

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

REPORT DATE: December 30, 2020

FROM: John Heili, Associate Development Planner

FILE NUMBER: DRE/TR 20-26000305

APPLICANT: Mark Lisac, Lisac Brothers Construction Inc.

REPRESENTATIVE: Chris Goodell, AKS Engineering & Forestry, LLC

LOCATION: 225 W Powell Blvd., Gresham OR 97030

PARCEL DESCRIPTION: 1S3E09AD 01900

PROPOSAL: Type III Design Review E (DRE) and Type II Tree Removal for construction of a 49-dwelling-unit, mixed-use residential and commercial project consisting of two buildings: one mixed-use building on W Powell Boulevard with 16 dwelling units and 2,268 square feet of commercial space, and one residential building on NW 1st Street with 33 dwelling units. The project features an interior courtyard parking lot with 49 stalls, pedestrian plaza, stormwater and landscaping features, and pedestrian-scaled lighting and includes the removal of 18 regulated trees.

**RECOMMENDATION: APPROVAL WITH CONDITIONS of the Type III Design Review E and Type II Tree Removal.**

EXHIBITS: A. Vicinity Map  
B. Application Package

**I. FINDINGS OF FACT**

- A. LOCATION:** The subject property is located mid-block on the north side of W Powell Boulevard at 225 W Powell Blvd. and spans to the north the full block depth to NW 1st Street.
- B. ZONING:** The subject property is designated Downtown Commercial Core (DCC) and is in the Downtown Design District.
- C. PROPOSAL:** The applicant proposes to build a 49-dwelling-unit, mixed-use residential and commercial project consisting of two buildings, surface parking area, and associated site improvements with pedestrian and vehicular site access from NW 1st Street and pedestrian access from W Powell Boulevard.

**D. SITE DESCRIPTION:** The project narratives and plans provide the following description:

The project site is ±0.98 acres (after right-of-way dedication) and is located north of W Powell Boulevard, east of NW Ava Avenue, west of NW Miller Avenue, and south of NW 1st Street. The site is currently occupied by a vacant residential structure and a vacant commercial restaurant. There are several regulated trees on the site proposed to be removed, requiring a Type II Tree Removal permit, but none of the trees are designated as significant. There are no environmental or historic overlays on the site. The site is designated DCC and is within the Downtown Design District and Central City Neighborhood. The property has frontage on both W Powell Boulevard, a designated Urban Boulevard, and NW 1st Street, a designated Urban Commercial Local Street.

**E. SURROUNDING LAND USES:** This finding is based on the application submitted and the City zoning maps.

- The site is adjacent to the Downtown Gresham United States Postal Service office, a historic building, to the east and a single-family residence and religious center to the west. All abutting properties are designated DCC.
- The site across W Powell Boulevard is designated DCC and is developed with a religious use.
- The site across NW 1st Street is designated Downtown Mixed Use (DMU) and is developed with commercial and community use structures.

**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 January 6, 2021.

**G. APPLICATION ACCEPTANCE DATE:** The application for design review was submitted on October 30, 2020. The application was accepted and deemed complete on November 17, 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 is in the DCC district, which is subject to the Downtown Design District Standards, and because the proposal exceeds the thresholds of a DRA through DRD and includes more than three discretionary standards. The development permit application is being processed as a Type III Design Review E.

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 4.1151 - Downtown Design District Guidelines and Standards is proposed primarily by meeting the relevant clear and objective standards for all design criteria except for the following discretionary items which will meet the guideline, relevant principles, and intent:

### **4.1151(A) - Site Design**

**4.1151(A)(2)(C)(6) and 4.1151(A)(2)(D)(6) - Private Open Space**

**4.1151(A)(2)(C)(9) and 4.1151(A)(2)(D)(9) - Children's Play Area**

**4.1151(A)(3)(C)(2) and 4.1151(A)(3)(D)(2) - Walkway Connections within the Development and 4.1151(A)(3)(C)(6) and 4.1151(A)(3)(D)(6) - Walkways in Parking Lots**

**4.1151(A)(5)(C)(3)(b) and 4.1151(A)(5)(D)(3)(b) - Site Landscaping**

### **4.1151(B) - Building Design**

**4.1151(B)(1)(C)(1) and 4.1151(B)(1)(D)(1) - Minimum Building Mass or Volume Change**

**4.1151(B)(1)(C)(4) and 4.1151(B)(1)(D)(4) - DCC Upper Level Building Step Backs**

**4.1151(B)(2)(C)(2) and 4.1151(B)(2)(D)(2) - Through-Wall Heating/Cooling Systems**

**4.1151(B)(3)(C)(6) and 4.1151(B)(3)(D)(6) - Multifamily Ground Floor Use**

**4.1151(B)(3)(C)(7) and 4.1151(B)(3)(D)(7) - Street-Facing Facades Ground-Floor**

## **Features**

### **4.1151(B)(5)(C)(2)(a) and 4.1151(B)(5)(D)(2)(a) - Ground-Floor Transparency by Street Type**

### **4.1151(B)(9)(C)(1) and 4.1151(B)(9)(D)(1) - Building Façade Materials**

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 January 6, 2021 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 (August 5, 2020), a neighborhood meeting (per 11.0800) was held (September 16, 2020), 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 October 30, 2020 and was deemed complete on November 17, 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 November 17, 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 Office of Neighborhoods and Community Enhancement (ONCE) representing the inactive Central City Neighborhood Association on December 15, 2020. The notice was also posted onsite on December 14, 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**

##### **4.1100 - Downtown Plan District, Downtown Commercial Core (DCC) Subdistrict.**

**Table 4.1120 - Permitted Uses in the Downtown Plan District.** The apartment buildings are classified as attached dwellings on a single lot which is a use permitted in the DCC land use district. The commercial use is classified as Business and Retail Service and Trade which is a use permitted in the DCC land use district.

This standard is met.

##### **Table 4.1130 - Downtown Plan Sub-District Standards.**

**Maximum Building Height.** The maximum building height permitted in the DCC is 85 feet. The proposed maximum height for the new buildings is 55 feet, 2.5 inches.

This standard is met.

**Minimum Floor Area Ratio (FAR).** The minimum FAR is 0.35 in the DCC for the mixed-use development per Map 4.1130. The proposed building area equates to a FAR of 0.83 for the entire site.

This standard is met.

**Minimum Residential Net Density.** Applies to the residential-only portion of the site. The minimum density is 17 units per acre; therefore, eight units are required where 33 are proposed for Building A.

This standard is met.

**Minimum/Maximum Building Setbacks.** NW 1st Street is classified as a Downtown Local Street from the Downtown Street types. For single-family attached dwellings on a single lot there is a 0-foot minimum setback and 10-foot maximum setback requirement along the NW 1st Street frontage. There are no frontage-related design standards for multifamily uses on Local Streets. There is no minimum or maximum side yard setback requirement. A 5-foot minimum rear yard setback is required. There are no rear yards for this property.

The proposed building front yard setback on NW 1st Street measures 7.25 feet. The minimum side yard setbacks are also met as drawn on submitted Sheet 118-A1.0 SITE PLAN; however, no dimensions are provided.

W Powell Boulevard is Classified as an Urban Boulevard from the Downtown Street types. For Mixed Use developments there are no minimum setback requirements and the maximum front yard setback along W Powell Boulevard is 5 feet. Table 4.1130 footnote 14 states: Maximum front setbacks do not apply on a site once all minimum building frontage requirements of the street type have been satisfied. Item 4.1151(A)(1)(d)(1)(b) prescribes 50 percent of site frontages along Urban Boulevard street types shall be occupied by buildings.

The proposed maximum building front yard setback on W Powell Boulevard measures no greater than 5 feet for 69 percent of the frontage including the public plaza. This item is addressed in Section 4.1151(A)(1)(d)(1)(c) of this Report. The minimum side yard setbacks are met as drawn on submitted Sheet 118-A1.0 SITE PLAN; however, no dimensions are provided.

A condition of approval requires the building permit submittal include the updated drawing Sheet 118-A1.0 SITE PLAN to include dimensions demonstrating building setback distances are met.

***These standards are met with Condition of Approval #10.***

**Table 4.1140 - Downtown Street Type Standards.** This section provides non-discretionary standards for street improvements in the Downtown Design District. Reference Development Engineering and Transportation Planning comments herein.

These standards are met.

**7.0212 - Standards for New Solid Waste and Recycling Collection Areas.** This section requires exterior collection areas to be appropriately enclosed, sized, and screened, located outside setback areas, and in a location where parking and site circulation will not be obstructed.

The applicant's drawings and Section 7.0212 narrative provide the findings that address the development standards. Staff accepts the findings that the standards are met with the following conditions of approval because the submitted drawings did not demonstrate the narrative responses indicating compliance with the standards. With the building permit drawings demonstrate:

- Enclosure gates have restrainers in the open and closed positions.
- "No Parking" signs are placed in a prominent location on, or near, the enclosure or painted on the pavement in front of the collection area.
- A level cement concrete pad, a minimum 4 inches thick, is provided within the walls of the enclosure.

