of the property for the required parking, and therefore, exceeding this standard for reducing parking along street frontages. The applicant has proposed a 12-foot deep landscape area between parking and the pedestrian sidewalk to screen and soften this parking area.

Staff recommends that the Design Commission waive this guideline due to site constraints.

7.0603(A)(7) - Landscaping. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(A)(7)(D)(2) - Site Landscaping. These standards specify: Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of 24 inches high from finished grade and a minimum of one gallon size at planting; and ground covers shall be well rooted in either flats or a minimum of one gallon pots. The Planting Plan 109 L11 specifies shrub container size but does not provide a minimum shrub height and lists ground cover container sizes as 4-inch pots in some instances.

A condition of approval is necessary requiring the Planting Plan 109 L11 provided with the building permit submittal shall include notations that shrubs must be a minimum of 24 inches high at the time of planting as measured by ANSI - Z60.1 and ground cover container sizes shall be a minimum one gallon pots at the time of planting.

Staff recommends that the Design Commission find that this standard is met with Condition of Approval #17.

7.0603(A)(7)(D)(4) - Parking Area Landscaping - Perimeter Screening. The standard specifies that when located adjacent to a public street or primary internal drive, the parking area shall be buffered by a landscaped edge no less than 10 feet in width consisting of trees, shrubs, decorative fencing or walls, and ground level plantings in a layered configuration. This buffer shall be located adjacent to the sidewalk of the public street or primary internal drive. When located adjacent to a primary internal drive created as part of the development, the landscaped edge may be reduced to 6 feet, if space limitations prohibit a wider buffer as determined by the Design Commission. Where landscaped islands abut the parking perimeter screening, a break in the shrubs, fence, or wall shall occur and provisions for pedestrian connections shall be provided at the discretion of the Design Commission.

The proposal includes perimeter landscape buffers greater than 10 feet, and along the internal drive at widths of approximately 6 feet, 6 inches. The perimeter buffer along SE

Stark Street is approximately 84 feet long but has no breaks in screening. Staff finds the additional planter width along the internal drive would unnecessarily result in a loss of parking spaces. Staff finds the addition of breaks in the perimeter landscaping would contribute to the visibility into the site; however, in recognition that this buffer is proposed to have pedestrian access at each end from the sidewalk along SE Stark Street additional pedestrian access points are not warranted.

A condition of approval is necessary requiring the Planting Plan 109 L11 provided with the building permit submittal shall be revised to demonstrate perimeter landscaping along SE Stark Street shall incorporate at least two openings between shrubs no less than 30 inches wide and spaced 30 feet apart equidistant from both ends of the buffer width. All other site plan drawings shall be updated to reflect this revision.

Staff recommends that the Design Commission find that this standard is met with Condition of Approval #18.

7.0603(A)(7)(D)(5) - Internal Parking Area Landscaping. Contrary to the applicant's narrative response the proposal meets these standards.

These standards are met.

7.0603(A)(7)(D)(6) - Buffering and Screening. This standard requires the standards in Sections 9.0100 and 7.0606(A)(10)(D) be met.

The applicant is proposing alternate buffers. See the discussion in Section 9.0100.

This standard is met.

7.0603(A)(7)(D)(7) - Landscaping Maintenance Criteria. This standard requires that the owner enter into and record a landscape maintenance agreement.

See discussion in Section 7.0223 - Maintenance Responsibility.

This standard is met with Condition of Approval #28.

7.0603(A)(8) - Pedestrian Circulation. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(A)(8)(D)(4) - Connections. The standard requires the connections to adjacent properties shall occur in accordance with the standards of 7.0603(A)(1) - Neighborhood Connectivity and Block Structure. See that section of this Report for comments.

This standard is met with Condition of Approval #12.

7.0603(A)(8)(D)(7) - Sidewalk Locations. The standard requires the walkway requirements of 7.0603(A)(2)(D) be met. See that section of this Report for comments.

This standard is met with Condition of Approval #13.

7.0603(A)(9)(D)(1) - Illumination Levels. Contrary to the applicant's narrative, a site photometric plan is provided which demonstrates the required lighting levels are met except along the walkway from SE Stark Street at the east and south property lines abutting the adjacent tavern site and under the building overhang at the west facing building entry. The standard states minimum illumination shall be 0.5 foot-candle with an average of 1.5 foot-candles along walkways. However, the drawing Sheet 129 E 10 Lighting Site Plan demonstrates light levels below the 0.5 foot-candle minimum and 1 foot-candle average required. No light levels were provided for the area under the building overhang at the west facing building entry. Additionally, lighting of the public pathway extension from the southwest corner of the site to the proposed site walkway will need to be provided and comply with these lighting levels.

A condition of approval requires the building permit submittal shall include drawing Sheet 129 E 10 Lighting Site Plan that demonstrates lighting levels of 0.5 foot-candle minimum and 1 foot-candle average are met along the walkway from SE Stark Street at the east and south property lines abutting the adjacent tavern site, under the building overhang at the west facing building entry, and along the public pathway extension from the southwest corner of the site to the proposed site walkways.

This standard is met with Condition of Approval #24.

7.0603(A)(10) - Service and Loading Areas. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(A)(10)(D)(1) - Service and Loading Areas. Contrary to the applicant's narrative, loading spaces are required. See comments in Section 9.0840 - Off-street Loading Requirements of this Report

This standard is met with Condition of Approval #15.

7.0603(A)(10)(D)(2) - Buffering and Screening of Service and Loading Areas. Contrary to the applicant's narrative, a liner space is not required or provided, and buffers are not required along the north property line adjacent to the loading area.

This standard does not apply.

7.0603(A)(10)(D)(3) - Solid Waste and Recycling. The standards state in addition to the requirements in Section 7.0212 Solid Waste and Recycling Collection Area, the collection areas shall be entirely screened and enclosed by a masonry wall of at least 6 feet in height, which is designed using identical materials and detailing as the primary building. Contrary to the applicant's narrative staff finds this standard is met because in addition to the 6-foot high masonry wall, the enclosure is proposed to have steel framed gates with metal panel infill similar to those used on the building.

This standard is met.

7.0603(B) - Building Design.

7.0603(B)(1) - Building Rhythm and Façade Articulation. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(B)(1)(C)(2) - Façade Depth. This section requires that facades visible from streets, parking areas or those with customers' entries shall incorporate design strategies and features which create depth in wall planes.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(1)(D)(2) standard; or
- Meet the 7.0603(B)(1)(C)(2) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Facades visible from streets, parking areas or those with customer entries shall incorporate design strategies and features which create depth in wall planes. Depth shall be established in facades by utilizing one of the prescribed strategies: A repeating pattern of wall recesses and/or projections that has a relief of at least 16 inches (such as recessed structural bays or recessed window openings between columns). Wall recessions and projections shall be at intervals not greater than 30 feet on facades with customer entries and those facing the street, and at intervals not greater than 100 feet on remaining facades; or changes in wall plane with a depth of at least 24 inches at intervals which respond to the building module. These changes in wall plane shall occur at intervals of not less than 25 feet and not more than 100 feet. Features used to establish depth in the facade shall be no less than 75 percent of the height of the wall area attributed to the ground floor use (including the parapet on a single story building).*

PROPOSAL: The applicant is proposing a building parti or organizing design concept that establishes a refined building base on the ground floor that is wrapped with glass and a combination of perforated and flat metal panels. This refined base is juxtaposed against the articulated upper floors of the facade that appear to project beyond the base using wide profiled frames that extend 18 inches to 4 feet beyond the face of the ground floor and capture the alternating patterns of glass and ribbed metal panels on these walls of the upper floors that also include repeating projecting vertical fins, all of which add depth to the façades through form and shadow created by these projections, recesses, and variety of textured materials.

GUIDELINE: *The building shall utilize design strategies which effectively add depth to the building and wall planes. Articulating elements shall provide surface relief, depth*

and shadows to the facade by being recessed or projected. Changes in building depth shall reinforce and create a consistent street wall.

