

## Exhibit C

### Responses to Gresham Comprehensive Plan

The Proposal is consistent with the following, relevant Gresham Comprehensive Plan policies, goals, and action items.

#### **10.014 GOAL 2 – LAND USE PLANNING LAND USE POLICIES AND REGULATIONS, AND COMMUNITY DESIGN**

##### **Section 1, Land Use Policies and Regulations**

*GOAL: Maintain an up-to-date Comprehensive Plan and implementing regulations as the legislative foundation of Gresham's land use program.*

**Response:** The Proposal is consistent with the Comprehensive Plan and implementing regulations, as demonstrated throughout this Application.

##### *POLICIES:*

*2. The City's land use regulations, actions and related plans shall be consistent with and implement the Comprehensive Plan.*

*3. Gresham's Community Development Plan Map shall implement the Comprehensive Plan by providing for a range of needed urban land uses including:*

- a. Residential;*
- b. Commercial and office uses including business parks;*
- c. Mixed-Use;*
- d. Industrial uses;*
- e. Overlay Districts where conditions warrant the use of special regulatory tools, and*
- f. Community services where compatible with existing land uses.*

**Response:** Applicant is requesting a Conditioned Plan Map Amendment to change the land use district designation for the Property from Transition Residential (TR) to Corridor Community Commercial (CC) in order to allow commercial use on the property, specifically, the expansion of a car wash business located on the adjacent property. The Conditioned Plan Map Amendment will ensure that the district designation of the Property remains consistent with the use under the City's land use regulations.

*4. The City shall promote a development pattern of land uses in the amounts, types and of sufficient economic values to advance the community's quality of life and its social and fiscal stability.*

**Response:** The 181<sup>st</sup>/Glisan corridor surrounding the Site is already developed or proposed for development with commercial uses. This commercial node transitions to transition residential and later residential zoned land to the east and west. There is additional demand for commercial land within the commercial node and satisfying this demand will promote economic growth and advance community quality of life and fiscal stability. The Proposal will allow for expansion of an existing, successful business within this commercial node.

*5. The City shall adopt regulations and standards to protect life and property from hazardous/harmful conditions related to land use activities. These include, but are not limited to traffic conditions, inadequate public facilities, flooding, landslides and other natural hazards.*

**Response:** The Proposal does not impact public facilities, landslides, or other natural hazards and the property is not within a floodplain. The Proposal is a Conditioned Plan Map Amendment and will allow additional facilities in conjunction with the adjacent car wash Use. Only patrons of the car wash will be allowed to enter the Expansion Lot to utilize the facilities, so the Proposal will not generate additional traffic above that already assumed for the car wash use. Development of the car wash facilities will require compliance with all necessary City regulations, including building and stormwater regulations.

*7. The City shall institute fees, charges and other measures to ensure it is compensated for development impacts on public facilities and for providing development related services.*

**Response:** At the time of redevelopment, the development will be required to construct facilities proportionate to its impact on public facilities or pay fees in lieu of construction.

*8. The City shall require all development to conform to its land use regulations and standards.*

**Response:** As demonstrated throughout this Application, the Proposal conforms to the City's land use regulations and standards. The Conditioned Plan Map Amendment will ensure that development on the Expansion Lot is consistent with both the land use regulations and Comprehensive Plan.

*9. The City shall require new development to address the need for compatibility between itself and adjacent land uses to minimize conflicts between differing uses and building types.*

**Response:** The Proposal addresses the need for compatibility with adjacent land uses. The Expansion Lot is bordered by residential uses to the East and South and by commercial uses to the North and West.

To minimize conflicts and preserve compatibility with adjacent residential uses, at the time of development the Applicant will propose relocation of a sound wall to reduce noise and visual impacts from the Property. The sound wall is part of the approved car wash design for the Existing Car Wash Lots and was required for the existing design to mitigate potential noise

impacts to adjacent TR-zoned land. This Proposal will expand the car wash business to include the Expansion Lot, making the Expansion lot the boundary with adjacent residential use. Relocating the sound wall to the eastern edge of the property will ensure the sound wall will perform the same mitigation function with adjacent TR-zoned land as was approved under the prior development application.

Furthermore, the Proposal will develop the property with car wash vacuum service and landscaping but will not develop additional buildings or other large scale structural elements. Development of the Expansion Lot will be very low scale which provides a transition between higher density commercial development to the north and west and the existing residential homes to the south and east.

*10. Gresham shall require all development to conform to site design/development standards including those necessary to accomplish the objectives of specific sub-area plans.*

**Response:** The Proposal will conform to to all relevant site design and development standards and must be approved through design review.

*11. The City's land use regulations shall identify and protect designated significant natural resources. These regulations shall have sufficient flexibility to allow development to adapt to unique and difficult conditions.*

**Response:** The Property is not located within the vicinity of a significant natural resource, so this policy is not relevant.

*12. The City shall establish design standards to assure quality development and enhance the community's attractiveness and livability.*

**Response:** The City has established design standards and development on the Expansion Lot will be required to comply with those standards. This Proposal does not include changes to the City's design standards.