See the Waste Management findings in the Agency Comments section of this Report for additional comments.

***These standards are met with Conditions of Approval #24(a)-(g).***

**7.0220 - Optional Improvements with Design Review.** This section requires additional landscaping and site improvements.

The applicant's drawings and Section 7.0220 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.

**7.0220(B) - (F) - Street Dedications, Arterial Streets, Frontage Roads or Signalized Access as Necessary.** These standards apply and are addressed by the Agency Comments provided later in this Report.

***These standards are met with Conditions of Approval #6, #7, and #9(c)-(f).***

**7.0221, 7.0222, and 7.0223 - Landscaping Installation, Maintenance, and Irrigation.** With the building permit submittal, provide drawings with notations and details for an underground irrigation system.

Landscaping must be installed prior to occupancy, or a funding mechanism (such as bonding) in the amount of 110 percent of the estimated cost of work must be provided.

Site improvements including landscaping, paving, striping, and signage must be properly maintained and landscaping replaced if it becomes dead or damaged. An executed and recorded City landscape maintenance agreement is required prior to issuance of permits.

***These standards are met with Conditions of Approval #17, #28, and #29.***

**7.0224 - Site Lighting.** The lighting plans demonstrate that lighting does not shine into adjacent properties. See related findings herein regarding site lighting levels.

This standard is met.

**9.0500 - Grading, Drainage, and Stormwater.** This section specifies requirements for grading, drainage, erosion control, and stormwater quality control.

The applicant's drawings and Section 9.0500 narrative provides the findings that address the development standards. Staff accepts the findings that the standards are met with the clarifications and conditions of approval as noted in this Report. See the Agency Comments section of this Report for additional comments.

***These standards are met with Conditions of Approval #2, #3, #5, #8, and #27.***

**9.0700 - Neighborhood Circulation Plan.** The applicant's drawings and narrative indicate there are no future streets planned, or required, for this parcel. Staff accepts the findings. See Agency Review comments herein.

These standards are met.

**9.0800 - Parking Standards.** This section specifies requirements for parking areas.

The applicant's drawings and Section 9.0800 narrative provides the findings that address the development standards. Staff accepts the findings that the standards are met with the clarifications and conditions of approval as follows.

**9.0822(A)(1)(a) - Surface Parking Lot Design.** Staff accepts the findings that these standards are met with the following conditions.

Asphalt paving shall be 2-inches thick. Contrary to the applicant's narrative the drawings do not indicate asphalt thickness.

With the permit submittal, provide drawing notations and details that demonstrate asphalt paving thickness.

***These standards are met with Condition of Approval #14.***

**9.0822(A)(8) - Surface Parking Lot Design - Connections.** Connections between this residential use parking area and the abutting commercial use parking areas are not required in order to discourage commercial vehicle parking and circulation on this site.

This standard is not applicable.

**9.0823(B) - Landscaping of Parking Lots General.** Staff accepts the findings that these standards are met with the following conditions.

Per these standards a permanent in-ground irrigation system is required, the property owner is responsible for the establishment and maintenance of landscaping, and parking spaces shall provide extruded curbs or widened curbs to prevent bumper overhang into interior landscape strips. Where overhangs occur at widened planters the overhang area shall be planted with ground cover vegetation only. The Chanticleer Pear is not an approved City of Gresham Parking Lot Tree.

Reference comments of 4.1151(A)(5)(D)(4) - Parking Lot Landscaping herein for additional parking lot landscaping comments.

Conditions of approval shall require the applicant to provide drawings with the building permit submittal that include irrigation system drawings and demonstrating ground cover plantings only at overhang areas of widened curbs, particularly along the east and west property lines. In addition, parking area trees shall be of a species selected from the City of Gresham Right Tree in the Right Place Approved Tree List. Prior to the issuance of the building permit, an executed and recorded landscape maintenance agreement is required.



***These standards are met with Conditions of Approval #16(d) and (e), and #17.***

**9.0823(C) - Landscaping of Parking Lots Design.** Staff accepts the findings that these standards are met with the following conditions.

The entryway planter strip into auto parking lots shall include high canopy trees 20 to 30 feet on center and low shrubs or a 2-foot high berm with groundcover, and the planter bed between the exterior wall of a structure and entryway shall include trees, shrubs, and groundcover. Contrary to the applicant's narrative response, the drawing 111P-11 Preliminary Landscape Plan indicates only one tree along the west side of the 130-foot long entryway and no trees along the building wall. Additionally, the majority of the west planter is designated to have plantings per Gresham standards for stormwater planters but does not specify that these include low shrubs.

Each bay shall be curbed and provide one shade tree having a clear trunk height of at least 9 feet when mature. Contrary to the applicant's narrative response, the drawing 111P-11 Preliminary Landscape Plan indicates a planting bay located at the end of each parking row but without the required trees.

A condition of approval requires the building permit submittal include an updated drawing 111P-11 Preliminary Landscape Plan demonstrating at least four parking lot trees and low shrubs are provided along the west entry drive planter; and trees, shrubs and groundcover are provided in the planter along the west façade of Building A. These trees shall be of a species selected from the City of Gresham's Recommended Trees for Stormwater Planters list. Additionally, a condition of approval requires the building permit submittal include an updated drawing 111P-11 Preliminary Landscape Plan demonstrating one parking lot tree for each planting bay at the end of each parking row.

***These standards are met with Conditions of Approval #16(b), (c), and (e).***

**9.0824 - Pedestrian Circulation/Walkways.** Staff accepts the findings that these standards are met.

These standards are met.

**9.0826 - Accessible Parking.** Staff accepts the findings that these standards are met with the following condition.

Accessible routes must comply with the Building Code on Accessibility. Accessible spaces shall be located on the shortest practical accessible route to an accessible building entry. Whenever practical, the accessible route shall not cross lanes of vehicular traffic. The accessible parking stall for Building B does not appear to provide an accessible route from the stall to the sidewalk adjacent to the ground level units in compliance with the building code. A condition of approval requires the building permit submittal drawings demonstrate an accessible parking stall located adjacent to the accessible route to the ground floor units of Building B.

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

**9.0831 - Bicycle Parking Standards.** The applicant's drawings and narrative provide the information that addresses the criteria, and staff accepts the findings that these standards are met with the following conditions.

The apartment floor plan drawings graphically indicate the long-term bike parking space within each unit but do not include notations, dimensions, or details for how this meets the criteria of Section 9.0831(A) and 9.0832. The Building B Ground Floor Plan drawing indicates the two long term bike parking spaces within an area of the floor plan but does not provide information on how secured parking is provided. Additionally, it is not clear how these two bike spaces associated with the commercial area will be accessible to multiple tenants should the space be subdivided.

Conditions of approval require the building permit submittal include drawings with details, dimensions, and notations demonstrating how the bike parking is accommodated within each unit, and updated drawing sheet 119 A2.0 Ground Floor Plan or Tenant Improvement permit drawings that demonstrate with notations and details how the two long term bike parking spaces will be accessible to a multiple tenant configuration of the commercial space, both in compliance with the requirements of Section 9.0831(A) and 9.0832.

***These standards are met with Conditions of Approval #12 and #13.***

**9.0850(B) - Minimum/Maximum Required Off Street Parking.** Staff accepts the findings that these standards are met as described in Section 9.0852(B)(1)(a)(i) herein.

These standards are met.

**9.0852(B)(1)(a)(i) and (b)(i) - Plan District Minimum Parking Standards.** These sections allow for no minimum required parking for commercial use in the DCC district, and one space per unit for the residential use; 49 spaces are provided in compliance with the standard.

These standards are met.

**9.1000 - Tree Regulations.** This section prescribes standards for tree planting, tree removal and protection during construction, and for street trees. The applicant proposes the removal of 18 regulated trees and preservation of trees on abutting properties. Staff accepts the findings that these standards are met with the following conditions.

The drawing Sheet 105 P-05 Preliminary Tree Preservation and Removal Plan indicates six trees along the west property line and 10 trees along the east property line are to be preserved. Site and building work are proposed within the drip line/protection fencing for these trees. The Tree Protection Keyed Notes provide arborist instructions for this work, but these note tags have not been provided at each tree to be preserved. These notations do not address tree pruning during construction.

Street trees are required along both street frontages at a rate of one tree per 30 feet of frontage. The NW 1st Street frontage minus the driveway is 96 feet long; therefore,

three trees are required where two are proposed. The W Powell Boulevard frontage is 123 feet long; therefore, four street trees are required where none are proposed. Street trees are required to be located at a minimum of 5 feet from underground public utilities and driveways and 15 feet from streetlights and catch basins. Contrary to the applicant's narrative response this information is not indicated on the submittal drawings.