RECOMMENDATION: Staff finds the proposed combination of materials and projecting elements meets the Code intent to enhance and enliven wall planes with design features which add depth, detail, and interest to facades, reduce the visual scale of building facades to the human scale, and create a consistent street wall in support of the intent and guidelines.

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

7.0603(B)(1)(C)(3) - Façade Articulation and Rhythm Design Elements. This section requires that all facades shall be articulated and a rhythm shall be established by repeating design elements at regular spacing.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(1)(D)(3) standard; or
- Meet the 7.0603(B)(1)(C)(3) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *All facades shall be articulated and a rhythm shall be established by repeating design elements at regular spacing which does not exceed 30 feet along the length and/or height of the facade. These design elements shall be present for a minimum of 80 percent of the facade length. Buildings shall utilize a minimum of two of the following design elements, each at the spacing specified above, to articulate the facade and establish rhythm: Columns, pilasters or reveals at least 16 inches in width which follow the building module; Major vertical mullions of at least 6 inches in width on an all-glass facade which follow the building module; A repeating fenestration pattern including windows, window openings and doors; Belt courses or other horizontal banding; Vegetated facade panels or trellises maintained with healthy plant material; Integrated planters or landscape beds with a minimum width of 10 feet featuring trees and ground-level plantings at the required spacing; Pergolas, arcades or colonnades; or other features approved by the Design Commission. The use of columns, pilasters or reveals and belt courses or other horizontal banding shall only be counted as one articulating element on facades facing public streets and facades with customer entries. In this case, the use of an additional feature is required. Design elements used to articulate the facade and establish rhythm shall include a small change in depth no less than 4 inches from the adjacent wall plane. This dimension may be reduced to 2 inches on belt courses and horizontal banding.*

PROPOSAL: As noted in the previous section, the applicant is proposing a building parti or organizing design concept that establishes a refined building base on the ground floor that is wrapped with glass and a combination of perforated and flat

metal panels. Articulation at this ground floor level is provided with a repeating pattern of mullions for the center-set glazing panels that create an approximate 2-inch recess between the face of glass and the face of mullion. Perforated metal panels wrapping the façade of the covered parking area will provide articulation through veiled levels of transparency into this space, and the repeating elements of the entry canopy colonnade and weir walls along the SE 223rd Avenue frontage add to the articulation of these street and parking area facing facades.

GUIDELINE: *Design elements shall occur at regular spacing which responds to the building module, establishing a rhythm on the facade. Building articulation shall establish a vertical-orientation in the facade with complimentary horizontal details, visually reducing the scale of the wall into several smaller lengths. Building articulation shall create a human scale within the building and shall place emphasis on enhancing the pedestrian levels of facades adjacent to streets or parking areas. Facades shall be designed in a manner that exhibits a storefront character. Articulating features shall use a combination of changes of materials, plane, fenestration, detailing and the establishment of vertical and horizontal datums.*

RECOMMENDATION: Staff finds the proposed combination of materials and repeating elements meets the Code intent to enhance and enliven wall planes with design features which add depth, detail, and interest to facades, reducing the visual scale of building facades to the human scale in support of the intent and guideline.

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

7.0603(B)(1)(C)(4) - Projecting Façade Elements. This section requires that buildings shall provide projecting facade elements along facades fronting public streets, and facades with building entries.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(1)(D)(4) standard; or
- Meet the 7.0603(B)(1)(C)(4) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Buildings shall provide projecting facade elements along facades fronting public streets, facades with building entries and other facades at the discretion of the Design Commission. These elements shall be at spacing no greater than 30 feet and shall respond to other facade elements. Projecting elements include: Projecting lighting fixtures such as wall sconces; Awnings, canopies or solar shades/ reflectors placed over windows, doors or outdoor spaces with a minimum depth of 4 feet; Flags or projecting banners; Decorative*

art pieces projecting from the wall; Hanging planters; or other feature approved by the Design Commission.

PROPOSAL: In addition to the repeating articulating elements noted in the previous section, the applicant is proposing a series of lighting bollards alternating between the weir walls along the SE 223rd Avenue frontage and surface mounted lighting along the underside of the entry canopy and wood-bench seating between the canopy columns.

GUIDELINE: *Projecting elements shall be included in the facade at the ground floor to enhance the character of the pedestrian level, provide additional depth in the facade, highlight prominent architectural features and create greater interest on the facade. Projecting elements shall follow a logical and repeating pattern corresponding to building articulation features.*

RECOMMENDATION: Staff finds the proposed additional design elements, while not matching exactly the prescribed elements of the standard, are consistent with the intent and guidelines in that these provide an added level of detail and interest to the façade along the main building frontage and entry façade and are consistent with the vocabulary of the base of the building.

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

7.0603(B)(1)(C)(5) - Building Base. This section requires that buildings provide a distinct base of appropriate proportions to enhance the building meeting the ground.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(1)(D)(5) standard; or
- Meet the 7.0603(B)(1)(C)(5) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standard say: *Building facades shall establish a building base with a visible change in the building façade using a change in material, texture, pattern, ornamentation or a change in depth no less than 4 inches. The base shall be a minimum height of no less than 5 percent of the facade height and shall not exceed 20 percent of the facade height. At the discretion of the Design Commission, multistory buildings of three levels or greater, may have a building base equal to the wall area attributed to the ground floor.*

PROPOSAL: The applicant's drawings include a distinct ground floor level of glass and metal panel 11 feet high offset from the majority of the upper façade by the 18-inch to 4-foot projecting frames of high-density cementitious panels that define the upper levels of the building thereby creating a distinct base for the 43-foot tall building.

GUIDELINE: *Buildings shall feature an architecturally distinct base to address and enhance the meeting of the building and ground. Building bases shall be visually distinct and of a size which achieves visually pleasing and appropriate proportions.*

RECOMMENDATION: As noted in the previous sections, the applicant is proposing a building parti or organizing design concept that establishes a refined building base on the ground floor which is articulated in a manner distinct from the upper levels of the façade and of a height that is of a visually pleasing proportion to the overall facade in support of the guideline.

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

7.0603(B)(1)(C)(6) - First Floor Height. This section requires that multi-story commercial buildings have a prescribed height from ground level finish floor to lowest structural element of the ceiling.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(1)(D)(6) standard; or
- Meet the 7.0603(B)(1)(C)(6) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Commercial and Institutional ground-floor heights shall be a minimum of 12 feet from the top of floor to the lowest structural element of the ceiling.*

PROPOSAL: The applicant's drawings and narrative propose the dimension from the ground level finish floor to the ceiling is 11 feet; however, the drawings indicate the ceiling is 11 feet high at the perimeter window system and steps down in places as it moves away from the perimeter. Justification for this is given as a means to reduce the institutional scale of the interior spaces as required by trauma-informed design practices used for this building type.

GUIDELINE: *Commercial and Institutional spaces shall have adequate first-floor heights to provide a sufficient base to signal the existence of commercial or institutional space on the ground floor and provide a comfortable, leasable retail, service or working environment with opportunities for light to enter the space from the street and sidewalk.*

RECOMMENDATION: Staff finds the proposed 12-inch variation in ceiling height on the ground level is acceptable and is not detrimental to the intent and guidelines for creating a comfortable working environment with opportunities for light to enter the space from the street and sidewalk considering the open plan layout proposed for many of the ground level spaces.

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

7.0603(B)(1)(D)(8) - Window Recess. This section requires that windows shall be recessed a minimum of 4 inches from the building plane. While not addressed in the applicant's narrative this standard is met as demonstrated on the floor plan and wall section drawings of the applicant's submittal.

This standard is met.

7.0603(B)(2) - Building Entry Feature. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(B)(2)(D)(2) - Building Entry Form. This section requires that building entries shall feature a visible change in building form from adjacent facade sections, which includes a change in depth of at least 16 inches. Contrary to the applicant's narrative the proposed offset of the entry approximately 80 feet from the façade along SE 223rd Avenue complies with the standard. In addition, the door plane is recessed 2 feet beyond the adjacent wall surface.