*15. Applicants shall bear the burden of proof when proposing to amend the Community Development Plan Map or the Comprehensive Plan text to show compliance with approval criteria. This includes applicable Comprehensive Plan goals and policies.*

**Response:** The Applicant accepts the burden of proof and as demonstrated throughout this Application, the Proposal complies with the approval criteria required for a Conditioned Plan Map Amendment, including applicable Comprehensive Plan goals and policies discussed throughout this Exhibit.

*16. In addition to applicable Comprehensive Plan goals and policies, amendments to Gresham's Comprehensive Plan Map shall be subject to the following other criteria:*

*a. Public facilities and services shall be available and of sufficient capacity to serve land uses allowed by the proposed land use district designation;*

*b. Land uses allowed in the proposed designation shall not negatively impact existing or planned public facilities and services;*

**Response:** Car washes are an auto-dependent use under GDC Section 3.0230, which are allowed as Limited Uses in the CC district. The Proposal will not create an increased demand for public facilities and services as discussed in the Applicant's narrative responses to GDC 12.0001.A.3.a. The existing capacity of public facilities is sufficient to serve the proposed use and the land uses allowed in the CC district will not negatively impact existing or planned public facilities or services.

*c. Land uses permitted in the proposed designation shall be compatible or capable of being compatible with environmental conditions and surrounding, existing land uses;*

*d. Land uses allowed in the proposed designation shall be developed in compliance with all applicable regulations and standards and the purposes of any applicable overlay district shall be fulfilled;*

*e. Demonstration that there is an inadequate amount of developable designated land for land uses that would be allowed by the new designation;*

*f. The new land use designation shall fulfill a proven community need such as goods, services, employment, housing, public and community services, etc., in the particular location versus other appropriately designated and developable properties.*

**Response:** The Proposal complies with these requirements. Please refer to our response in the application narrative to Section 12.0001.A.3.

*17. The City shall allow concurrent applications to amend the Comprehensive Plan and Community Development Plan Map and for development plan approval of a specific land use. The City may condition a Plan Map change based on the development of a specific land use.*

**Response:** Applicant is not requesting an amendment to the Comprehensive Plan text, so a concurrent application is not necessary.

*18. When it is not definitively clear that a land use designation allows a specific use, the City may interpret that a "similar" use may locate in the district under a Type II process. The City's interpretation shall include specific findings that the "similar use" has characteristics comparable to land uses allowed in the district.*

**Response:** The City has determined that a car wash is an auto-oriented use, which is allowed in the CC zone. To the extent that the City finds a similar use determination is necessary, the Applicant requests that the City determine that a car wash is an auto oriented use as part of this Proposal

*19. Applicants shall bear the burden of proof to demonstrate that proposed land use actions are consistent with applicable Community Development Code regulations and standards, Comprehensive Plan criteria, and when necessary, the requirements of the state and other agencies.*

**Response:** Applicant accepts the burden of proof and as demonstrated throughout this Application, the Proposal complies with the approval criteria required for a Conditioned Plan Map Amendment under the Gresham Community Development Code, is consistent with the Gresham Comprehensive Plan criteria, and will comply with any applicable state and federal laws.

*27. The City shall require utility lines and associated equipment to be installed underground for all new development except for instances where it can be shown that this is not possible.*

**Response:** To the extent that the Proposal requires installation of utility lines and associated equipment, such lines and equipment will be installed underground, unless Applicant demonstrates that underground installation is not feasible.

*ACTION MEASURES:*

*15. Allow mixed-use commercial, employment and residential development to support transit use, enhance neighborhood economic and social vitality and provide for a range of housing opportunities / options.*

**Response:** Amending the Property's designation from TR to CC will further support economic viability of the neighborhood by allowing the expansion of an existing business.

*16. Require applicants, prior to application for land use approval, to discuss applicable development proposals with staff and neighborhood groups and City staff.*

**Response:** The Applicant held a neighborhood meeting and attended a pre-application conference in compliance with City requirements.

***Section 2, Community Design, Trees, and Other Vegetation***

*GOAL: Protect and enhance the environmental, public health and safety, and aesthetic contribution of trees and other vegetation.*