Conditions of approval require the following:

- The building permit submittal shall include drawings with arborist requirements for construction activities within the tree protection area of all trees to be preserved, including requirements for any pruning of these trees as required to assure the survival of these trees.
- The building permit submittal shall include drawings with street tree dimensional locations including distance to adjacent utilities, street lighting, driveway, and catch basins demonstrating compliance with 9.1044(C) for both the W Powell Boulevard and NW 1st Street frontages.
- The building permit submittal drawings shall indicate three street trees along the NW 1st Street frontage and four trees along the W Powell Boulevard frontage. Where not possible to install these trees at the prescribed spacing, the applicant shall provide payment to the City in lieu of tree planting.

***This standard is met with Conditions of Approval #9(e) and (f), and #15.***

**A5.000 - Public Facilities.** The public facilities standards apply and are specifically addressed by the Agency Comments provided later in this Report.

***These standards are met by Conditions of Approval #2, #3, and #6 - #9(a)-(f).***

## **DESIGN REVIEW**

**4.1151 - Downtown Design Guidelines and Standards.** Applicants can choose to meet the design criteria of Section 4.1151 by either meeting the design guidelines through the discretionary process or by meeting the standards through the clear and objective 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;

- Did not meet the guideline but is requesting a waiver of the guideline for a particularly creative proposal; or
- Did not meet the guideline and cannot do so through a condition of approval.

The Manager adopts the findings in the application submittal material as found in Exhibit 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. The Manager makes the following findings regarding this application file.

**4.1151(A)(1) - Integrated Site Planning.** The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section.

These standards are met.

**4.1151(A)(2) - Open Spaces.** The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

**4.1151(A)(2)(D)(2) - Public Open Space Amenities.** The standards state publicly accessible open space shall incorporate prescribed elements. The applicant’s narrative indicates the proposal includes benches containing recycled content and decorative paving patterns.

The landscape plan Sheet 111 P-11 and the Site plan Sheet 118 A1.0 indicate a cross-hatched paving pattern within the courtyard of the public open space, but no details or notations describe what is proposed. Additionally, the submittal documents do not include information for the recycled content of the benches.

A condition of approval requires the building permit submittal include manufacture data describing the recycled content for the benches and drawing notations and dimensions describing the decorative paving pattern.

***This standard is met with Condition of Approval #18.***

**4.1151(A)(2)(C)(6) and 4.1151(A)(2)(D)(6) - Private Open Space.**

ISSUE: The applicant must either:

- Meet the 4.1151(A)(2)(D)(6) standards, or
- Meet the 4.1151(A)(2)(C)(6) guidelines, or
- The Design Commission may waive these guidelines to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Provide shared private open spaces including but not limited to courtyards. Shared private open space at a minimum shall be provided at the rate of 48 square feet per unit. For the 49 units proposed the minimum area of the shared private open space(s) shall be 2,352 square feet.

PROPOSAL: The applicant's narrative states 2,414 square feet of shared private open space(s) are provided; however, measuring the drawing Sheet 118 A1.0 Architectural Site Plan shows a total of 2,123 square feet meeting the definition for a shared private open space is provided along the south side of Building A and the north side of Building B.

GUIDELINE: *Adequate private open space shall be provided for the residents of multi-family residential units to provide for outdoor recreation, entertainment, scenic amenity or shared exterior space for people to gather.*

RECOMMENDATION: Because of this site's close proximity to the City's Main City Park, staff recommends that the Design Commission find that the minor 12 percent reduction in shared open space is acceptable, and the proposal offers adequate private open space in support of the guideline.

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

#### **4.1151(A)(2)(C)(9) and 4.1151(A)(2)(D)(9) - Children's Play Area.**

ISSUE: The applicant must either:

- Meet the 4.1151(A)(2)(D)(9) standards, or
- Meet the 4.1151(A)(2)(C)(9) guidelines, or
- The Design Commission may waive these guidelines to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: A minimum of 50 percent of the above minimum required shared open space shall be a children's play area.

PROPOSAL: The applicant's narrative suggests that open space specific to a children's play area is not warranted for this project due to its close proximity to play areas located at the nearby Main City Park and West Gresham Elementary School.

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

RECOMMENDATION: Because the residential component of the proposed project consists of studio and one bedroom units only and considering this site's close proximity to the City's Main City Park and its variety of children's play spaces, staff recommends that the Design Commission waive the standard for providing a dedicated children's play area.

***Staff recommends that the Design Commission waive this standard.***

**4.1151(A)(3) - Walkways and Pedestrian Circulation.** The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

**4.1151(A)(3)(D)(1) - Walkway Connections to Public Sidewalks.** Contrary to the applicant's narrative the proposal meets the standard by providing walkway connections from building entries for both Building A and B except for the two ground level units on the north side of Building B. The proposal can meet the standard by providing a walkway connection from the public sidewalk on W Powell Boulevard along the west side of Building B to the proposed walkway at the stairway entry door in the northwest corner of the building.

A condition of approval requires the building permit submittal drawings include a 5-foot wide paved walkway providing an accessible path from the public sidewalk on W Powell Boulevard along the west side of Building B to the proposed walkway at the stairway entry door in the northwest corner of the building and shall include an updated drawing Sheet 114 P-14 Preliminary Photometric Plan indicating lighting for this walkway in compliance with Table 4.1151(A)(3).

***This standard is met with Condition of Approval #19.***

**4.1151(A)(3)(C)(2) and 4.1151(A)(3)(D)(2) - Walkway Connections within the Development and 4.1151(A)(3)(C)(6) and 4.1151(A)(3)(D)(6) - Walkways in Parking Lots.**

ISSUE: The applicant must either:

- Meet the 4.1151(A)(3)(D)(2) and (D)(6) standards, or
- Meet the 4.1151(A)(3)(C)(2) and (C)(6) guidelines, or
- The Design Commission may waive these guidelines to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Walkways shall connect building entries to other entries within the development. Walkways having a width of at least 5 feet shall be provided in all parking lots of development sites greater than 40,000 square feet.

PROPOSAL: A walkway through the parking area connecting Buildings A and B is not proposed in order to provide parking lot landscaping in compliance with the standards. The applicant reasons that this small parking area with low traffic volumes provides safe accessible routes along the drive aisles.

GUIDELINE: *Walkways shall connect building entrances within the development. Walkways in parking lots shall provide clear connections without winding through parking spaces. The intent is to improve the pedestrian environment by making it easier, safer, and more comfortable to walk among residences, businesses, open space areas, and through parking areas.*

RECOMMENDATION: Staff concurs with the applicant's reasoning for not providing a walkway through the parking area between buildings in recognition of the low traffic volumes for the small parking area with the rationale that residents will park as close as possible to their building of residence thereby reducing the travel path through the parking area. In support of this recommendation Staff considered the pedestrian circulation standards for parking areas as prescribed

by Section 9.0824(A) which do not require walkways in parking areas less than 50 spaces.

***Staff recommends that the Design Commission waive these standards.***

**4.1151(A)(3)(D)(4) - Walkway Treatments.** The applicant's narrative indicates the proposed walkways will include a scored or sawcut pattern; however, the submittal drawings do not indicate any walkway treatment and do not provide notations or details demonstrating compliance with the standard.

A condition of approval requires the permit submittal drawings include notations or details demonstrating that walkways include a scored or sawcut grid pattern.

***This standard is met with Condition of Approval #22.***

**4.1151(A)(3)(D)(10) - Walkway and Circulation Illumination.** The applicant's narrative indicates the proposal will comply with these standards for site illumination; however, the submittal drawing Sheet 114 P-14 Preliminary Photometric Plan indicates lighting levels at building and individual ground level unit entries for both Buildings A and B not in compliance with the minimum and average illumination levels of Table 4.1151(A)(3).

A condition of approval requires the permit submittal drawings include an updated drawing Sheet 114 P-14 Preliminary Photometric Plan demonstrating lighting levels at all building and individual ground level unit entries for both Buildings A and B in compliance with the minimum and average illumination levels of Table 4.1151(A)(3) by providing additional foot candle grid points within the area of these entries.

***This standard is met with Condition of Approval #20.***

**4.1151(A)(4) - Parking Lot Screening.** The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section.

These standards are met.

**4.1151(A)(5) - Landscaping.** The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

**4.1151(A)(5)(D)(1) - Landscape Design.** The landscape plan is prepared by a licensed professional. With the permit submittal, provide landscape drawings stamped and signed by a licensed professional.

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

**4.1151(A)(5)(D)(2) - Landscape Maintenance Compliance.** This standard requires compliance with landscape installation and maintenance criteria. Landscape installation is required prior to issuance of a temporary certificate of occupancy or a financial guarantee is required in the amount of 110 percent of the value of the materials and labor. Prior to issuance of a permit, provide a recorded City landscape maintenance agreement.

