

The hearing included a review of a Type II modification to an existing Future Street Plan that extends SW 11th Street to SE 174th Avenue. Under the Special Use Review permit (16-26000122) for the existing outdoor soccer fields, special consideration was given to that unique use at this particular location. As stated in the City Manager's memoranda dated January 21, 2022, "given the greater public benefit of this facility and the adequacy of the existing transportation infrastructure, as presented in the applicant's Traffic Impact Analysis and concurred with by City's Transportation Engineering staff, the extension of SW 11th Street will not be required to be constructed and the Future Street Plan is eliminated". GCDC Appendix 5 requires a connection from local or cul-de-sac streets to collector or arterial streets. As SW 11th Street is a local street and SE 174th Avenue is a minor arterial street, a connection is required. Providing pedestrian and bicyclist connectivity is achieved with a condition of approval requiring a public easement for a shared pedestrian path from SW 11th Street to SE 174th Avenue that is integrated with the existing pedestrian circulation facilities on site. The hours of public access to the pathway prescribed by this condition were modified during the hearing at the applicant's request, and City support, as noted in the final decision.

The last non-discretionary topic presented at the hearing was associated with the elimination of the Future Street Plan which creates a nonconforming condition for Public Works standards related to the permanent dead-end street length. The Public Facilities standard is a 400-foot maximum block length. The elimination of the extension of SW 11th Street west to SE 174th Avenue will result in a permanent dead-end street length that exceeds the standard by greater than 20 percent and therefore requires a Type III Major Variance review. As noted in the staff report, the Transportation Planning review found the variance criteria are met.

During the hearing, the Design Commission also considered the Applicants testimony and the publics written and oral testimony related to the requested parking reduction and future street plan and considered the Applicant's requests for modifications to the conditions of approval that were included in the decision.

The Design Commission's unanimous decision for the specific development portion of the Conditioned Plan Map Amendment is a recommendation to City Council for the **APPROVAL WITH CONDITIONS of the Type III Design Review E and Type III Major Variance and Type II FSP Modification** for construction of a two-story, 46,700 square-foot futsal building, and associated site improvements to include the 120-stall surface parking area and including the Modification of a Future Street Plan and a Major Variance for modification to Public Works dead-end block length standards with revisions to the Conditions of Approval as follows;

- A revision to Condition of Approval #8 revised to read; With the building permit submittal, provide drawings and/or documentation demonstrating compliance with one additional item of the prescribed standards of Section **7.0603(C)(1)(D)(3) - Additional Sustainability Standards for Buildings greater than 30,000 square feet** . And;
- A revision to Condition of Approval # 25 to read: Construction of a center turn lane on SE 174th Avenue at the driveway for left turns that is lengthened south of the driveway to allow two-stage gap acceptance turns from the driveway. Construction of the center turn lane must maintain 6 feet of shoulder within the public right of way or in an easement on the east side of SE 174th Avenue for pedestrian use or must make other accommodations on the east side of the street for ADA-compliant pedestrian travel. And;
- A revision to Condition of Approval # 15 to read: Provide manufacture data, specifications, and/or drawing notations that demonstrate the metal wall panel thicknesses shall be no less that the thickness of 24 gage (0.025 inches). And;
- A revision to Condition of Approval # 23 to read: Provide a recorded public easement for pedestrian and bicyclist access across the site that provides access consistent with Gresham public park hours of operation or the Eastside Timbers Facility hours of operation, whichever is greater.