This standard is met

7.0603(B)(2)(D)(3) - Building Entry Feature Enhancement. This section requires that building entry features shall include two of the prescribed features in the entry design to highlight the entry. The proposed design demonstrates a change in window mullion pattern on the east and south facing facades of the building at the entry, an entry courtyard with year-round site furnishings including benches protected by the entry canopy, other sitting areas, and prominent landscape features including integrated stormwater planters with weir walls and a pedestrian bridge. Contrary to the applicant's response these features comply with the standard.

This standard is met

7.0603(B)(2)(C)(4) - Building Entry Materials. This section requires that only primary materials be used within the area of the main entry.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(2)(D)(4) standard; or
- Meet the 7.0603(B)(2)(C)(4) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Within 30 feet along the length of the facade from each side of the entry doors, the building shall utilize only primary materials, as specified in Section 7.0603(B)(8)(D), unless another material is approved by the Design Commission*

PROPOSAL: The applicant's drawings and narrative propose the use of a high-density prefinished cement fiber panel material. Traditional cement fiber panels are classified as a secondary material under Section 7.0603(B)(8)(D).

GUIDELINE: *Materials on and surrounding the entry feature shall be attractive and of high quality.*

RECOMMENDATION: The applicant has provided material samples and product data that demonstrate the proposed Equitone panel product exceeds traditional fiber panel in its density, graffiti resistance, color-fastness, and general durability. The product is through colored and does not require painting, meaning damage to the product will not expose raw, unfinished material. Staff finds the characteristics and properties of the proposed material make it comparable to other primary materials of Section 7.0603(B)(8)(D).

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

7.0603(B)(2)(C)(7) - Building Entry Transparency. This section requires that buildings have high levels of transparency concentrated around building entries as prescribed by Section 7.0603(B)(4).

ISSUE: The applicant must either:

- Meet the 7.0603(B)(2)(D)(7) standard; or
- Meet the 7.0603(B)(2)(C)(7) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Buildings shall have increased levels of glazing and transparency as required in Section 7.0603(B)(4), which states buildings shall have an enhanced entry transparency zone, utilizing clear glass for 60 percent of the full height of the entry facade attributed to the ground floor space.*

PROPOSAL: The applicant's drawings demonstrate high levels of transparent glass adjacent to the main entry including glass entry doors and a two story entry lobby with transparent glass on the east and south facing facades of that space. The length of these two walls are 29 feet and 26 feet, respectively. The area of transparent glass on these walls is 46 percent and 71 percent, respectively.

GUIDELINE: *Buildings shall have high levels of transparency concentrated around building entries.*

RECOMMENDATION: Staff finds the length of the two walls that form the entry transparency zone and its levels of transparency are compatible with the overall building design and provides high levels of transparency concentrated around the entry in support of the guideline.

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

7.0603(B)(3) - Prominent Façade Sections. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(B)(3)(D)(1) - Prominent Façade Design Elements. Contrary to the applicant’s narrative this section does apply because the site has been designed to include an open public space under Section 7.0603(A)(5) as a means to comply with the frontage requirements of Section 7.0603(A)(3). Staff finds the proposed building setback in combination with the proposed entry canopy feature comply with the standard that the massing and articulation of buildings shall place strong visual emphasis on these areas.

This standard is met.

7.0603(B)(3)(D)(2) - Prominent Façade Profiles. Contrary to the applicant’s narrative the proposed plan does comply with the standard for following one of the prescribed plan view profiles, specifically that of item (2)(b), a form which is projected or recessed from abutting facades. Drawing Sheet 112 A10 Level 01 Floor Plan demonstrates the entry form projects from the abutting facades and the form is recessed from the street and parking area facing façades.

This standard is met.

7.0603(B)(3)(C)(3) - Prominent Façade Architectural Expression. This section requires that prominent facade sections shall include distinctive architectural expressions in its facade.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(3)(D)(3) standard; or
- Meet the 7.0603(B)(3)(C)(3) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Prominent facade sections shall include distinctive architectural expressions in its facade, including at least two of the following: Operable customer entry; Tower forms with an increase in height no less than 10 percent of the adjacent wall height; Increased glazing and transparency, with the full height of the wall area composed of no less than 40 percent transparent glass. For the purposes of measurement, this area shall be no less than 20 feet in length or 10 feet in length along each facade when located at a corner of a building; Expressive canopies with colors and materials distinctive from the rest of the building; Higher bays: minimum 18 feet; Cupola; or Turret.*

PROPOSAL: The applicant’s narrative describes a combination of building elements that do not align specifically with the prescribed features required by this section but include increased glazing, changes in materials and depth, and cantilevers. The

narrative does not indicate how these elements meet the intent of the guideline specific to establishing prominence in this portion of the building.

GUIDELINE: *Prominent facade sections shall include design elements and details which add visual interest to these areas.*

RECOMMENDATION: The entry doors adjacent to the open space comply with one element of the prescribed standard. The applicant has proposed increased levels of transparency on the east and south walls of this projecting element but these do not comply with the dimensional standards for establishing the level of transparency at a corner of the building. However, staff finds the mullion pattern within this transparency zone does add visual interest to these areas in support of the guideline. The applicant has also proposed a canopy in this area but it is not proposed to be colorful or of materials distinctive from the rest of the building as prescribed by the standard. However, staff finds that this canopy element with its built-in seating, lighting, and integration of overhead perforated panels, which will create unique shadows on the pavement below, all add visual interest to the plaza area in support of the guideline.

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

7.0603(B)(3)(C)(4) - Prominent Facade Materials. This section requires that only primary materials be used within the area of the main entry.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(3)(D)(4) standard; or
- Meet the 7.0603(B)(3)(C)(4) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *For 30 feet along the length of the facade from the building corner or center of the prominent facade section, the building shall utilize only primary materials, as specified in Section 7.0603(B) (8)(D), unless another material is approved by the Design Commission.*

PROPOSAL: The applicant's drawings and narrative propose the use of a high-density prefinished cement fiber panel material, in addition to the glass and metal panels, along the facades adjacent to the open space. Traditional cement fiber panels are classified as a secondary material under Section 7.0603(B)(8)(D).

GUIDELINE: *Materials on and surrounding prominent facade sections shall be attractive and of high quality.*

RECOMMENDATION: The applicant has provided material samples and product data that demonstrate the proposed Equitone panel product exceeds traditional fiber panel in its density, graffiti resistance, color-fastness, and general durability. The product is through colored and does not require painting, meaning damage to

the product will not expose raw, unfinished material. Staff finds the characteristics and properties of the proposed material make it comparable to other primary materials of Section 7.0603(B)(8)(D).

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

7.0603(B)(4) - Transparency. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(B)(4)(C)(3) - Enhanced Entry Transparency Zone. This section requires that buildings shall have an enhanced entry transparency zone, utilizing clear glass for 60 percent of the full height of the entry facade attributed to the ground floor space.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(4)(D)(3) standard; or
- Meet the 7.0603(B)(4)(C)(3) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Buildings shall have an enhanced entry transparency zone, utilizing clear glass for 60 percent of the full height of the entry facade attributed to the ground floor space. Entry facade area shall be measured as the full height of the building by the horizontal distance 30 feet on each side of the entry door. The width of the enhanced entry transparency zone shall be no less than 60 feet. At the discretion of the Manager or Design Commission, the width of the entry transparency zone may be reduced, but this zone shall not be reduced below 40 feet.*

PROPOSAL: The applicant's drawings demonstrate high levels of transparent glass adjacent to the main entry including glass entry doors and a two story entry lobby with transparent glass on the east facing facade and around the corner on the south facing facade of that space. The length of these two walls are 29 feet and 26 feet, respectively. The area of transparent glass on these walls is 46 percent and 71 percent, respectively.

GUIDELINE: *Buildings shall have high levels of transparency concentrated around active spaces, such as building entries.*

RECOMMENDATION: Staff finds the length of the two walls that form the entry transparency zone and its levels of transparency are compatible with the overall building design and provides high levels of transparency concentrated around the entry in support of the guideline.