***This standard is met with Conditions of Approval #28 and #29.***

**4.1151(A)(5)(C)(3)(b) and 4.1151(A)(5)(D)(3)(b) - Site Landscaping.**

ISSUE: The applicant must either:

- Meet the 4.1151(A)(5)(D)(3)(b) standards, or
- Meet the 4.1151(A)(5)(C)(3)(b) guidelines, or
- The Design Commission may waive these guidelines to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: At least 70 percent of the front yard setback area shall be landscaped in meeting the 15 percent site area total.

PROPOSAL: As indicated on the submittal drawing Sheet 111 P-11 Preliminary Landscape Plan the front yard landscaping along NW 1st Street is approximately 49 percent of the front yard setback area including 66 percent of the walkways as allowed by Section 4.1151(A)(5)(D)(3)(c).

GUIDELINE: *For an entry way, planting shall be massed and scaled as appropriate to demarcate the entrance.*

RECOMMENDATION: The proposed front yard landscaping along NW 1st Street complies with the intent of this guideline and other related guidelines and standards of the Downtown Design Standards and Guidelines by providing for, and enhancing, the main building entry and individual street-facing unit entries. Additionally, the proposed overall site landscaping exceeds the 15 percent site coverage standard by 46 percent and provides five additional site trees.

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

**4.1151(A)(5)(D)(3)(h) - Site Landscaping Irrigation.** With the building permit submittal provide drawings with notations and details for an underground irrigation system.

***This standard is met with Condition of Approval #17.***

**4.1151(A)(5)(D)(4) - Parking Lot Landscaping and Lighting.** These standards require landscaping of parking lots meet the standards of Section 9.0823, parking lot lighting standards, and treatment of stormwater in parking areas. Staff finds the applicant's submittal meets the standards with the following clarifications and condition of approval.

A condition of approval shall require the building permit submittal include drawings and/or product data demonstrating the parking lot light fixtures shall be between 18 feet and 24 feet in height.

***This standard is met with Condition of Approval #21.***

**4.1151(A)(6) - Sustainable Design.** The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.



**4.1151(A)(6)(D)(1) - Promotion of Water Conservation and Treatment.** This section requires that the proposal meet water conservation and treatment measures. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section. Staff finds the applicant's submittal meets the standards with the following clarifications and condition of approval.

The applicant's narrative indicates the standard is met by providing stormwater management in compliance with Gresham Green Development Practices and an irrigation system that minimizes water usage. The applicant's drawings indicate a stormwater planter is proposed in the parking lot and notations indicate a drip irrigation system with rain sensors will be provided.

See the Agency Comments section of this Report for comments from Development Engineering related to the proposed stormwater planter and Gresham's Green Development Practices for Stormwater Management. With the building permit submittal, the applicant shall provide irrigation system drawings and details demonstrating compliance with Section 4.1151(A)(6)(D)(1)(a).

***This standard is met with Condition of Approval #17.***

**4.1151(B)(1) - Massing.** The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

**4.1151(B)(1)(C)(1) and 4.1151(B)(1)(D)(1) - Minimum Building Mass or Volume Change.**

ISSUE: The applicant must either:

- Meet the 4.1151(B)(1)(D)(1) standards, or
- Meet the 4.1151(B)(1)(C)(1) guidelines, or
- The Design Commission may waive these guidelines to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: The minimum building mass or volume change shall be 25 percent of the total volume of the overall building.

PROPOSAL: Contrary to the applicant's narrative response, both Buildings A and B are divided into multiple volumes, some of which are less than 25 percent of the overall building mass or footprint.

GUIDELINE: *Buildings shall be designed with volumes to maintain a compatible scale with their surroundings. Volumes shall reinforce a human scale within the built environment.*

RECOMMENDATION: The proposed massing for Buildings A and B divides these buildings into volumes less than 25 percent of the overall building mass but into sizes that are compatible with the scale of the mostly smaller single story buildings within

the area of this site creating a human scale for the proposed residential buildings in support of the guideline.

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

**4.1151(B)(1)(C)(4) and 4.1151(B)(1)(D)(4) - DCC Upper Level Building Step Backs.**

ISSUE: The applicant must either:

- Meet the 4.1151(B)(1)(D)(4) standards, or
- Meet the 4.1151(B)(1)(C)(4) guidelines, or
- The Design Commission may waive these guidelines to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: In the Downtown Commercial Core (DCC) land use district, to integrate new development with the scale of its surroundings, buildings shall provide a step back of at least 6 feet for all floors above 35 feet.

PROPOSAL: In both buildings, a step back in the form of a sloped roof is provided for all floors above 35 feet in height and thereby provide a gradual transition to the building's fourth floor and overall building height. However, the northwest corner portion of Building A and the south east and south west corners of Building B do not provide the sloped roof facing the street, but instead, in the case of Building A have a shed roof with the gable end facing the street; and in the case of Building B have a ridgeline of the shed roof facing the street.

GUIDELINE: *Employ design strategies and incorporate architectural elements that reinforce the Downtown core's unique and positive qualities; in particular, compatible design shall respect the scale and massing of adjacent buildings. New development shall employ appropriate height and massing transitions to adjacent buildings.*

RECOMMENDATION: The proposed variety of roof shapes, slopes, and transitions correspond to the overall building forms and provide steps in height and massing above the fourth floor line that help create a building scale compatible with the context of the DCC district in support of the guideline.

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

**4.1151(B)(2) - Façade Composition.** The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

**4.1151(B)(2)(D)(1) - Screening of Mechanical and Communication Equipment and Components.** This standard prescribes utilities such as transformers, heating and cooling, electric meters, and other utility equipment shall not be located within 5 feet of the front entrances and shall be screened with evergreen landscape materials of a height and spacing at the time of planting that will screen the equipment or with fencing that is opaque and screens the equipment. The applicant's narrative states the

standards will be met, but the submittal drawings do not indicate where the mechanical and electrical systems are to occur or notations for these above ground utility locations.

A condition of approval requires the building permit submittal include drawings with locations of utilities such as transformers, heating and cooling, electric meters, and other utility equipment and demonstrate this equipment is screened from view in compliance with the standard 4.1151(B)(2)(D)(1).

***Staff recommends that the Design Commission find this standard is met with Condition of Approval #25.***

#### **4.1151(B)(2)(C)(2) and 4.1151(B)(2)(D)(2) - Through-Wall Heating/Cooling Systems.**

ISSUE: The applicant must either:

- Meet the 4.1151(B)(2)(D)(2) standards, or
- Meet the 4.1151(B)(2)(C)(2) guidelines, or
- The Design Commission may waive these guidelines to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Packaged Terminal Air Conditioners, Package Terminal Heat Pumps, and similar systems with individual through-wall heating/cooling that are visible, including from internal public or private areas, shall not be allowed.

PROPOSAL: The Packaged Terminal Air Conditioners are incorporated into a singular, discrete window package. The systems do not protrude beyond the finished wall surface and are integrated into the window appearance by matching the width of the window located above it.

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

RECOMMENDATION: The proposed PTAC systems have been thoughtfully integrated into the building architecture by way of the building window units where the PTAC unit is flush with adjacent wall finishes and aligns with the window above and to the side. The layout of these window units is a primary component of both building's street facing façade composition. Landscape screening is proposed where PTAC systems are located on the ground level units of Building A.

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

#### **4.1151(B)(2)(C)(10) and 4.1151(B)(2)(D)(10) - Multifamily Street Facing Façade Wall Planes.**

The standard states street-facing elevations shall be divided into wall planes that reflect living unit modules. Generally, wall planes over 750 square feet shall be divided into

distinct planes by the prescribed treatments including extending an architectural bay a minimum of 2 feet from the primary street facing façade.

The majority of the street facing façades of Building A and the residential use portion of Building B are divided into wall planes of 750 square feet or less using offsets in the building façade to provide visual interest, complying with the standard. The western-most portion of Building A's street facing façade exceeds 750 square feet, but this is considered the primary façade in support of the standard.

This standard is met

**4.1151(B)(3) - Ground-level Details.** The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

**4.1151(B)(3)(C)(6) and 4.1151(B)(3)(D)(6) - Multifamily Ground Floor Use.**

ISSUE: The applicant must either:

- Meet the 4.1151(B)(3)(D)(6) standards, or
- Meet the 4.1151(B)(3)(C)(6) guidelines, or
- The Design Commission may waive these guidelines to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: When multi-family space is present on the ground floor, one of the following features shall be present on street facing facades: (a.) Building base landscaping no less than 5 feet deep.; or (b.) A space-defining decorative fence, wall, hedge, or retaining wall 30 inches in height located at the property line or setback no more than 5 feet.

PROPOSAL: For the ground floor multifamily residential use in Building A the proposal includes 5-foot deep raised planters at each street facing unit except for the western-most unit where the angled property line precludes the full 5-foot depth for the full length of the buffer/screening planter element. Instead, the raised planter transitions to an in-grade planter. The narrative describes the plantings as a hedge while the landscape plan indicates sword ferns are proposed for this area.