*POLICIES:*

- 1. The City shall establish regulations to protect and, when necessary, restore trees and other vegetation to support community aesthetics, maintenance and/or improvement of water quality, erosion control and stability of slopes and unstable soils.*
- 2. The City shall condition development approval to require preservation of existing trees and mitigation of the consequences of tree/vegetation removal.*
- 3. The City shall protect environmental quality and public safety by:*
  - a. Regulating removal of trees and other vegetation on steep slopes, in landslide prone areas, within floodplains, water quality (Goal 6 and Title 3), natural resource (Goal 5 and Title 13) overlay areas, natural hazard (Goal 7) areas and in tree groves and other forested areas.*
  - b. Instituting regulations and practices to prevent and immediately resolve hazards such as falling limbs and trunks and dangerous conditions caused by tree removal such as blow-down, landslides, soil erosion, and altered hydrology.*
- 4. The City shall require:*
  - a. Installation of trees and other landscaping with all development, including single family homes, residential subdivisions, major partitions, multi-family development, manufactured home parks, institutional, commercial, and industrial land uses, and*
  - b. Tree types and other plant materials installed as conditions of development approval are appropriate for the site conditions in which they are planted to ensure development of viable landscapes and not adversely affect adjacent property owners*
- 5. The City shall require tree planting and other landscaping within and adjacent to parking lots to provide shade, aesthetic enhancement and buffering and screening of parking areas from dissimilar land uses.*
- 6. The City shall require and enforce ongoing maintenance of natural vegetation and landscaping required as conditions of development approval.*
- 7. The City shall require compliance with its tree regulations and conditions of development approval, and shall establish and enforce regulations whenever necessary to preserve trees, ensure development occurs per city standards and to deter vandalism and unauthorized removal of city trees.*

**Response:** Tree removal is not anticipated. The Applicant will protect trees that will not be removed during construction and a tree protection plan will be submitted as part of the landscape plan during Design Review. Overall, the Proposal will protect and enhance the contribution of

trees and other vegetation on the Property because development will result in more vegetation than currently exists on-site. The Applicant will comply with landscape requirements in Section 9.0111(B) of the Gresham Development Code, which includes planting of 1 tree per 25 linear feet, 50 shrubs per 100 feet of landscaped area, and a screening wall.

*ACTION MEASURES:*

*4. When necessary, apply conditions of development approval to assure ongoing maintenance of trees and other vegetation required as part of development approval.*

**Response:** Landscaping will be installed as required by GDC Section 9.0111(B). The Applicant will accept a condition of approval regarding ongoing landscaping maintenance if determined necessary by the City.

*5. Assure coordination occurs between city and private utilities regarding actions that involve tree planting, protection, maintenance and removal.*

**Response:** The Applicant will work with City staff and utility providers to ensure development of the site meetings regulations while accommodating utilities.

*6. Work with property owners to promote the preservation of large trees, tree groves and historic individual trees through the Significant Tree Program.*

**Response:** There are no Significant Trees on site; this action measure is not applicable.

*7. Ensure development actions comply with the City's landscape standards and tree protection ordinances.*

**Response:** The Applicant will comply with landscape requirements in Section 9.0111(B) of the Gresham Development Code, which includes planting of 1 tree per 25 linear feet, 50 shrubs per 100 feet of landscaped area, and a screening wall.

*14. Utilize impartial consulting arborists as early as possible in the Development Review process to provide advice about how to properly address and resolve tree protection issues.*

**Response:** Applicant's tree protection plan will be prepared by an impartial consulting arborist and will be in place prior to construction.

*16. Provide incentives to encourage developers to preserve trees and other significant vegetation.*

*17. Encourage the installation of landscapes that are low maintenance, drought tolerant and require minimal chemical applications.*

*18. Prohibit through the development review process, the use of nuisance and invasive plant materials such as English Ivy. Otherwise, discourage the sale and propagation of these plant materials and encourage their removal.*

**Response:** The Proposal will not alter the City's development regulations regarding trees and landscaping. Development of the Expansion Lot with the car way vacuum facilities will require compliance with these regulations during the subsequent, required development review.

*22. Allow flexibility in site design, particularly in parking lots to allow tree planting in areas where survival will more likely occur, particularly for trees, which achieve significant size. Trees are more likely to die in narrow interior parking lot strips.*

**Response:** The Applicant will place landscaping and trees as required by the City and will consider longevity when placing trees.

### ***10.100 CHAPTER 1 CITIZEN INVOLVEMENT***

*GOAL: The City shall provide opportunities for citizens to participate in all phases of the planning process by coordinating citizen involvement functions; effectively communicating information; and facilitating opportunities for input.*

#### ***POLICIES:***

*2. The City shall consider the interests of the entire community and the goals and policies of the Comprehensive Plan when making decisions.*

*4. The City shall provide opportunities for meaningful citizen involvement on site development proposals.*

*7. The City shall facilitate involvement of citizens in the planning process, including data collection, plan preparation, adoption, implementation, evaluation and revision.*

*8. The City shall ensure that citizen concerns are considered in land use decisions and shall provide feedback to the public regarding how these concerns have impacted decisions.*

*10. The City shall ensure the opportunity for the public to be involved in all phases of planning projects and issues.*

*11. The City shall ensure that the public has complete and timely access to all public information concerning land use projects and issues. This*

*includes private development proposals once they are in the formal application process.*

**Response:** This application demonstrates how the Proposal is compatible with relevant Comprehensive Plan criteria. The Applicant held a neighborhood meeting prior to submission of the Proposal and discussed the Proposal and its relationship to the car wash redevelopment with members of the surrounding neighborhood. The Proposal must be approved through a Type III procedure, including a public hearing, and design review, which will provide an opportunity for written public comments. The City and the Applicant will consider all comments received during the process and ensure the Proposal and eventual development comply with applicable regulations.