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

7.0603(B)(4)(D)(4) - Street Facing Facade Transparency. Contrary to the applicant's narrative the drawing Sheet 116 A21 demonstrates transparent glazing between the zone of 2

and 12 feet on both the east street facing façade and west parking area facing entry façade in excess of the required 20 percent transparency.

The standard is met.

7.0603(B)(4)(D)(4) - Liner Space Transparency. Contrary to the applicant's narrative this standard is not applicable.

This standard is not applicable.

7.0603(B)(4)(D)(6) - Window Proportions. Contrary to the applicant's narrative this standard is met because the windows are not storefront windows; therefore, the window proportions are required to be vertical or square, proportions that are demonstrated on the applicant's exterior elevation drawings 115 A20 and 116 A21.

The standard is met.

7.0603(B)(4)(D)(6) - Window Visible Transmittance Value. Neither the applicant's narrative, materials document 027 Material Cutsheets & Spec Information, or drawings indicate the specified visible light transmittance value for the proposed glazing. To meet the standard, as was indicated in the applicant's narrative, glazing shall have a visible transmittance value (VT) no less than 60 percent.

A condition of approval is necessary requiring the building permit submittal shall include drawing notations or other documentation that clearly indicates the clear vision glazing shall have a visible transmittance value (VT) no less than 60 percent.

This standard is met with Condition of Approval #21.

7.0603(B)(5) - Roofs and Parapets. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section with the following clarifications.

7.0603(B)(5)(D)(3) - Minimum Parapet Depth. Contrary to the applicant's narrative this section does not apply because the proposed parapet height is at a consistent elevation.

This standard is not applicable.

7.0603(B)(5)(D)(4) - Roof Surface Features. Contrary to the applicant's narrative this section does not apply because there are no sloping roofs proposed.

This standard is not applicable.

7.0603(B)(6) - Arcades. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(B)(6)(C)(4) - Arcade Environment. This section requires the space beneath arcades shall be designed to prevent dark spaces and facades.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(6)(D)(4) standard; or
- Meet the 7.0603(B)(6)(C)(4) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *The open height of the arcade, as measured from the highest open point under the outside edge of the arcade, shall be a minimum of 16 feet. If the walking path below the arcade exceeds 10 feet, the height of the arcade shall be no less than 1.6 times the depth of the arcade attributed to the walking path.*

PROPOSAL: The applicant's drawings demonstrate an arcade ceiling height of 11 feet and a depth from the edge of façade above the arcade to the back wall of 23 feet, which does not comply with the standard. The applicant's rendering Sheet 120 A33 indicates recessed lighting will be provided in the natural wood ceiling of the arcade.

GUIDELINE: *Arcades shall be designed to limit or prevent dark spaces and facades beneath it.*

RECOMMENDATION: Staff recognizes the two walls that form the closed sides of the arcade contain glazing that create a sense of openness and in the case of the entry wall will provide natural light to penetrate the space under the arcade from the day-lit two story entry lobby. Additionally, the arcade space being located along the south side of the building will benefit from natural lighting, and the light-colored natural wood ceiling and recessed lighting will also mitigate any darkness created by the non-standard proportions of the space. Staff finds the arcade is designed to limit or prevent dark spaces and facades beneath it in support of the guideline.

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

7.0603(B)(7) - Outdoor Sales and Storage Areas. Contrary to the applicant's narrative this section does not apply to the project as proposed.

These standards are not applicable.

7.0603(B)(8) - Materials. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section.

These standards are met.

7.0603(B)(9) - Building Harmony. Contrary to the applicant's narrative these standards are not applicable.

These standards are not applicable.

7.0603(C)(1) - Sustainable Site and Building Design. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section as follows.

7.0603(C)(1)(C)(1)(a) - Landscape and Stormwater - Irrigation. This section requires that landscaping shall reduce potable water usage for irrigation.

ISSUE: The applicant must either:

- Meet the 7.0603(C)(1)(D)(1)(a) standard; or
- Meet the 7.0603(C)(1)(C)(1)(a) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Landscaping shall reduce potable water usage for irrigation by the use of a drip irrigation system with rain sensors or other means as approved by the Manager or Design Commission.*

PROPOSAL: The applicant's drawings indicate only that a permanent in-ground irrigation system will be provided.

GUIDELINE: *High efficiency irrigation systems and strategies shall be utilized to minimize potable water usage on landscaping.*

RECOMMENDATION: A condition of approval is necessary requiring the building permit submittal shall include drawings, notations, or other acceptable documentation that the irrigation system will be a drip irrigation system with rain sensors or other high efficiency irrigation system.

This standard is met with Condition of Approval #19.

7.0603(C)(1)(D)(1)(b) - Landscape and Stormwater - Stormwater. This standard requires infiltration and stormwater treatment strategies that effectively treat and infiltrate stormwater onsite.

The civil plan Sheet 105 C20 Civil Site Plan and landscape plan 109 L11 Planting Plan shows infiltration basins are proposed. Also, see the Development Engineering discussion in the Agency Comments later in this Report.

This standard is met.

7.0603(C)(1)(D)(1)(c) - Landscape and Stormwater - Site Grading. This standard requires site grading, surface drainage, and onsite storage facilities (when necessary) to prevent adverse effects on neighboring properties, public rights of way, or the public storm drainage system. The civil plans show infiltration basins and onsite drainage. Also, see the Development Engineering discussion in the Agency Comments later in this Report.

This standard is met.

7.0603(C)(1)(D)(2) - Heat Island Reduction. This section requires that all low-sloped roof surfaces utilize a white roof with a Solar Reflective Index (SRI) of 78 or greater.

The applicant's narrative indicates that white roof material will be provided but does not indicate an SRI value. A condition of approval is necessary requiring the building permit submittal shall include drawings, notations, or other acceptable documentation demonstrating the SRI of the roof material is 78 or greater.

This standard is met with Condition of Approval #22.

7.0603(C)(1)(C)(3) - Additional Standards for Buildings Greater than 30,000 Square Feet. This section requires buildings shall comply with two of the prescribed standards for water and energy usage reduction.

ISSUE: The applicant must either:

- Meet the 7.0603(C)(1)(D)(3) standard; or
- Meet the 7.0603(C)(1)(C)(3) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Buildings shall comply with two of the following prescribed standards for water and energy usage reduction: A vegetated roof surface comprising a minimum of 30 percent of the roof area; Solar energy panels comprising an area equivalent to 20 percent of the roof area; A system that collects rainwater from a minimum of 50 percent of the total roof area for reuse; Skylights or other day lighting system which illuminates 75 percent of the building floor area, with skylights occupying a minimum of 3 percent of the roof area with spacing between skylights not greater than 1.4 times the ceiling height; Provide an on-site alternative fuel refueling station; Source sustainable and local building materials from within 500 miles of the development site for no less than 20 percent of the total construction materials; Preserve no less than 50 percent of existing regulated trees on site; At least 20 percent of trees, 20 percent of shrubs, and 20 percent of groundcover plants shall be food-producing perennial species, such as named varieties of cherries, apples, hazelnuts, blueberries, strawberries, etc. Parking lot and street trees shall be selected from the Recommended Parking Lot and Street Tree lists.*

PROPOSAL: The applicant's narrative states the building is projecting a LEED Certification.

GUIDELINE: *Developments shall utilize strategies that reduce water and energy usage attributed to site and building development, building use, and the transportation of building users while not detracting from good site and building design. Healthy and sustainable communities shall be created that incorporate "best practices" such as LEED for Neighborhood Development to conserve natural resources and reduce carbon emissions.*

RECOMMENDATION: A condition of approval is necessary requiring the building permit submittal shall include LEED scorecard documentation indicating the measures the building intends to satisfy as well as drawings, notations, or other acceptable documentation that demonstrate how LEED compliance is achieved.

This standard is met with Condition of Approval #20.