GUIDELINE: *Multi-family buildings shall contain features and design strategies that create defensible space and a separation between public and private spaces.*

RECOMMENDATION: In consideration of the bedroom use and associated window opening adjacent to this area where the planter depth is reduced the proposed hedge would provide a better separation in support of the guideline for creating a defensible space and a separation between public and private spaces. A condition of approval requires the building permit submittal include the landscape drawing Sheet 111 P-11 demonstrating a minimum 30-inch high, continuous evergreen shrubs at the in-grade planter area adjacent to the western-most ground level unit in front of the bedroom window opening.

**Staff recommends that the Design Commission find this guideline is met with Condition of Approval #16(f).**

**4.1151(B)(3)(C)(7) and 4.1151(B)(3)(D)(7) - Street-Facing Facades Ground-Floor Features.**

ISSUE: The applicant must either:

- Meet the 4.1151(B)(3)(D)(7) standards, or
- Meet the 4.1151(B)(3)(C)(7) guidelines, or
- The Design Commission may waive these guidelines to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Multi-family space on the ground floor, excluding mixed-use buildings with commercial ground floors, shall provide a transition between public space and private space by incorporating a minimum of one of the following transition elements: (a.) Elevate the first floor a minimum of 3 feet above grade. Entries may be at grade; or (b.) Set back the building an additional 5 feet beyond the minimum setback or recess the first floor an additional 5 feet beyond the second-floor facade; or (c.) Provide a front porch that is a minimum of 48 square feet with minimum dimensions to fit a 5-foot by 6-foot rectangle inside the porch area; or (d.) Provide a front landscaped courtyard of at least 60 square feet separated by a minimum 30-inch tall hedge or decorative fence; or (e.) Provide raised planter(s) between 18 inches and 30 inches in height and 4 feet in depth as measured from the point of the planter nearest the front property line. The planter(s) shall occupy at least 50 percent of the frontage of each unit and be planted with perennial landscaping; or (f.) Other strategy as determined by the Manager or Design Commission.

PROPOSAL: The applicant's narrative response and drawings demonstrate the option (b.) standard to set back the façade 5 feet beyond the minimum front yard setback (zero feet), provided at the ground floor units of Building A, except for the western-most unit due to the angled property line along NW 1st Street. The setback for that unit varies from 6 feet, 9 inches down to 12 inches.

GUIDELINE: *Provide a transitional design feature(s) between public spaces and residential spaces at the ground floor to distinguish between the public and private realms.*

RECOMMENDATION: The proposed setback in combination with the proposed raised and in-grade planter provide design features that distinguish the public and private realms with a condition of approval requiring the building permit submittal include the landscape drawing Sheet 111 P-11 demonstrating a minimum 30-inch high, continuous evergreen shrubs at the in-grade planter area adjacent to the western-most ground level unit of Building A.

**Staff recommends that the Design Commission find this guideline is met with Condition of Approval #16(f).**

**4.1151(B)(5) - Transparency.** The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

**4.1151(B)(5)(C)(2)(a) and 4.1151(B)(5)(D)(2)(a) - Ground-Floor Transparency by Street Type.**

ISSUE: The applicant must either:

- Meet the 4.1151(B)(5)(D)(2)(a) standards, or
- Meet the 4.1151(B)(5)(C)(2)(a) guidelines, or
- The Design Commission may waive these guidelines to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: In each building, the ground-level facade area shall contain clear, transparent glass on facades visible from any street at the following percentages (by use and Street Type): (a.) Urban Boulevard: 50 percent for Commercial uses.

PROPOSAL: The applicant's narrative response and notation on drawing Sheet 124 A5.1 Building B Elevations indicates the standard is met. However, measuring the Building B - South Elevation on drawing Sheet 124 A5.1 Building B Elevations provides 37 percent transparency.

GUIDELINE: *Promote pedestrian-oriented uses with a high degree of transparency along the street. Uses shall be readily discernible to passers-by.*

RECOMMENDATION: In recognition of the other design criteria that reduce the wall area available for window openings including a building base, projecting pilasters, canopy, and other façade articulation at the ground level street facing façade, the proposed elevation presents a reasonable level of transparency allowing for views into the spaces along the commercial/retail portion of the street facing façade in support of the guideline.

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

**4.1151(B)(5)(D)(4) and (6) - Visible Transmittance Value.** The standard prescribes windows shall have a Visible Transmittance value of 60 percent or greater. The applicant's narrative response indicates the standard is met; however, the drawings do not include notations specifying the window glazing transparency value.

A condition of approval requires the building permit submittal include drawing notations specifying a visible light transmittance value (VLT) of 60 or greater for the glazing at windows associated with commercial uses in Building B.

***Staff recommends that the Design Commission find this guideline is met with Condition of Approval #23.***

**4.1151(B)(6) - Prominent Entrances.** The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section.

These standards are met.

**4.1151(B)(7) - Roof Lines.** The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section.

These standards are met.

**4.1151(B)(9) - Materials.** The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

**4.1151(B)(9)(C)(1) and 4.1151(B)(9)(D)(1) - Building Façade Materials.**

ISSUE: The applicant must either:

- Meet the 4.1151(B)(9)(D)(1) standards, or
- Meet the 4.1151(B)(9)(C)(1) guidelines, or
- The Design Commission may waive these guidelines to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Buildings shall utilize primary materials for no less than 65 percent of each building facade area. Secondary materials are prohibited as primary cladding on building facades and shall not be allowed on more than 35 percent of each building facade area. Accent materials are permitted on no greater than 5 percent of each facade as trims or accents.

PROPOSAL: The applicant's narrative response indicates the standard is met; however, notations on drawing Sheet 123 A5.0 Building A Elevations and Sheet 124 A5.1 Building B Elevations indicate the percentage of secondary materials is exceeded on the east elevation of Building A and on the east and west elevations of Building B. Measuring the Building B - East and West Elevations on drawing Sheet 124 A5.1 Building B Elevations provides the area of secondary materials is approximately 40 percent. Measuring the other Building A and B elevations provides percentages of material coverage consistent with the applicant's calculations.

GUIDELINE: *The predominant building materials shall be high-quality, durable and attractive. The predominant building material may be complimented with other secondary materials which may be used in limited areas of the facade to highlight architectural features. Accent materials, which would generally not be acceptable on large areas of the facade, may be used in limited areas of the facade to highlight architectural features.*

RECOMMENDATION: Staff would encourage the applicant to increase areas of glazing on the east wall of Building A and the east and west walls of Building B in support of the standard. Alternately, staff finds the proposed variation in percentage of secondary material coverage represents a nominal difference from the standard without a negative effect on the visual proportions of the overall façades.

Additionally, the fiber reinforced cement siding is not proposed for the commercial portion of Building B and is limited to the upper levels of the building where when painted will be difficult to distinguish from the wood panel siding in support of the guideline that materials be attractive and compliment the primary materials.

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

#### **IV. AGENCY COMMENTS**

**FROM:** Al Hagg, Development Engineering Specialist

##### **DEVELOPMENT ENGINEERING COMMENTS**

The project area is located at 225 W Powell Blvd. in the Downtown Commercial Core (DCC) district. The applicant proposes a two-building multi-family apartment complex with a total of 49 dwelling units, parking lot, and other supporting site improvements.

The following comments are from Development Engineering and refer to the plans submitted by AKS Engineering & Forestry received November 2, 2020.

##### **A5.000: GENERAL**

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

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

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

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

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

<https://GreshamOregon.gov/ePlan/>.

#### **A5.100: SANITARY SEWER FACILITIES**

##### *Existing Sanitary Sewer Facilities and Approved Point of Connection*

City records show an existing 16-inch diameter HDPE sanitary main in W Powell Boulevard along the site frontage. There is an existing 4-inch diameter concrete service lateral extending from the main that serves the existing building.

The applicant proposes constructing an extension of the public main line in NW 1st Street with a new private service lateral connection near the west property line to serve the new development. The existing lateral 4-inch concrete service lateral in W Powell Boulevard shall be abandoned and capped at the main.

##### *Existing Onsite Sanitary Disposal Systems*

The existing vacant home on the property is not connected to city sewer and likely utilizes an onsite disposal system. 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:

<https://www.PortlandOregon.gov/bds/38123>.

#### **A5.200 & 9.0500: SURFACE WATER MANAGEMENT SYSTEMS**

##### *Approved Point of Discharge*

The site lies in the Johnson Creek drainage basin. There is an existing 21-inch diameter stormwater main in NW 1st Street along the north site frontage. This main is the approved point of discharge for the development, after requisite stormwater quality and flow control measures.

The applicant proposes to connect directly to the main line in NW 1st Street. However, due to the shallow depth of the existing storm system, it might require the granting of an easement from the property to the west where they can connect to an existing 30-inch stormwater main. Proposed onsite private systems include rain gardens around the parking areas and an underground detention facility with a flow control manhole controlling the discharge rate to the public systems.