#### *ACTION MEASURES*

*2. Ensure that the input, information, factual contributions and expertise provided by citizens is considered when making decisions about land use issues by:*

*a. Accurately relaying pre-hearing public comment and other information to the Planning Commission, and*

*b. Reflecting public testimony in the relevant hearing record and findings.*

**Response:** The Applicant held a neighborhood meeting and discussed the Proposal with members of the neighborhood. Neighbors raised several questions regarding the progress of construction between the Existing Car Wash Lots and the Proposal on the Expansion Lot and the Applicant discussed the timing and planned facilities, including the expectation that the sound barrier for the Existing Car Wash Lots will be relocated to buffer any noise impacts to existing residential development. The Applicant understands that once the hearing record is opened, City staff will reflect any public comments that are made on the Application in the hearing record.

*3. Facilitate the formation of neighborhood associations and allow representatives to provide official recommendations to the City Council, Planning Commission and the City Manager on matters affecting the livability of the neighborhood.*

**Response:** The Proposal will not impact formation of neighborhood associations within the City.

*8. Facilitate citizen input into the process for revising local land use plans and ordinances*

*by:*

*a. Ensuring that the public has the opportunity to participate in the formulation of plan policies and review of measures to implement local planning objectives.*

*b. Ensuring that the public has the opportunity to review and comment on proposed changes to the Gresham Comprehensive Plan and Community Development Code prior to public hearings on the proposed plan amendments.*

**Response:** Because the Applicant is requesting only a Conditioned Map Plan Amendment, Applicant is not proposing new plan policies or changes to the Gresham Community Development Code or Comprehensive Plan text. Nevertheless, Applicant has facilitated citizen involvement by holding a neighborhood meeting and discussing the Proposal with interested members of the public.

### ***10.200 AREAS SUBJECT TO NATURAL HAZARDS***

*GOAL: Protect life and property from flood hazards.*

*POLICIES:*

*4. The City shall require new development to utilize surface water management practices, which reduce the potential for flooding.*

**Response:** The Property is not identified as a special flood hazard area on the Federal Emergency Management Agency flood maps. In any case, Applicant will utilize surface water management and drainage practices necessary to reduce potential for flooding during the Design Review process.

### ***10.211 STEEP SLOPES & LANDSLIDES***

*GOAL: Protect life and property from hazards associated with landslides and unstable soils.*

**Response:** The Property is not prone to landslides or unstable soils, but the Applicant will comply with erosion best management practices during construction and will obtain any necessary federal and state permits addressing erosion and runoff. Erosion and sedimentation control must comply with the Appendix C of the Stormwater Management Manual and Section 9.0500 of the Development Code. During construction, no stormwater will be discharged into onsite infiltration facilities constructed with the project that are subject to DEQ's UIC program requirements.

*POLICIES:*

*4. Removal of trees on slopes over 15% shall be restricted to prevent clear cutting and to limit removing trees with a trunk diameter of 8-inches and greater.*

*5. City development standards for areas with an accumulation of landslide risk shall limit the amount of site area that can be graded, cleared of vegetation, or otherwise disturbed.*

6. Development on areas with an accumulation of landslide risk will require a geotechnical professional to review design and certify that a development will mitigate any increased hazard that would otherwise be created and the applicant must certify that development will follow geotechnical specification and recommendations. In addition, development within an area identified on the Hillside and Geologic Risk Overlay shall require a geotechnical professional to review designs and verify a development will mitigate any increased hazard that would otherwise be created.

7. Development on areas with an accumulation of landslide risk shall be required to handle surface water runoff in a way that will not destabilize slopes, increase erosion or degrade water quality.

**Response:** The Property is not in an area with an accumulation of landslide risk and, therefore, these policies are not applicable.

#### **10.212 EARTHQUAKE HAZARDS**

*GOAL: Protect life and property from earthquake damage.*

*POLICIES:*

4. The City shall require new development to comply with all applicable seismic building and development code standards for minimizing earthquake damage.

**Response:** The Applicant will comply with all applicable building and development code standards for minimizing earthquake damage at the development stage.

#### **10.221 NATURAL RESOURCES, FISH AND WILDLIFE HABITAT, WATER RESOURCES AND ECOLOGICALLY AND SCIENTIFICALLY SIGNIFICANT AREAS**

*NATURAL RESOURCES POLICY: It is the policy of the City to assist in protecting the quality and quantity of the following resources:*

1. Surface water resources
2. Floodplain function
3. Groundwater, aquifer, and drinking water protection
4. Fish and wildlife habitats.
5. Visual resources (scenic views and sites).
6. Mineral and aggregate resources.
7. Energy sources.
8. Significant and unique natural features, such as a major stand of trees.