IV. AGENCY COMMENTS

FROM: Jesse Davies, Engineering Tech III

DEVELOPMENT ENGINEERING COMMENTS

The project area is located near the southwest corner of the intersection of SE Stark Street and SE 223rd Avenue in the Community Commercial land use district (CC). The site consists of four tax lots which were recently approved for consolidation through land use application LL 19-26000279. The original tax lots include 1S3E04AA 00600, 00400, 00300, and 00200. Existing structures located on tax lots 00400, 00300, and 00200 are all to be demolished, but the existing structure located on tax lot 00600, currently occupied by Puff's Pub, is to remain. A lot line adjustment associated with the above referenced lot consolidation has separated this structure onto its own independent lot. The applicant is now proposing the construction of a three story, 95,901 square-foot office building for the Department of Human Services along with associated parking and landscape areas. Access is proposed from both SE Stark Street and SE 223rd Avenue.

The following comments are from Development Engineering and refer to the plans submitted by TVA Architects on March 31, 2020.

A5.000: GENERAL

Design and construction of all public facility improvements shall be in conformance with applicable sections of the Gresham Community Development Code (GCDC), Gresham Public Works Standards (PWS), Water Quality Manual (WQM), and Gresham Revised Code (GRC).

Prior to construction plan submittal, the applicant shall schedule a pre-design meeting with Jesse Davies, Development Engineering, at 503-618-2395 to discuss technical requirements, design and construction schedules, and to review processes. With construction plan submittal, the applicant will provide an engineer's estimate of the cost of public improvements (including private onsite stormwater detention and water quality systems), enter into an agreement with the City of Gresham for plan review and inspection services, and pay deposits based on the estimate. The applicant will provide a performance bond based on 110 percent of the engineer's estimate.

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

A right of way permit will be required before beginning 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 8-inch sanitary sewer mainlines in both SE Stark Street and SE 223rd Avenue along the site frontages. City records also show a third 8-inch mainline that runs along the site's west property line centered within a 15-foot public utility easement (reference document BK1020-PG0537). There is a single 6-inch sanitary lateral extending to the site from the mainline in SE 223rd Avenue which is currently serving both tax lots 00200 and 00300. This lateral could be repurposed for the proposed development, or a new lateral constructed, as is proposed. If a new lateral is constructed, the existing shall be abandoned at the main.

There is also an existing 6-inch diameter lateral off the existing 8-inch main in SE Stark Street, likely serving Puff's Pub. It appears that after the lot line adjustments are finalized, this lateral will continue to serve Puff's Pub. The applicant will need to verify where the existing lateral is in the field to confirm that it will still be located along the frontage of Puff's Pub and does not need a private easement across the project site.

Existing Onsite Sanitary Disposal Systems

Records show an outstanding septic removal permit for 617 SE 223rd Ave. The applicant shall confirm that this system has been decommissioned. City of Portland handles all onsite sanitary disposal system decommissioning permits for properties located in Multnomah County. For more information on decommissioning the onsite sanitary disposal system, visit:

www.PortlandOregon.gov/bds/38123.

A5.200 & 9.0500: SURFACE WATER MANAGEMENT SYSTEMS

Approved Point of Discharge

The site lies in the Fairview Creek drainage basin and is in the designated underground injection control (UIC) area. As there are no nearby public facilities to capture and convey runoff, onsite infiltration will be the only suitable method for stormwater disposal for the proposed development.

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. This requirement applies to areas in the public right of way onsite. Stormwater facilities associated with development should be designed to infiltrate all runoff. The use of low impact/green development practices (such as rain gardens, planter boxes, pervious pavement, etc.) as described in the City's SWMM must be prioritized to satisfy water quality requirements.

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 stormwater treatment facilities installed do not have maintenance requirements explicitly stated in SWMM Section 6.3 (such as proprietary filters) the property owner must enter into a maintenance agreement with the City to ensure the implementation of a maintenance plan. 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.

Infiltration Testing Requirements

All projects following the Engineered Method (see SWMM Section 2.3.2) for stormwater management facility design will require site-specific infiltration testing to be performed in accordance with SWMM Appendix E, as was submitted with the preliminary stormwater report.

Infiltration and Underground Injection Control (UIC) Requirements

Retention requirements for the proposed 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, the proposed onsite 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 proposed 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 any 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.

Final Drainage Report

The preliminary drainage report provided with the land use application shall be finalized and submitted with the building permit, as well as final construction plans for the private water quality treatment and detention facilities.

Impervious Area Plan

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

Source Control

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

Erosion and Sedimentation Control Requirements

As the area of disturbance will exceed one acre, an NPDES 1200-C permit shall be obtained 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.

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.

There are two existing waterlines in SE 223rd Avenue: an 18-inch Ductile Iron pipe operated by the City of Gresham, and a 10-inch Ductile Iron pipe operated by Rockwood Water further to the east. The new service to the building shall be provided off the Rockwood Water main. All Rockwood waterlines and fire hydrants must be shown on the construction plans.

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.

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 two property frontages in accordance with GCDC Appendix 5.510. 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. In these cases, all other overhead utility lines will still be required to be undergrounded.

Easements

All existing and proposed public and private easements must be shown on the construction plans submitted for building permit review.

There is a 15-foot public wastewater easement adjacent to the west property line over an 8-inch line.

No permanent structures or new trees will be allowed in this easement. Existing trees and fencing meeting land use and building requirements may be used within the easement to fulfill buffer requirements.

High Pressure Gas Line

Our records show that the site may have a high-pressure gas line located near the SE Stark Street frontage. The applicant should contact Williams Pipeline to determine the exact location and requirements relating to development near the pipeline. The line and requirements will need to be shown on the construction plans.

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 will 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. The following recommended 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.

These standards are met by Conditions of Approval #2, #3, #5 - #10, #27, and #29 - #34.

FROM: Jay Higgins, Development Transportation Planner

TRANSPORTATION PLANNING COMMENTS

PROJECT DESCRIPTION

A 5.51-acre site with frontage on SE Stark Street and SE 223rd Avenue with a proposed 95,901 square-foot building of office space for the Department of Human Services.

RIGHT OF WAY DEDICATION

SE Stark Street is classified as a Standard Arterial requiring 48 feet of right of way to roadway centerline. There is currently 40 feet of right of way to centerline. The Transportation System Plan calls for an additional right turn lane and left turn lane eastbound at the SE Stark Street & SE 223rd Avenue intersection, which is currently being designed and constructed by Transportation Engineering. The turn lane requirements increase the dedication on the SE Stark Street frontage to 20 feet. The applicant is showing a 20-foot dedication along the SE Stark Street frontage, which meets the requirements.

SE 223rd Avenue is classified as a Standard Arterial requiring 48 feet of right of way to roadway centerline. There is currently 45 feet of right of way to centerline. An additional 3 feet of right of way must be dedicated along the site's SE 223rd Avenue frontage to meet current standards. The applicant is showing a 3-foot dedication on SE 223rd Avenue, which meets the standard.

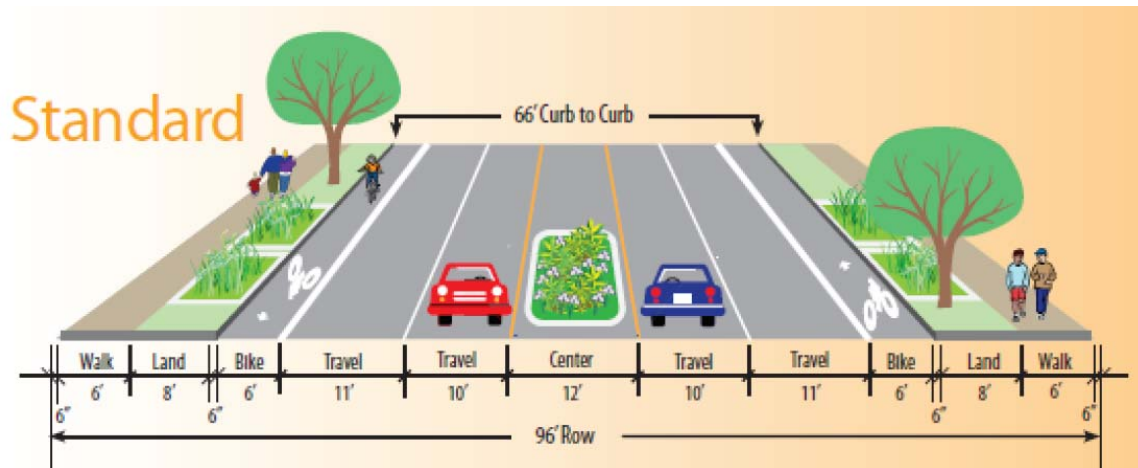
FRONTAGE IMPROVEMENTS

A Standard Arterial cross section is shown below, with an 8-foot planter strip and a 6-foot sidewalk. On SE Stark Street the applicant is showing a 6-foot sidewalk and a planter strip with street trees in the drawings. The planter strip is as close to standard as possible with the modifications required by the right-turn lane. The proposed frontage design is acceptable to

Transportation Engineering and no design modification is required as the planter strip design changes are due to a City intersection project.