##### *Water Quality & Quantity Control Requirements*

Projects that add or replace over 1,000 square feet of impervious surface are required to comply with the City's stormwater management requirements in the Stormwater Management Manual (SWMM) for the impervious surface added or replaced. Stormwater facilities associated with development should be designed to infiltrate runoff to the maximum extent feasible.

Filtration, versus infiltration, facilities should be used for sites where infiltration may be infeasible per SWMM Section 1.2.2.

For sites that cannot retain the 10-year storm event onsite, flow control (detention) is required. The minimum requirements for detention are described in SWMM Section 1.2.5. These requirements include sizing stormwater facilities to retain the 25-year event, to control the post-development peak flow for the 2-year, 24-hour event to half the pre-development level, and to control the post-development peak flow for the 5-year through 25-year, 24-hour events to the pre-development levels. Sites where the 10-year event can be stored in an onsite stormwater facility but would not fully infiltrate within 48 hours will need to ensure that an overflow structure is provided to safely convey larger storm events. Sites that can retain the 25-year storm event onsite may be eligible for a reduction in the onsite portion of the monthly stormwater fee.

The use of low impact/green development practices (such as rain gardens, planter boxes, pervious pavement, etc.) as described in the City's SWMM shall be prioritized to satisfy water quality requirements. Please use this Manual for guidance in the final low impact/green development design. Sizing calculations provided in the SWMM must be adjusted for this site's conditions.

#### *Infiltration Testing Requirements*

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

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

#### *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 applicant.

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

### *Final Stormwater Report*

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

An impervious area plan will be required with the building permit plan submittal and can be included in the final stormwater report. 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 will also be subject to the requirements of Section 5.5 of the Stormwater Management Manual. This includes a paved and covered garbage area that is hydraulically isolated (no stormwater allowed to enter).

### *Erosion and Sedimentation Control Requirements*

As it appears that the area of disturbance will exceed one acre, an NPDES 1200-C permit is generally required from the Oregon Department of Environmental Quality (DEQ). Information can be obtained from DEQ's website at <https://www.oregon.gov/deq/wq/wqpermits/Pages/Stormwater.aspx>. Applications are processed directly through DEQ; the LUCS (Land Use Compatibility Statement) form is processed through the City of Gresham.

Erosion and sedimentation control must comply with the Appendix C of the Stormwater Management Manual and Section 9.0500 of the Development Code.

## **A5.300: WATER FACILITIES**

### *Existing Water Facilities and Approved Point of Connection*

The site lies in the Grant Butte service level with an average static pressure of 68 pounds per square inch (psi) between the existing hydrants to the north and south of the property.

City records show an existing 8-inch diameter ductile iron water main in W Powell Boulevard and a 16-inch diameter ductile iron water main in NW 1st Street. There are two existing 5/8-inch water meters off 3/4-inch domestic service lines. One service off NW 1st Street and another off W Powell Boulevard.

These existing water services are undersized for the proposed development and will need to be abandoned by City Water at the time of development. They will be counted as SDC credits for the future water meters. As additional water services are needed, these services will connect to whichever main is closest to the needed service.

The applicant proposes two new water service connections, one for Building A connecting to the public main in NW 1st Street and another for Building B connecting to the public main in W Powell Boulevard.

#### *Domestic and Irrigation Service and Water Meter Sizing for Proposed Development*

Plumbing fixture counts will need to be submitted with the building permit submittal via the City's [water meter sizing chart](#) and must include all fixtures in all buildings connected to each new and/or existing meter, including irrigation devices. It is the responsibility of the applicant's engineer to ensure water demands can be met. City crews will install the water services and meters at the applicant's expense.

A private double check assembly (DCA) will be required on any future irrigation service.

#### *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.

An existing public fire hydrant on W Powell Boulevard, located within the frontage of subject property, will be required to be improved to current Public Works Standards with this proposed development. The work is to be performed by City Water staff at the owner's expense.

#### *Existing Well Requirements*

Per the City Water Division, there may be an existing well onsite. If this well is proposed to remain in use, it will need to be equipped with a reduced pressure backflow assembly (RPBA) at the property line. Otherwise, the existing well will need to be decommissioned. Even if the well continues to be used for domestic water service, the home utilizing the well must also connect to City water.

Well construction and compliance is regulated by the State of Oregon. For more information visit: [http://www.oregon.gov/owrd/Pages/GW/landowner\\_resources.aspx](http://www.oregon.gov/owrd/Pages/GW/landowner_resources.aspx)

#### *Portland Water Conduit or Main*

There is a City of Portland water main/conduit within NW 1st Street, adjacent to the subject property. A utility protection plan, stamped by a licensed Oregon Engineer, is required when working near Portland water facilities. Portland Water Bureau's Utility Protection Guidelines can be found at the following link:

<https://www.PortlandOregon.gov/water/article/415225>. The applicant should also contact the Portland Water Bureau early in the process to discuss their requirements.

## **OTHER**

#### *Street Cut Moratorium*

As a pavement restoration project was recently completed along the project's W Powell Boulevard frontage, the street is subject to a street cut moratorium for a period of three years (until October 31, 2022). The moratorium does not prohibit street cuts, but does require additional restoration measures following street cuts (e.g. grind and inlay).

### *TriMet*

The project is located along an existing bus line. The applicant should contact TriMet early to determine if any improvements to the site are needed to better serve TriMet users.

### *Overhead Utility Undergrounding*

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

## **CHARGES AND FEES**

System Development Charges (SDCs) can be estimated using the City's online calculator found at [www.GreshamOregon.gov/SDC](http://www.GreshamOregon.gov/SDC). A person challenging the calculation of SDCs and allocated capacity may do so pursuant to GRC 11.05.100.

Allocated system capacity ("SDC credit") for the existing home and water meters on the site will be applied to the new development.

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 may be available for projects that infiltrate their stormwater. The applicant shall request this reduction during construction plan review. For current Stormwater Utility Rates and to request a discount, visit: <https://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, #8, #9(a) and (b), and #27.***

**FROM:** Jay Higgins, Development Transportation Planner

## **TRANSPORTATION PLANNING COMMENTS**

### **RIGHT OF WAY DEDICATION**

W Powell Boulevard is classified as a Standard Arterial requiring 48 feet of right of way to roadway centerline. The width of the right-of-way along the site's W Powell Boulevard frontage appears from a recent public survey to be 42 feet to centerline. Approximately 6 feet of additional dedication is required along the frontage to meet the standard of 48 feet. The applicant is showing a 6-foot dedication in their drawings. The applicant will need to show on a survey that this proposed 6-foot dedication creates a right-of-way with 48 feet to centerline to meet the standards.

NW 1st Street is classified as a Downtown Local street requiring 29 feet of right-of-way to roadway centerline. There is currently 25 feet of right-of-way to centerline along the NW 1st Street frontage. To meet standards for a Downtown Local street, a dedication of an additional 4 feet is required along the NW 1st Street frontage to meet standards.

### **FRONTAGE IMPROVEMENTS**

A Standard Arterial cross section has an 8-foot planter strip and a 6-foot sidewalk. On the development's W Powell Boulevard frontage, the applicant is showing a 6-foot sidewalk moved back to provide an 8-foot planter strip, which meets the standard.

A Downtown Local street cross section has a 4-foot amenity zone and a 6-foot sidewalk. On the development's NW 1st Street frontage, the applicant is showing a 6-foot sidewalk moved back to provide a 4-foot planter strip, which meets the standard.

For the driveway approach on NW 1st Street, the standard is a sidewalk that crosses behind the driveway ramp, as shown in Standard Detail 618. The applicant is showing in their drawings a curb return driveway, which is generally reserved for high volume commercial center driveways.

### **ACCESS**

The application proposes access from one street frontage, NW 1st Street. The pre-application for this development proposed access to W Powell Boulevard, but this has been removed from the current application.

A Future Street Plan that used to impact the property was removed in the last revision of the Downtown Plan, approved January 2019. In the current Downtown Plan, there are no requirements for the site to provide through connections.

### **DOLAN ANALYSIS**

A Dolan Analysis was performed to ensure that exactions by the City are proportional to the project's impact to the city's transportation system. The dollar figures are standardized across

the analysis using the best information that was available in 2017. The dollar figures do not represent actual costs to construct today, but they can be used to show the proportionality of exacted improvements relative to trip impacts.

A new apartment complex generates 7.32 trips per unit per day, for a total of 358.68 trips per day for the proposed development. There was an existing restaurant and single-family house on the site with a trip generation of 140.23 trips per day. The total net new trip generation is 218.45 trips per day. The development has driveway access to NW 1st Street and pedestrian access to W Powell Boulevard, and vehicles will use W Powell Boulevard for circulation. This provides a nexus between the proposed development and the required improvements.