*The City will assess the impacts on these resources when a development project is proposed. The project developer and city staff shall outline measures to preserve or mitigate negative impacts on these natural resources.*

**Response:** Due to the location of the Expansion Lot within an existing commercial node and the fact that the Applicant is proposing the expansion of an existing facility, the Proposal will not negatively impact surface water resources, floodplain function, drinking water, fish and wildlife habitat, visual resources, mineral and aggregate resources, or energy sources. No significant or unique natural features, like major tree stands, exist on-site.

### *IMPLEMENTATION STRATEGIES*

- 1. The City shall maintain catalogue of natural resources based upon best available data, comprised of those resources features found to be most significant to the community. This catalogue will be accompanied by a description of resource characteristics, and significance, within an analysis of conflicting uses, and a summary of economic, social, Volume 2 – Policies Document 54 environmental, and energy (ESEE) consequences of permitting or restricting conflicting uses.*
- 2. Based on catalogue and associated ESEE analysis, shall be adopted in the Community Development Code and Standards document to restrict development actions on specific sites identified in the Inventory when such actions would have adverse impacts.*
- 3. Sites as specified as Open Space in the Inventory of Significant Natural Resources and Open Spaces or catalogued as Natural Resources shall be designated on the Community Development Special Purpose District Map as special purpose districts. Such district designations shall include Natural Resource (NRO) and Open Space (OS).*
- 4. Sites included in the catalogue of natural resources and ESEE analysis shall be designated on the Community Development Special Purpose District Map as special purpose districts. Such district designations shall include Floodplain (FO), Hillside and Geologic Risk (HGRO), Natural Resource (NRO). These districts shall function as special purpose overlay districts.*
- 5. Measures shall be adopted in the Community Development Code and Standards document to restrict development proposed within or adjacent to an NRO site. These measures shall require any such development to take place in a manner which minimizes adverse impacts on the resource site.*
- 6. Within wetland sites as identified through Gresham's Local Wetland Inventory, or which meet the City's and Metro's criteria for a regulated Title 3 wetland, development shall be permitted only in connection with an approved plan for mitigation. Such mitigation plan may include creation of a functionally equivalent*

wetland area elsewhere, in conformance with mitigation policies of the Oregon Department of State Lands, the US Army Corps of Engineers, and the Oregon Department of Environmental Quality's 401 Water Quality Certification Program, and if the proposed mitigation is within the same watershed (at the 5th field Hydrologic Unit Code scale).

**Response:** The land use designations identified in this section of the Gresham Comprehensive Plan do not exist on the Site. Therefore, these implementation strategies are not approval criteria for the Proposal.

#### A. VISUAL RESOURCES – IMPLEMENTATION STRATEGIES

1. *The Community Development Standards document shall require specific landscaping and design standards for multi-family, commercial and industrial uses in order to enhance the urban landscape and prevent or minimize obscuring community views of Mt. Hood, the Columbia River, and local hillsides.*
2. *Removal of trees on slopes over 15% shall be restricted to prevent clearcutting.*
3. *Because of the outstanding scenic quality of the view of the Columbia River from Marine Drive, standards shall be included in the Community Development Standards document to limit the height of all new structures built on property lying north of Marine Dr. in order to preserve the quality of this visual resource.*
4. *The Community Development Standards document shall include a design review process to improve the visual quality of streetscapes, and to preserve outstanding views of Mt. Hood in designated view corridors through measures including landscaping and building height standards and limitations on signage.*
5. *The Community Development Standards document shall require underground utilities for all new land developments, except for electric power transmission lines over 50,000 volts, primary feeder lines, and transformer vaults.*

**Response:** The Applicant is proposing a Conditioned Plan Map Amendment to change the land use district designation for the Expansion Lot from TR to CC to allow for the expansion of an existing commercial use. The Applicant will comply with Gresham Community Development Standards for landscaping and design, building height, and visual quality of streetscapes at the time of development. The slope on the Property is less than 15% grade. To the extent that new utilities are required for development, Applicant will place those utilities underground. Therefore, the Application complies with the visual resource implementation strategies.

#### 10.231 AIR QUALITY

*GOAL: Improve air quality and reduce air pollution.*

*POLICIES:*

1. *The City shall work in partnership with the Oregon Department of Environmental Quality and Metro to maintain and improve air quality consistent with state and federal standards.*
2. *The City shall ensure, through coordination with the Oregon Department of Environmental Quality, that existing and future land uses with the potential for air discharges, comply with state air quality standards.*
3. *The City shall reduce air pollution by coordinating its economic development, land use and transportation planning efforts to be supportive of an efficient urban form and nonauto transportation modes including transit, pedestrian and bicycle travel.*
4. *The City shall adopt and maintain a Transportation System Plan (TSP) and implementing regulations which reduces the potential for air pollution by requiring of development:*
  - a. *A well-connected and efficient road system;*
  - b. *Opportunities for transit, bike and pedestrian travel; and*
  - c. *A land use pattern supportive of non-automobile transportation modes.*

*ACTION MEASURES:*

1. *Gresham will coordinate land use applications with the potential for air discharges with the Oregon DEQ to ensure all necessary air quality permits and conditions are met.*
7. *Implement policies and take actions to reduce congestion on major streets to lessen localized impacts of automobile travel through means such as signal timing, access management, intersection improvements, etc.*
9. *Encourage the preservation and planting of trees and other landscaping as a means to improve air quality.*

**Response:** The Applicant will comply with all state and federal air standards in development and operation of the facility. However, the Proposal does not present air quality concerns, no state or federal air discharge permit has been required for the existing car wash, and the car wash expansion will not require a discharge permit.