On the SE 223rd Avenue frontage the existing curb is not the correct distance from the centerline to meet standards. The City desires the curb to remain in place, so the applicant is not required to move the curb. The applicant is proposing a 6-foot sidewalk and an 8-foot planter strip. As only a 3-foot dedication is required and there are potential conflicts with an existing powerline easement, the City has worked with the applicant on a sidewalk easement for the portion of the sidewalk outside the right of way. This allows a sidewalk and planter strip that meet standards.

Standard Arterial:



ACCESS

The applicant has proposed street access on both frontages, which is allowed for a corner property with two frontages. The developer has provided a traffic impact analysis (TIA) to evaluate the safety of these two proposed driveways. The TIA determined that a full-access driveway to SE 223rd Avenue would be safe, but that the driveway to SE Stark Street was too close to the intersection to allow for full access, so turns will be limited to right-in, right-out.

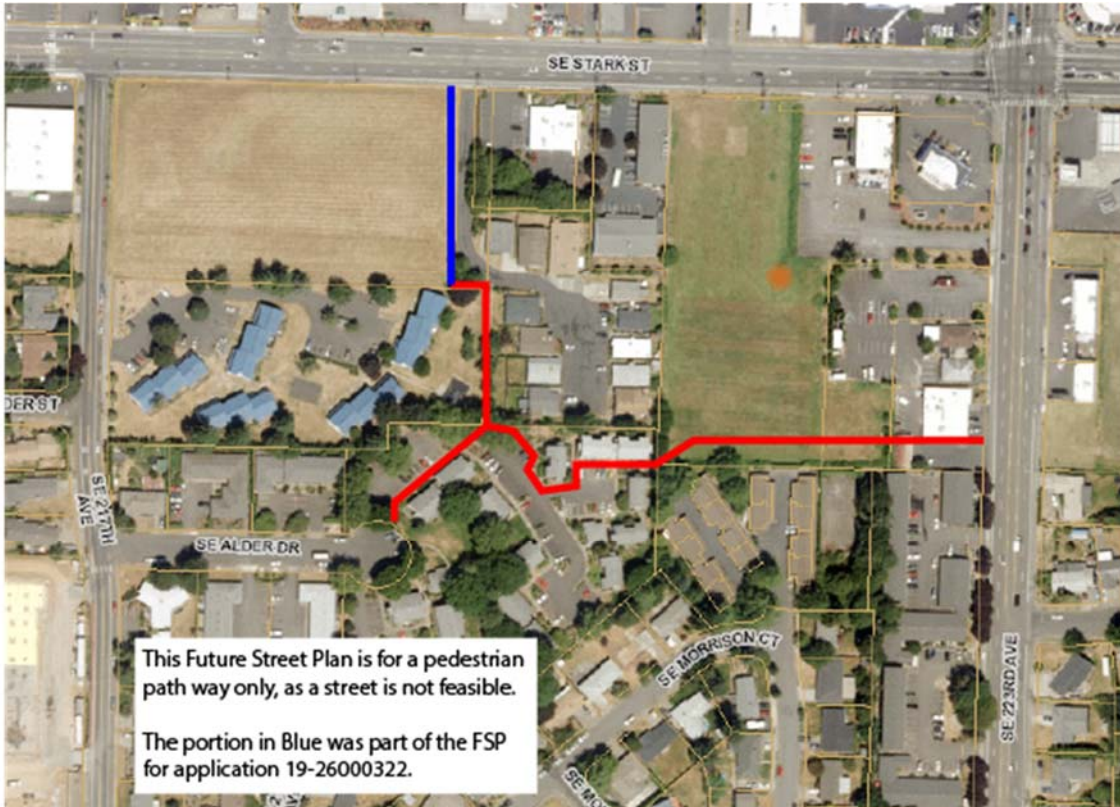
The proposed porkchop island may be retained at the Stark driveway, but the applicant should be aware that the City may, in the future, supplement it with a median barrier to further prevent left turns out of the driveway.

This property is part of a large block that has an internal street network, but the local streets do not connect through the block to allow direct connections to arterial streets. This development pattern causes people in the immediate neighborhood who are seeking services at the proposed office building to travel out of direction to an arterial street to access the Department of Human Services (DHS) site. To provide better connectivity between the DHS site and the surrounding neighborhood and to break down the large block size where a street is not feasible, a public path per A5.508 is required. The pedestrian path should be installed from the southwest corner of the site to the adjacent apartment complex and connect to the proposed office building's network of parking lot paths to connect to SE 223rd Avenue. The path must

allow for the adjacent apartment complex on SE Alder Drive to connect their internal path system in the future to the internal path system on the DHS site, creating a complete network across from SE 223rd Avenue to SE Alder Drive as part of the Future Street Plan.

The pedestrian path connection is shown on the Future Street Plan diagram created by staff (Figure 1) and includes the planned multi-use path that runs along the east edge of the development on the corner of SE 217th Avenue and SE Stark Street (DRE/FSP 19-26000322). This Future Street Plan alignment is for a pedestrian path because a street is not feasible.

1:Future Street Plan for Pedestrian Path



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 Single-Tenant Office Building generates 11.25 trips per 1,000 square feet per day, for a total of 1,012.50 trips per day for the proposed development. The development has driveway access to SE Stark Street and to SE 223rd Avenue. This provides a nexus between the proposed development and the required improvements.

First, a calculation for the total proportional exaction is created. SE Stark Street is a Standard Arterial street. A Standard Arterial has an average segment length of 4,930 feet, with an

assumed value of right of way at \$10 per square-foot and \$6,357,269 in frontage improvements, for a total of \$10,571,860 per segment. The average daily trips on a Standard Arterial are 19,892 of which the applicant's trips on SE Stark Street are 2.55 percent of the total. SE 223rd Avenue is a Standard Arterial with the same assumed values and the same expected applicant's trips of 2.55 percent of the total.

This provides a proportional exaction of \$538,112.

$$(2.55\% * \$10,571,860) + (2.55\% * \$10,571,860) = \$538,112$$

Then a calculation for the required improvements is created. The 20-foot dedication of 130 feet in length is valued at \$10 per square-foot for a total dedication value of \$26,000. On the SE Stark Street frontage the applicant is constructing approximately 14 feet of asphalt widening, a 6-inch curb, an 8-foot planter strip, and a 6-foot sidewalk with a value of \$43,239. On the SE 223rd Avenue frontage the applicant is dedicating 3 feet to the right of way with a value of \$7,890. The applicant is also constructing an 8-foot planter strip and a 6-foot sidewalk with a value of \$29,153. The total value of all required improvements is \$106,282.

$$(\$26,000 + \$43,239 + \$7,890 + \$29,153) = \$106,282$$

As the proportional exaction is \$583,112 and the total requirements are \$106,282 the analysis shows that all required improvements are proportional to the project's impact to the transportation system.