First, a calculation for the total proportional exaction is created. W Powell Boulevard 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 W Powell Boulevard are 0.66 percent of the total. NW 1st Street is a Downtown Local street with an assumed value of right-of-way at \$10 per square-foot and \$269,850 in frontage improvements, for a total of \$473,430 per segment. The average daily trips on a Downtown Local are 627 trips of which the applicant's trips on NW 1st Street are 41.79 percent of the total.

This provides a proportional exaction of \$267,499.

$$(0.66\% * \$10,571,860) + (41.79\% * \$473,430) = \$267,499$$

Then a calculation for the required improvements is created. The 6-foot dedication of 122 feet in length on W Powell Boulevard is valued at \$10 per square-foot for a total dedication value of \$7,320. On W Powell Boulevard the applicant is required to construct an 8-foot planter strip and a 6-foot sidewalk with a value of \$15,974. The 4-foot dedication of 131 feet in length on the NW 1st Street frontage is valued at \$10 per square-foot for a total dedication value of \$5,240. On the NW 1st Street frontage the applicant is required to construct a 4-foot planter strip and a 6-foot sidewalk with a value of \$14,521. The total value of all required improvements is \$43,055.

$$(\$7,320 + \$15,974 + \$5,240 + \$14,521) = \$43,055$$

As the proportional exaction is \$267,499 and the total requirements are \$43,055 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 along the W Powell Boulevard frontage that provides 48 feet to centerline, as shown in a developer-provided survey.
- A right-of-way dedication of 4 feet along the NW 1st Street frontage to provide a total of 29 feet of right-of-way to centerline.

- Construction of an 8-foot planter strip and 6-foot sidewalk along the W Powell Boulevard frontage, including street trees and streetlights (if applicable) as required by the Gresham Development Code.
- Construction of a 4-foot planter strip and 6-foot sidewalk along the NW 1st Street frontage, including street trees and streetlights as required by the Gresham Development Code.

***These standards are met by Conditions of Approval #6, #7, and #9(c) and (d).***

**FROM:** Samantha Chandler, 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. As shown the building is approximately 23,678 square feet. With V-B construction required fire flow is 4,350 gpm at 20 psi. Reductions for NFPA 13 fire sprinkler system may be applied. OFC App B Table B105.1.
2. Temporary addresses of 6 inches shall be provided at EACH construction entrance prior to ANY construction materials arriving on site. Prior to building finals, a 6-inch permanent address placard will be required per the Gresham Fire Addressing Policy. OFC 505 & 1401.
3. Required fire hydrants and access road shall be installed and approved PRIOR to any construction material arriving on site. OFC 1412.1.
4. 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. Private fire hydrants shall be installed along the entire length of the fire access road with spacing no more than 450 feet apart. Show on the building plans where the nearest existing and new hydrants are located. OFC Appendix C and 507.
5. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch Storz adapter with National Standard Threads installed on the 4½-inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.
6. The buildings are required to be provided with fire sprinklers throughout. OFC 903.
7. A fire hydrant shall be within 50 feet of the fire sprinkler system "FDC." OFC Appendix C 102.2 & NFPA 13E
8. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be BLUE. They shall be located adjacent and to the side of the centerline of the access roadway on which the fire hydrant is located. In the case that there is no center line, assume a centerline and place the marker accordingly. OFC 508.5.4.



9. 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 20 feet for buildings under 30 feet in height and 26 feet wide for locations where buildings are over 30 feet in height. Access roads in areas where fire hydrants are located are required to be a minimum width is 26 feet for a length of 20 feet. OFC 1410, 503.2.1 & D103.1.
10. The required aerial fire access roads shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. This will be required to be approved by the fire code official. OFC App D-105.3.
11. Required Fire Department access roads on site 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.
12. The turning radius for all emergency apparatus roads shall be: 28 feet inside and 48 feet outside radius. OFC 503.2.4.
13. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 - 26 feet wide require the marking on both sides. Indicate on the building permit plans. OFC D 103.6.
14. If a gate is installed on a fire access road, it must meet the requirements of the Gresham Fire Gate Policy. OFC 506.1
15. A fire alarm system will be required. OFC 907, 903.4.
16. Prior to applying for a building permit provide a fire flow test and report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. OFC 507.3 & B-101.1.
17. A KNOX box will be required at each fire sprinkler riser room. If temporary construction gates are used, a KNOX exterior padlock will need to be installed for the duration of its use. These can be purchased at [knoxbox.com/greshamfd](http://knoxbox.com/greshamfd). OFC 506.1.
18. Standpipes may be required where four or more stories are above grade plane, or the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access. OFC 905.1.

***These standards are met by Conditions of Approval #26(a) - (r).***

**FROM:** Nick Isbister

**WASTE MANAGEMENT COMMENTS**

The new location of the enclosure will work for safe entry, access, and exit of the garbage and recycling trucks.

Considering the number of units and the commercial space which may be a restaurant, the enclosure will need to be altered to accommodate for all tenant's garbage, recycling, and food waste (restaurant only). Forty-nine units requires 17.5 yards of garbage service a week and 5 yards of recycling plus a roll cart for glass. This would require a 6-yard recycling container

serviced at least three times a week and a 6-yard recycling container serviced once a week. If the restaurant is to share these containers, which there does not seem to be an alternative, then the garbage container will need to be serviced four times a week and the recycling container three times a week. The restaurant will be required to compost its food scraps so space for an additional roll cart will be needed. This results in the following total number of containers: 6-yard garbage, 6-yard comingled recycling, 65-gallon roll cart for glass, and a 65-gallon roll cart for food waste.

The current gate location is too tight for retrieving the 6-yard containers from the enclosure.

Gresham Sanitary Service (GSS) and the City suggest expanding the enclosure gates to open from the ends of the enclosure. It will be helpful for tenants if a man door is added to the enclosure. This could be on the north side of the enclosure, or a man door gate within the large gates of the enclosure. (Please contact the City for examples if desired.)

Other things to note:

- New stormwater rules require a roof to be constructed over the enclosure and that the enclosure be hydraulically isolated to the sewer system.
- The restaurant may also have grease that needs to be stored before collection. These storage containers may not be located within the garbage enclosure. Some designs provide a separate compartment connected to the enclosure, which is allowable, but it would need a separate entrance and to not be accessible from the main part of the enclosure. It too will need to be covered. Best practices for grease storage and collection are to collect internally with a sealed device that can be directly pumped to a collection truck.

Please feel free to contact the City ([Nick.Isbister@GreshamOregon.gov](mailto:Nick.Isbister@GreshamOregon.gov)) with any additional questions or a request to meet with the City and GSS for coordination.

***These standards are met by Condition of Approval #24(a)-(g).***

**FROM:** Amanda Lunsford, Administrative Analyst

**ADDRESSING COMMENTS**

The current site address of 225 W Powell Blvd. will not be used. The new assigned address that will be used by all future tenants, as well as the address range for the commercial space, will be released once the development application has been approved by staff.

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

Two separate buildings are proposed for the site with a total of 49 apartment units. Each building will be identified with an alpha character beginning with the building located closest to the front of the property. The building letter is not part of the address. Each apartment unit will be assigned a unique apartment number indicating its location in the building. Posting of the

addresses on the building is regulated by the Gresham Emergency Services Department. Please refer to the Fire Department.

The proposed addresses are as follows:

**Apartments**  
**234 NW 1st St**  
**Gresham, OR 97030**

**Commercial**  
**236-252 NW 1st St**  
**Gresham, OR 97030**

***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 Type II Tree Removal** for the construction of a 49-dwelling-unit, mixed-use residential and commercial project consisting of two buildings, surface parking area, and associated site improvements with pedestrian and vehicular site access from NW 1st Street and pedestrian access from W Powell Boulevard.

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 Al Hagg, Development Engineering Specialist, at 503-618-2419 prior to construction plan submittal to discuss permit processes, technical requirements, design and construction schedules, and plan review processes.

#### **PRIOR TO PERMIT SUBMITTAL**

4. The applicant and/or representative shall contact the Addressing Coordinator at 503-618-2235 or [Addressing@GreshamOregon.gov](mailto:Addressing@GreshamOregon.gov) to obtain the new addresses before submitting for building permits. An official Notice of Address Assignment will be distributed to the applicable agencies after the decision has been made final. Addresses will be assigned in accordance with the City of Gresham Street Naming and Property Numbering Guidelines of Gresham Development Code Appendix 13.
5. If the total area of disturbance for the development is larger than 1 acre, a NPDES 1200-C permit shall be obtained from the Oregon Department of Environmental Quality (DEQ). If the total area of disturbance is less the 1 acre, erosion and sedimentation control shall comply with Appendix C of the Stormwater Management Manual and Section 9.0500 of the Development Code.
6. Provide a right-of-way dedication along the W Powell Boulevard frontage that provides 48 feet to centerline, as shown in a developer-provided survey.
7. Provide a right-of-way dedication of 4 feet along the NW 1st Street frontage to provide a total of 29 feet of right-of-way to centerline.