***10.232 WATER RESOURCES QUALITY***

*GOAL: Prevent surface and ground water pollution and improve water quality.*

*POLICIES:*

*1. The City shall require new development to comply with all land use regulations and other standards necessary to properly manage surface water quality and quantity according to the City's obligation under the Clean Water Act.*

*2. The City shall ensure, through coordination with the Oregon Department of Environmental Quality, that existing and future land uses with the potential for water discharges, comply with state and federal water quality standards.*

*6. Related to surface water management, the City shall encourage and support water quality protective development strategies that preserve or mitigate loss of natural hydrologic functions related to pollutant removal, bank storage, groundwater support, flow attenuation, velocity reduction and sediment reduction.*

*7. The City shall require that surface water treatment and management of run-off quantities occur on-site for development projects that require development permit approval.*

*12. The City shall enforce all regulations and standards to protect wetlands, waterways, riparian buffers and other natural resource areas that contribute to water quality, groundwater protection, and flood attenuation consistent with Metro Title 3, and habitat and resource protection consistent with Title 13.*

**Response:** The Applicant will comply with land use regulations necessary to protect surface water quality and all local, state, and federal water quality standards at the time of development. The Proposal does not present surface water concerns because the Conditioned Plan Map Amendment to allow expansion of the existing facility will be limited to additional vacuum services and will not substantially increase the water use at the existing facility.

### ***10.233 NOISE POLLUTION***

***POLICY: IT IS THE CITY'S POLICY TO CREATE AND MAINTAIN A QUIET AND HEALTHFUL ENVIRONMENT FOR THOSE WHO LIVE, WORK, AND PLAY IN GRESHAM.***

#### ***IMPLEMENTATION STRATEGIES:***

*1. The Community Development Standards document shall ensure that future "noise sensitive" developments are designed and located so as to minimize the intrusion of noise from motor vehicle traffic and/or neighboring noisy uses.*

*2. The Community Development Standards document shall ensure that new commercial, industrial, and public developments are landscaped and designed such that Department of Environmental Quality (DEQ) noise standards are met and neighboring "noise sensitive" properties are not negatively impacted by the new land use or associated activities.*

*3. The city shall seek a response and/or assistance from the Department of Environmental Quality (DEQ) when reviewing commercial or industrial uses in or near residential areas to prevent degradation of previously quiet environments.*

**Response:** Because the Proposal is an expansion of an existing car wash facility, noise already exists on-site. The facility has been designed and located to minimize the intrusion of noise on neighboring land uses. The Applicant's landscape plan, which will be refined and implemented during development review, will include installation of trees, shrubs. An 8-foot masonry sound wall, which is currently planned between the Existing Car Wash Lots and the Expansion Lot is expected to be approved to be relocated to the eastern edge of the Expansion Lot, which will minimize noise impacts on adjacent properties and ensure the car wash facility as a whole continues to meet City noise standards.

#### *10.234 LAND RESOURCE QUALITY*

*POLICY: IT IS THE CITY'S POLICY TO MAINTAIN AND IMPROVE, IF POSSIBLE, THE CURRENT QUALITY OF GRESHAM'S LAND RESOURCES*

*4. The city shall ensure that future land use activities with significant waste and process discharges conform to all State and Federal environmental quality standards.*

*5. The city shall seek a response or assistance from the Department of Environmental Quality or any other interested State or Federal agency when reviewing proposed land uses with potential for significant waste and process discharges.*

**Response:** The Proposal will not result in significant waste and process discharges. Activities associated with the vacuum facilities may include surface water discharge during cleaning and the collection of refuse in garbage cans and vacuum catchments. The Applicant has a proven track record of compliance with waste management standards for the car wash and the Proposal will not alter Applicant's approach to proper refuse and surface water management. Therefore, the Proposal complies with this policy.

#### *10.310 LAND USE*

*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.*

**Response:** Approving the Proposal will allow additional commercial use within the commercial node where there are not currently undeveloped sites that would permit an auto-oriented development.

#### *10.312 COMMERCIAL LAND USE*

*POLICY I: It is the policy of the City to provide an adequate amount of serviceable commercial land to facilitate the development of commercial centers or infill commercial strip development and prevent the need for lateral expansion of commercial strips along major streets*

**Response:** The Expansion Lot is located in Central Rockwood and lies at the intersection of a Major Arterial (181<sup>st</sup> Avenue north) and a Standard Arterial (NE Glisan). See City of Gresham, *Transportation System Plan 2035* (May 2020). The proposed Conditioned Map Plan Amendment will change the designation from TR to CC. The CC designation is applied to “larger nodes of primarily commercial development clustered around the intersections of major and/or standard arterial streets” to “accommodate a wide range of community-scale commercial uses, including retail, services, and offices.” GDC 4.0414. The CC designation is the most appropriate designation for the Expansion Lot because the Expansion Lot will expand the existing car wash, which is located at an intersection on a major and standard arterial street and will provide a community-scale commercial service.