RECOMMENDATION

This application can be approved with the following conditions:

- A right of way dedication of 20 feet along the entire SE Stark Street frontage.
- Construction of an 8-foot planter strip and 6-foot sidewalk along the SE Stark Street frontage, including street trees as required by the Gresham Development Code.
- Construction of an 8-foot planter strip and 6-foot sidewalk along the SE 223rd Avenue frontage, including street trees as required by the Gresham Development Code and an easement for the portion of the sidewalk outside the right of way.
- Construction of a pedestrian path that connects from SE 223rd Avenue to the property's southwest corner and fencing at the east property line to permit future access to the DHS site at the Future Street Plan alignment and an easement for public access across the property to SE 223rd Avenue.

These standards are met by Conditions of Approval #6 - #8, and #12.

FROM: Duston Yacapin, Gresham Fire

FIRE COMMENTS

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 or workers arriving onsite. **OFC 505 & 3301**
3. The building addressing shall meet the Gresham Fire Addressing Policy. **OFC 505.1**
4. Fire hydrant locations are not indicated on the plans. They must be shown. Without knowing the building construction types or sizes, a public fire hydrant is required to be within 225 feet of the main entrance driveway. The furthest point on each building shall be no more than 400 feet from a hydrant. Hydrants considered for this address cannot cross a major thoroughfare. Public/private fire hydrants will be required to be installed. All fire hydrants shall have STORZ quick adapters on the large port. The model required is Harrington HPHA50-45NHWCAP. **OFC 507**
5. A fire hydrant shall be within 50 feet of the fire sprinkler system "FDC." **OFC Appendix C 102.2 & NFPA 13E**
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. Prior to applying for a building permit, provide a fire flow test report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. **OFC 507.3 & B-101.**
8. 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 to provide access for aerial ladder trucks and if the highest point of a building is over 30 feet high. **OFC 503.2.1 & D103.1**
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. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 - 26 feet wide do not allow parking on either side within that space. Parking spaces outside of that space are acceptable. Indicate signage or curb marking on the building permit plans. The policy can be emailed to the applicant upon request. **OFC D 103.6**
11. Sprinklers will be required. **OFC 903**
12. A fire alarm system will be required. **OFC 907**
13. If a gate is installed on a fire access road, it must meet the requirements of the Gresham Fire Gate Policy. **OFC 506.1**
14. The turning radius for all emergency apparatus roads shall be: 28 feet inside and 48 feet outside radius. **OFC 503.2.4**

15. All Fire Department access roads shall be constructed and maintained prior to and during construction. **OFC 1410**
16. Access roads shall not exceed 12 percent grade. **OFC 503.2.7**
17. A Hazardous Material Inventory Statement (HMIS) will be required showing types and quantities of all hazardous material. **OFC 407.5/5001.5.2**
18. At least one lockbox will be required for Fire Department access. The lockbox can be ordered online at knoxbox.com. Once the site has lockable doors, a key will be required in the lockbox. **OFC 506**
19. Fire apparatus access shall comply with the requirements of OFC 503 and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. **OFC 503.1.1**
20. Emergency Responder Radio Coverage may be required in this building. Testing must be conducted and results provided to Gresham Fire. If a radio booster system is required, the City will allow six months to apply for permits, install the system, and have all final inspections completed. **OFC 510.1**
21. All mountable speed bumps must meet City of Gresham requirements. This includes the directional separation barrier on the north side of the parking lot onto SE Stark Street, unless the openings are 20 feet or wider and meet the turn radius requirements. **OFC 503.2.4**
22. If a generator is planned for this site, it must meet all requirements from the Fire and Building Departments. **OFC & OSSC**

These standards are met by Conditions of Approval #25(a) - (v).

FROM: Shannon Martin

WASTE MANAGEMENT COMMENTS

The enclosure needs to be a minimum of 20 feet wide to accommodate garbage and recycling containers. The location and gate design is approved.

These standards are met by Condition of Approval #23(a).

FROM: Amanda Lunsford, Administrative Analyst

ADDRESSING COMMENTS

The applicant and/or representative may contact the Addressing Coordinator at 503-618-2235 or Addressing@GreshamOregon.gov after the staff decision has been made final and before submitting for building permits to obtain the temporary new address. Addresses will be assigned in accordance with the City of Gresham Street Naming and Property Numbering Guidelines of Gresham Development Code Appendix 13. For fire safety during construction and demolition phases, it is required to post a temporary address of 6 inches at each construction

entrance prior to any construction materials arriving onsite. Please refer to the Fire Department with any questions regarding this.

These standards are met by Condition of Approval #4.

IV. PUBLIC COMMENTS

No response to the public notice was received as of the date of this Staff Report.

V. CONCLUSION

This development proposal is consistent with the applicable development procedures and standards or can reasonably be made to comply with the applicable standards and criteria through the imposition of conditions of approval. While the development proposal is generally consistent with the applicable development standards, conditions of approval 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.

VI. RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of the Type III Design Review E and Future Street Plan, and Type II Tree Removal for the construction of a three-story approximately 96,000 square-foot government business services office building, surface parking area, and associated site improvements with pedestrian and vehicular site access from SE Stark Street and SE 223rd Avenue.

Note that this recommendation for approval with conditions is based on the applicant's presented 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 and criteria could be met with conditions of approval, the finding "*This standard 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). A building permit must be applied for within one year of this decision (per 11.0105) and remain active. 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 under, at minimum, a Type III procedure.
2. 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), and the Gresham Revised Code (GRC).
3. The applicant shall schedule a pre-design meeting with Jesse Davies, Development Engineering Specialist, at 503-618-2395 prior to construction plan submittal to discuss

permit processes, technical requirements, design and construction schedules, and plan review processes.

PRIOR TO PERMIT SUBMITTAL

4. The applicant and/or representative shall contact the Addressing Coordinator at 503-618-2235 or Addressing@GreshamOregon.gov after the staff decision has been made final and before submitting for building permits to obtain the temporary new address.
5. A NPDES 1200-C permit shall be obtained from the Oregon Department of Environmental Quality (DEQ) for this project.

WITH THE PUBLIC FACILITIES PERMIT

6. Deed and drawings demonstrating a right of way dedication of 20-feet along the entire SE Stark Street frontage shall be provided.
7. Drawings for construction of an 8-foot planter strip and 6-foot sidewalk along the SE Stark Street frontage, including street trees as required by the Gresham Development Code shall be provided.
8. Sidewalk easement and drawings for construction of an 8-foot planter strip and 6-foot sidewalk along the SE 223rd Avenue frontage, including street trees as required by the Gresham Development Code shall be provided.
9. A final stormwater management report shall be submitted with the public improvement construction plans.
10. Drawing Sheet 107 C40 shall be provided and shall demonstrate with dimension strings that street trees are located at least 15 feet from street lights, 15 feet from stormwater catch basins, and 5 feet from driveway cuts or underground public utilities.

WITH THE BUILDING PERMIT

11. The drawings provided with the building permit submittal shall include clear vision area diagrams at the SE Stark Street driveway that comply with the clear vision diagrams for commercial driveways shown in Section 9.0200 and coordinate these clear vision areas with the landscaping shown on Sheet 109 L11 Landscape Planting Plan.
12. The drawings provided with the building permit submittal shall include an 8-foot wide paved accessible path to begin at the southwest corner of the subject parcel and extend continuously to the east across the subject parcel to a point of connection with the public sidewalk on SE 223rd Avenue. The building permit submittal shall also include drawings for the buffer fence at this southwest corner detailed to allow for partial removal of the fence to create a future opening no less than 8 feet wide, and shall include with the submittal the recorded deed document memorializing the pathway in a public access easement.
13. Drawings provided with the building permit submittal shall demonstrate all ninety-degree parking stalls located along the primary internal drives adjacent to the south and west property lines shall be signed as long term employee parking only. The planter islands along these two primary drives shall be modified to include a 5-foot minimum width sidewalk

connection to the nearest proposed walkway (typical of nine locations) as shown on drawing Sheet 102 A2.

