

October 24, 2020

Memorandum

TO: Gresham Planning Commission
FROM: Milne Trust
RE: Type III Plan Map Amendment Hearing: Milne Trust (PMA 19-26000311)

Property: Tax Lot 01000 (1S3E05D 01000). 8.26 acres.
Designated: General Industrial: Request: Corridor Mixed Use

Most Recent Action

Gresham City Council deliberated on the request for a comprehensive plan amendment and zone change from General Industrial to Corridor Mixed Use (CMU) at a public hearing in November 2019. The City Council unanimously remanded the request to the Planning Commission to address three specific policies where the council felt that additional foundation was required.

Memorandum's Purpose

The applicant presents the policies under review.

Policies Under Review:

1. "Section 10.310 Land Use Policies: Policy It is the City's policy to ensure that an adequate supply of land exists for residential, commercial, office, institutional, industrial and open space needs."

Findings: "The applicant referenced Metro's 2018 Urban Growth Report (UGR) which finds that the Gresham area has a very limited inventory of vacant land for multi-family residential uses. According to the report, over 90% of the City's multi-family land inventory has been developed. The proposed re-designation will increase the gross buildable area for residential and mixed use. The overall policy of ensuring that an adequate supply of land exists for residential and mixed use is likely to be enhanced by this 8.26-acre re-designation. Based upon these findings, the proposal is in conformance with the Residential Land Use Policies of the City of Gresham Comprehensive Plan."

Applicant's Response

The amendment of the comprehensive plan reduces the land available for general industrial use by 8.26 acres and adds to land available for medium density residential development with ancillary commercial uses. The CMU allows a range of "middle" houses that is neither "single family" nor "multi-family". The amount of land shifted does not affect the City's overall supply but is relevant in the site's physical context. The requested amendment recognizes that the site is not appropriate for general industrial uses. the CMU use provides the best future consistent with surrounding properties and Gresham Comprehensive Plan.

The property is difficult to use for general industrial activities. The site is relatively distant from regional and interstate facilities. The Fairview/Gresham Trail, wetlands, and

**303 NW Uptown Terrace #1B
Portland, Oregon USA 97210
peter@finleyfry.com**

Gresham's water treatment facility and Tri-Met's Ruby Junction physically separate the property from the industrial property to the west and north. The site abuts residential uses to the east and south. The site has a relatively steep topography that lends itself to mixed use development but is problematic for industrial layouts.

These reasons support the redesignation to Corridor Mixed Use. The property can be developed as a natural extension of the neighborhoods abutting to the east and south. The site slopes to the west providing opportunities for views. The site is relatively close to the City's center and will be served by the newly developed Division Rapid Bus Transit system.

2. Section 10.313 - Industrial Land Use Policy VIII: Gresham shall regularly update its industrial business park land supply. The City shall consider re-designating lands that cannot practicably be developed for these uses within the planning period.

Existing Finding: The applicant's narratives and findings touched on the above policies. Implementation strategies of the above policies include encouraging the maintenance of large industrial tracts (20+ acres) which exist north of Milne Trust Plan Map Amendment PMA 19-26000311 7 Sandy Blvd. for large scale, planned industrial development. Others are that the City will annually assess the supply of serviceable sites for industrial development with an eye to amend the land use map to re-designate more serviceable land for industrial development. This proposed re-designation does not involve a parcel north of Sandy Blvd. and is less than the large tract (20+ acres) that the policy intends to preserve. Furthermore, based on the surrounding districts and existing uses, this 8.26-acre industrial property does not appear to be serviceable for industrial use purposes. Changing the district from the current GI to CMU will match its use with the rest of the residential uses to the east and west. The argument that the site does not represent a strong industrial location based on scale as well as the poor access of the site, particularly the distance from I84 fits well with the industrial land use policy. The review of the zoning of this parcel is consistent with Policy VIII that the City regularly update its industrial business park land supply and consider redesignating lands that cannot practicably be developed for these uses within the planning period. Consistency with Policy X, regarding Metro Title 4 compliance, is addressed as part of this land use review and staff report. Based upon these findings, this proposal is found to be generally in conformance with the Industrial Land Use Policies found in the City of Gresham Community Development Plan. The opportunity to function as an Employment Overlay still exists with the CMU designation."

Applicant's Response

The property can be developed as an industrial use. The City was never requested to redesignate the land because of practical difficulty in developing it as industrial despite the land having never been developed for urban uses. The property's location argues that CMU is a better use of the land than industrial.

3. "Section 10.335 - Fire and Police Protection: It is the policy of the City of Gresham to provide adequate and cost-effective fire and police protection, which ensures a safe living environment and is responsive to the needs of the citizens of Gresham."

Findings: "Development Engineering has noted that this proposal will not have a negative effect on the noted public facilities. The Public Safety Official (Fire Marshal) has expressed no concerns regarding this proposal."

Applicant's Response

The new development generates sufficient revenue to compensate for the services that the development will demand. These include Fire, Police, Sewer, Storm Water, and the Street System.

General Concern

Members of City Council expressed concern regarding the balance between single-family and multi-family development. The council agreed that industrial was not an appropriate use of the land and that they desired a neighborhood.

Applicant's Response

The applicant intends to have a neighborhood developed on the property. Issues that are attached to single versus multi-family neighborhoods are becoming less relevant as difference between single-family and multi-family zoned has been blurred. Issues typically raised include density; stability; and demand for services. The Corridor Mixed Use zone provides for higher densities in a stable environment with a low demand for services. Gresham's higher density areas are attractive neighborhoods supported by parks and schools.

The proposed zoning of Corridor Mixed Use will provide continuity along the City's crucial east-west corridor of Division St. Single-family detached homes along a high-traffic artery is not beneficial to the homeowner nor to the continuity of the City's urban fabric. A development with higher density can create a cohesive extension of neighboring communities and a desirable completion of the corridor zone while contributing to the tax base through a more equitable housing type.