*IMPLEMENTATION STRATEGIES:*

*1. The City will meet consumer commercial services and retail needs by designating land for the development of regional, community and neighborhood scale centers.*

**Response:** The purpose of Central Rockwood and Corridor Districts is to support a “strong orientation to the pedestrian and be transit-supportive.” GDC 4.0435. The Central Rockwood Plan states that the Community Commercial designation applies to developed properties around the intersection of 181<sup>st</sup> Avenue and Glisan Street (where the car wash is located), which is a commercial node where the “scale of commercial uses is expected to continue” and will serve the commercial needs of nearby neighborhoods. The Proposal is consistent with the Comprehensive Plan implementation strategy for commercial land use and the Central Rockwood Plan because a car wash is the type of commercial use supportive of the commercial needs of nearby neighborhoods and transit.

*2. The City will promote the redevelopment of commercial strips through the application of traffic management techniques to improve circulation.*

*4. The City will provide opportunities for commercial uses in high density residential areas along major arterial streets. These commercial uses are to be less intense than the Regional, Town and Station Center areas. The commercial district intensities should be graduated with the neighborhood type commercial uses being the least intense and the lowest traffic generating, smallest scale "walk-in" types of commercial uses.*

**Response:** The Expansion Lot will add vacuum facilities to the car wash. Its location along an arterial and within a commercial node makes the Expansion Lot a good candidate for commercial development to serve the area. However, the Expansion Lot will also provide a step down in

commercial intensity and scale toward existing residential development due to its low scale and lack of buildings.

*5. The City will promote the most intense, focused commercial development in Downtown, Civic Neighborhood and Central Rockwood to take advantage of expected increased population densities in and around these Regional, Town and Station Center areas as a result of the light rail transit system. Downtown will be the focus of retail and office development while transit-oriented retail, service, and office development will be promoted in Civic Neighborhood and Central Rockwood.*

**Response:** The Expansion Lot is within the Central Rockwood area and, as shown in the application, it is appropriate to change the designation from TR to CC to allow more intense commercial development within this commercial node.

*POLICY II: It is the City's policy to encourage commercial development which increases employment opportunities; reduces dependency on outside of-city goods and services; promotes energy-efficient travel patterns; is compatible with neighboring land uses; and promotes good community design.*

#### *IMPLEMENTATION STRATEGIES*

*1. The Community Development Standards document shall establish standards for commercial and office uses to ensure:*

- a. residential areas are buffered from potential adverse effects;*
- b. street access points are consolidated;*
- c. pedestrian circulation and safety is accomplished;*
- d. loading and parking areas are adequate to meet the demand;*
- e. adequate lighting is provided for crime prevention; and*
- f. Landscaping is employed to enhance the appearance of the project.*

*2. The City shall encourage the most intensified commercial development in the city's Downtown, Civic Neighborhood and Rockwood commercial districts. The commercial intensities along the major arterials outside of the Regional, Town and Station Center areas shall be less intense and more appropriate for serving the surrounding neighborhoods while supporting transit facilities.*

*POLICY III: It is the City's policy to ensure that the supply of commercially designated land meets the market demand.*

#### **10.319 CENTRAL ROCKWOOD AREA**

*The Central Rockwood Area is identified in Appendix 39, Volume 1 of the Community Development Plan. This area is focused on the triangle formed by SE 181st Ave., E. Burnside,*

and SE Stark, but also includes the Rockwood area MAX stations and land within roughly one-half mile of those stations.

**Response:** The Expansion Lot is located in the Central Rockwood Area. See Gresham Comprehensive Plan, Appx. 39, Central Rockwood Plan, Figure 1. Therefore, the Applicant has addressed the goals and policies applicable to the Central Rockwood Area in this application.

### **10.319.1 TRANSIT CORRIDOR PLAN AREA**

*The City has designated transit streets in the Gresham Community Development Plan. Transit streets serve a significant function of carrying high volume transit service. The traffic carrying function is secondary to the transit service function. Ease of pedestrian movement, pedestrian safety and transit-supportive development are primary considerations of transit streets.*

...