14. Drawings provided with the building permit submittal shall demonstrate additional bicycle parking as required to provide a total of eight long term and eight short term spaces per Table 9.0851(B)(1)(b). Long term spaces shall have proper weather coverage per 9.0832(D) and shall be secured as prescribed by 9.0831(A)(4) and 9.0832(B). Short term spaces shall be located within 50 feet of the main entry visible from the street or comply with Section 9.0832(F) for signage per Sign Code Section A6.050(C) and be secured as prescribed by 9.0832(B).
15. The building permit submittal drawings shall demonstrate two loading spaces measuring 12 feet by 30 feet and accessed by a 30-foot maneuvering area (drive aisle).
16. The building permit submittal drawing 108 L10 Tree Removal and Protection plan shall include the following:
 - a. Notations requiring the arborist to be onsite to observe the hand excavation necessary to install the walkway at grade between Trees #4 and #5 with an option to install the walkway on-grade to avoid tree removal, but if necessary at the direction of the arborist Tree #4 can be removed if there is no other feasible option to facilitate the installation of this walkway connection to the adjoining property.
 - b. Notations with arborist's instructions for excavation and construction of the buffer fencing, including fence post footings, within the tree protection zone.
 - c. Notations shall include language requiring the project arborist be present onsite while work occurs within the tree protection zone.
17. The Planting Plan 109 L11 provided with the building permit submittal shall include notations that shrubs must be a minimum of 24 inches high at the time of planting as measured by ANSI - Z60.1 and ground cover container sizes shall be a minimum one gallon pots at the time of planting.
18. The Planting Plan 109 L11 provided with the building permit submittal shall be revised to demonstrate perimeter landscaping along SE Stark Street shall incorporate at least two openings between shrubs no less than 30 inches wide and spaced 30 feet apart equidistant from both ends of the buffer width. All other site plan drawings shall be updated to reflect these revisions.
19. The building permit submittal shall include drawings, notations, or other acceptable documentation that the irrigation system will be a drip irrigation system with rain sensors or other high efficiency irrigation system.
20. The building permit submittal shall include LEED scorecard documentation indicating the sustainability and energy efficiency measures the building intends to satisfy as well as drawings, notations, or other acceptable documentation that demonstrate how LEED compliance is achieved.

21. The building permit submittal shall include drawing notations or other documentation that clearly indicates the clear vision glazing shall have a visible transmittance value (VT) no less than 60 percent.
22. The building permit submittal include drawings, notations, or other acceptable documentation demonstrating the SRI of the roof material is 78 or greater.
23. The building permit drawings shall demonstrate the trash enclosure:
 - a. Is a minimum 20 feet wide to accommodate garbage and recycling containers.
 - b. Waste containers have a minimum clear dimension of 2 feet along the sides and rear, and 3 feet along the front side.
 - c. Has a “no parking” sign, gate restrainers in the open and closed position, and bumper rail or curb at ground level inside the enclosure, at least 8 inches thick and 4 inches high.
 - d. Is located on a 4-inch thick cement concrete pad.
24. The building permit submittal shall include drawing Sheet 129 E 10 Lighting Site Plan that demonstrates lighting levels of 0.5 foot-candle minimum and 1 foot-candle average are met along the walkway from SE Stark Street at the east and south property lines abutting the adjacent tavern site, under the building overhang at the west facing building entry, and along the public pathway extension from the southwest corner of the site to the proposed site walkway.
25. The 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 or workers arriving onsite. **OFC 505 & 3301.**
 - c. The building addressing shall meet the Gresham Fire Addressing Policy. **OFC 505.1.**
 - d. Fire hydrant locations are not indicated on the plans. They must be shown. Without knowing the building construction types or sizes, a public fire hydrant is required to be within 225 feet of the main entrance driveway. The furthest point on each building shall be no more than 400 feet from a hydrant. Hydrants considered for this address cannot cross a major thoroughfare. Public/private fire hydrants will be required to be installed. All fire hydrants shall have STORZ quick adapters on the large port. The model required is Harrington HPHA50-45NHWCAP. **OFC 507.**
 - e. A fire hydrant shall be within 50 feet of the fire sprinkler system “FDC.” **OFC Appendix C 102.2 & NFPA 13E.**
 - 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 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. Prior to applying for a building permit, provide a fire flow test report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. **OFC 507.3 & B-101.**
- h. 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 to provide access for aerial ladder trucks and if the highest point of a building is over 30 feet high. **OFC 503.2.1 & D103.1.**
- 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. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 - 26 feet wide do not allow parking on either side within that space. Parking spaces outside of that space are acceptable. Indicate signage or curb marking on the building permit plans. The policy can be emailed to upon request. **OFC D 103.6.**
- k. Sprinklers will be required. **OFC 903.**
- l. A fire alarm system will be required. **OFC 907.**
- m. If a gate is installed on a fire access road, it must meet the requirements of the Gresham Fire Gate Policy. **OFC 506.1.**
- n. The turning radius for all emergency apparatus roads shall be: 28 feet inside and 48 feet outside radius. **OFC 503.2.4.**
- o. All Fire Department access roads shall be constructed and maintained prior to and during construction. **OFC 1410.**
- p. Access roads shall not exceed 12 percent grade. **OFC 503.2.7.**
- q. A Hazardous Material Inventory Statement (HMIS) will be required showing types and quantities of all hazardous material. **OFC 407.5/5001.5.2.**
- r. At least one lockbox will be required for Fire Department access. The lockbox can be ordered online at knoxbox.com. Once the site has lockable doors, a key will be required in the lockbox. **OFC 506.**
- s. Fire apparatus access shall comply with the requirements of OFC 503 and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. **OFC 503.1.1.**
- t. Emergency Responder Radio Coverage may be required in this building. Testing must be conducted and results provided to Gresham Fire. If a radio booster system is

required, the City will allow six months to apply for permits, install the system, and have all final inspections completed. **OFC 510.1.**

- u. All mountable speed bumps must meet City of Gresham requirements. This includes the directional separation barrier on the north side of the parking lot onto SE Stark Street, unless the openings are 20 feet or wider and meet the turn radius requirements. **OFC 503.2.4.**
- v. If a generator is planned for this site, it must meet all requirements from the Fire and Building Departments. **OFC & OSSC.**

PRIOR TO BUILDING PERMIT ISSUANCE

- 26. The owner shall either extend the existing guarantee or provide a new financial guarantee in the form of a performance bond or cash deposit for the cost plus 10 percent of the value to furnish, install, and maintain 12 parking lot type trees of a minimum 2-inch caliper at the time of planting to remain in effect until the approved Temporary Certificate of Occupancy or until such time as the City deems it is necessary to access the funding and plant the trees due to building permit expiration.
- 27. Payment into the City Tree Fund in lieu of planting for one street tree shall be received by the City from the owner.
- 28. The City's standard Landscape Maintenance Agreement (LMA) signed and recorded by the owner shall be received by the City. The project planner will provide the LMA template following the receipt of the building permit submittal.

PRIOR TO OCCUPANCY

- 29. Overhead utility lines shall be undergrounded along the SE 223rd Avenue frontage and SE Stark Street where warranted per Section A5.510 of the GCDC.
- 30. If a new sanitary sewer lateral is constructed, the existing lateral serving tax lots 00200 and 00300 shall be abandoned at the main.
- 31. The applicant shall adhere to DEQ and City of Gresham requirements for pretreatment prior to discharge to UIC facilities and shall adhere those which are more stringent when requirements differ.
- 32. The applicant shall either decommission any existing septic systems onsite or provide documentation the systems have already been properly decommissioned.
- 33. If the proposed use will have solid waste storage containers (dumpsters), this development shall meet the requirements of Section 5.5 of the Stormwater Management Manual.
- 34. The new domestic and fire water services to the site shall be provided off the Rockwood Water main.
- 35. Installation of landscaping and an irrigation system shall be provided prior to temporary building occupancy unless an appropriate financial guarantee (such as a cash deposit or surety bond) is provided at a value of 110 percent of the cost to furnish and install this

scope of work as a means to ensure the scope is provided. Installation of the landscaping and irrigation system shall be provided prior to issuance of a certificate of final occupancy.

End of Staff Report