#### **WITH THE PUBLIC FACILITIES PERMIT**

8. A final stormwater management report as well as construction plans for the private water quality treatment and retention facilities shall be submitted for review at the time of building permit submittal.
9. Public Facilities Permit drawings shall demonstrate the following:
  - a. Overhead utility lines shall be undergrounded along the W Powell Boulevard frontage, or the corresponding fee in lieu of undergrounding shall be paid, in accordance with Section A5.510 of the Gresham Community Development Code prior to building permit issuance.
  - b. All existing unused sanitary sewer laterals, water meters, or water service lines shall be abandoned in accordance with the Public Works Standards and capped at the main.

- c. Construction of an 8-foot planter strip and 6-foot sidewalk along the W Powell Boulevard frontage, including street trees and streetlights (if applicable) as required by Gresham Development Code.
- d. Construction of a 4-foot planter strip and 6-foot sidewalk along the NW 1st Street frontage, including street trees and streetlights as required by Gresham Development Code.
- e. Installation of three street trees along the NW 1st Street frontage and four street trees along the W Powell Boulevard frontage. Where not possible to install these trees at the prescribed spacing, the applicant shall provide payment to the City in lieu of tree planting.
- f. Street tree dimensional locations including distance to adjacent utilities, street lighting, driveway, and catch basins demonstrating compliance with 9.1044(C).

#### **WITH THE BUILDING PERMIT**

- 10. Provide an updated drawing Sheet 118-A1.0 SITE PLAN to include dimensions demonstrating building setback distances are met.
- 11. Provide drawings demonstrating an accessible parking stall located adjacent to the accessible route to the ground floor units of Building B.
- 12. Provide drawings with details, dimensions, and notations demonstrating how the bike parking is accommodated within each unit.
- 13. Provide updated drawing sheet 119 A2.0 Ground Floor Plan or Tenant Improvement permit drawings that demonstrate with notations and details how the two long term bike parking spaces will be accessible to a multiple tenant configuration of the commercial space, both in compliance with the requirements of Section 9.0831(A) and 9.0832.
- 14. Provide drawing notations and details that demonstrate parking area asphalt paving thickness is 2 inches minimum.
- 15. The building permit submittal drawing Sheet 105 P-05 Preliminary Tree Preservation and Removal Plan shall include arborist requirements for construction activities within the tree protection area of all trees to be preserved on the subject property and abutting properties including requirements for any pruning activities as required to assure the survival of these trees.
- 16. Provide an updated drawing 111P-11 Preliminary Landscape Plan demonstrating the following:
  - a. The landscape drawings shall be stamped and signed by a licensed landscape professional.
  - b. At least four parking lot trees and low shrubs are provided along the west entry drive planter and trees, shrubs, and groundcover are provided in the planter along the west façade of Building A. These trees shall be of a species selected from the City of Gresham’s Recommended Trees for Stormwater Planters list.

- c. One parking lot tree for each planting bay at the end of each parking row.
  - d. Ground cover plantings only at parking overhang areas of widened curbs particularly along the east and west property lines.
  - e. Parking area trees shall be of a species selected from the City of Gresham Right Tree in the Right Place Approved Tree List.
  - f. A continuous row of minimum 30-inch-high evergreen shrubs shall be provided at the in-grade planter area adjacent to the north-facing façade of the western-most ground level unit of Building A.
17. 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.
  18. The building permit submittal shall include manufacture data describing the recycled content for the benches as well as drawing notations and dimensions describing the decorative paving pattern within the public open space adjacent to the W Powell Boulevard frontage.
  19. The building permit submittal drawings shall demonstrate a 5-foot wide paved walkway that provides an accessible path from the public sidewalk on W Powell Boulevard along the west side of Building B to the proposed walkway at the stairway entry door in the northwest corner of the building and shall include an updated drawing Sheet 114 P-14 Preliminary Photometric Plan indicating lighting for this walkway in compliance with Table 4.1151(A)(3).
  20. The permit submittal drawings shall include an updated drawing Sheet 114 P-14 Preliminary Photometric Plan demonstrating lighting levels at all building and individual ground level unit entries for both Buildings A and B in compliance with the minimum and average illumination levels of Table 4.1151(A)(3) by providing additional foot candle grid points within the area of these entries.
  21. The building permit submittal shall include drawings and/or product data demonstrating the parking lot light fixtures shall be between 18 feet and 24 feet in height.
  22. The permit submittal drawings shall include notations or details demonstrating that walkways throughout the development site include a scored or sawcut grid pattern.
  23. 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.
  24. The building permit drawings shall demonstrate the trash enclosure includes the following:
    - a. Waste containers have a minimum clear dimension of 2 feet along the sides and rear, and 3 feet along the front side.
    - b. Has a “no parking” sign and gate restrainers in the open and closed position.
    - c. Is located on a 4-inch thick cement concrete pad.

- d. Total containers required are a 6-yard garbage container, 6-yard comingled recycling container, a 65-gallon roll cart for glass, and a 65-gallon roll cart for food waste.
  - e. A man door shall be added to the enclosure. This could be on the north side of the enclosure, or a man door gate within the large gates of the enclosure.
  - f. New stormwater rules require a roof to be constructed over the enclosure and that the enclosure be hydraulically isolated to the sewer system.
  - g. If a restaurant requires grease storage, provide a separate compartment connected to the enclosure with a separate entrance that is not accessible from the main part of the enclosure. This separate compartment will also need to be covered. Best practices for grease storage and collection are to collect internally with a sealed device that can be directly pumped to a collection truck.
25. The building permit submittal shall include drawings with locations of utilities such as transformers, heating and cooling, electric meters, and other utility equipment and demonstrate this equipment is screened from view in compliance with the standard 4.1151(B)(2)(D)(1).
26. 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. As shown the building is approximately 23,678 square feet. With V-B construction required fire flow is 4,350 gpm at 20 psi. Reductions for NFPA 13 fire sprinkler system may be applied. OFC App B Table B105.1.
  - b. Temporary addresses of 6 inches shall be provided at EACH construction entrance prior to ANY construction materials arriving on site. Prior to building finals, a 6-inch permanent address placard will be required per the Gresham Fire Addressing Policy. OFC 505 & 1401.
  - c. Required fire hydrants and access road shall be installed and approved PRIOR to any construction material arriving on site. OFC 1412.1.
  - d. 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. Private fire hydrants shall be installed along the entire length of the fire access road with spacing no more than 450 feet apart. Show on the building plans where the nearest existing and new hydrants are located. OFC Appendix C and 507.
  - e. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch Storz adapter with National Standard Threads installed on the 4½-inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of

the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.

- f. The buildings are required to be provided with fire sprinklers throughout. OFC 903.
- g. A fire hydrant shall be within 50 feet of the fire sprinkler system "FDC." OFC Appendix C 102.2 & NFPA 13E
- h. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be BLUE. They shall be located adjacent and to the side of the centerline of the access roadway on which the fire hydrant is located. In the case that there is no center line, assume a centerline and place the marker accordingly. OFC 508.5.4.
- i. 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 20 feet for buildings under 30 feet in height and 26 feet wide for locations where buildings are over 30 feet in height. Access roads in areas where fire hydrants are located are required to be a minimum width of 26 feet for a length of 20 feet. OFC 1410, 503.2.1 & D103.1.
- j. The required aerial fire access roads shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. This will be required to be approved by the fire code official. OFC App D-105.3.
- k. Required Fire Department access roads on site 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.
- l. The turning radius for all emergency apparatus roads shall be: 28 feet inside and 48 feet outside radius. OFC 503.2.4.
- m. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 - 26 feet wide require the marking on both sides. Indicate on the building permit plans. OFC D 103.6.
- n. If a gate is installed on a fire access road, it must meet the requirements of the Gresham Fire Gate Policy. OFC 506.1
- o. A fire alarm system will be required. OFC 907, 903.4.
- p. Prior to applying for a building permit provide a fire flow test and report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. OFC 507.3 & B-101.1.
- q. A KNOX box will be required at each fire sprinkler riser room. If temporary construction gates are used, a KNOX exterior padlock will need to be installed for the duration of its use. These can be purchased at [knoxbox.com/greshamfd](http://knoxbox.com/greshamfd). OFC 506.1.



- r. Standpipes may be required where four or more stories are above grade plane, or the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access. OFC 905.1.

**PRIOR TO BUILDING PERMIT ISSUANCE**

27. If proprietary stormwater treatment facilities, not outlined in the SWMM, are utilized to meet onsite stormwater management requirements, the applicant shall enter into an operations and maintenance (O&M) agreement with the City and the O&M agreement along with the approved maintenance plan shall be recorded prior to building permit issuance.

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. 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***