*Corridors are along good quality transit lines, feature a high-quality pedestrian environment and convenient access to transit. Typical new developments include rowhouses, duplexes, 1-3 story office and retail buildings and mixed commercial and residential use developments. Recommended average density is 25 persons per acre. The 2040 Growth Concept map generally included parcels within (or partially within) 360 feet of the street right-of-way in the Corridor district.*

**Response:** The Expansion Lot is located along a transit corridor.

*POLICY 1: The City will permit and encourage land use types and intensities of use which support creation of transit supportive development along the city's transit streets, accommodate forecast growth and are otherwise consistent with the Urban Growth Management Functional Plan and the 2040 Growth Concept Map.*

*POLICY 2: The City will seek to create a mix of complementary land uses within easy walking distance of mixed use districts and neighborhoods along the city's transit streets.*

### **IMPLEMENTATION STRATEGIES**

- 1. The City shall seek to identify commercial and residential parcels within or partially within 360 feet of transit corridors where corridor land use districts can be applied.*
- 2. Corridor districts define minimum and maximum residential and commercial densities and may allow mixed uses. Corridor land use districts include the Transit Low Density Residential (TLDR), Corridor Multi-Family (CMF), Corridor Mixed Use (CMU), Moderate Commercial (MC) and Community Commercial (CC) Districts. Within ¼ mile of a light rail station center the Station Center (SC) District can be included.*

3. *The City shall seek to identify areas along the transit corridors where there is a gap of more than ½ mile between commercial districts and where mixed use corridor land uses can be applied to fill in such gaps.*

### **10.320 TRANSPORTATION SYSTEM**

#### **GOALS**

1. *Ensure the transportation system provides a safe, secure and attractive travel experience that supports livability and community interaction.*
2. *Ensure access and mobility by increasing multimodal travel options and providing a continuous, interconnected transportation system.*
3. *Facilitate development of a transportation system that aligns with adopted local and regional land use plans, is responsive to the surrounding community and is cost effective to develop and maintain.*

**Response:** The Proposal is not expected to add additional trips beyond those already captured by the car wash development because use of the vacuum facilities will be limited to car wash patrons. Therefore, the Proposal complies with Gresham’s transportation system goals to ensure a safe travel experience with appropriate access and mobility in alignment with regional plans.

*POLICY 2: Plan, implement and maintain an efficient transportation system.*

#### **ACTION MEASURES**

1. *Coordinate transportation capital improvement plans, street design standards, the functional classification of streets, transportation system management actions, review of development with significant transportation impacts, and transportation planning activities:*
  - *With affected agencies, jurisdictions and special districts such as Oregon Department of Transportation (ODOT), Metro, Multnomah and Clackamas counties, Portland, and the East Multnomah County cities;*
  - *With TriMet and other transportation service providers; and*
  - *With local and regional transportation plans.*
2. *Require new development to provide multimodal street design and public utilities to serve the site and to extend public infrastructure to provide for the logical continuation of the City’s utility and street systems. A development may be required to modify or replace off-site systems to provide adequate public facilities. The City Manager may require a development to provide a traffic analysis by a licensed traffic engineer that evaluates the traffic impacts and mitigation requirements.*

*POLICY 3: Provide a transportation system that maximizes accessibility to and within regional centers, town centers, transit corridors, station areas, and employment centers.*

*ACTION MEASURES*

*1. Protect existing and planned transportation corridors from conflicts with adjacent land uses by the adoption of:*

- Future street plans;*
- Street design standards and classifications that reflect adjacent land use designations;*
- Access management standards;*
- Appropriate land use designations; and*
- Development requirements including setbacks, buffering and landscaping standards, building orientation, density transfer provisions, easements, and right-of-way dedication.*

**Response:** The Proposal is consistent with the City's street plan. At the time of development, the Applicant will comply with all transportation related development requirements.

**10.320.1 STREET SYSTEM**

*POLICY 1: Provide a street system that accommodates a variety of travel options.*

*ACTION MEASURES*

*7. In the development of the Street System, and in all land development, provide:*

- Bus loading areas and provision for amenities such as landing pads, shelters, real-time information kiosks, etc. for transit riders;*
- Safe and convenient pedestrian circulation;*
- Safe and comfortable bike network;*
- Off-street parking and maneuvering areas for bicycles and motor vehicles; and*
- Loading areas for freight, as appropriate.*

*POLICY 2: Develop a street system that meets current needs and anticipated future population growth and development.*

*6. Preserve and maximize the capacity of existing arterials and other major streets by: access management techniques such as minimizing the number of curb cuts; controlling turn movements with raised medians; requiring adequate right-of-way and setbacks as part of the development process; signal coordination and synchronization; and other appropriate transportation system management and operations (TSMO).*

*POLICY 3: Provide a street system that maximizes accessibility to mobility within the community.*

*ACTION MEASURES*

*4. Implement the Future Street Plan and street connectivity standards to ensure the development and completion of logical and continuous local street patterns within residential and mixed-use areas as development occurs. Per the Future Street Plan and street connectivity standards, new development must provide for the continuation and inter-connection of existing streets and must avoid long dead-end street patterns.*

*5. Implement adopted City code standards for public streets and land division that reinforce the public street system as the City's essential framework for safe, convenient, and efficient neighborhood circulation, property access, emergency response, public facilities and utilities for all properties.*

*POLICY 4: Ensure a street system that is safe and supports healthy, active living.*

*ACTION MEASURES*

*2. Require adequate street lighting for both motor and non-motor vehicles with street capital improvement projects and private development projects. Additionally, implement a program to provide street lighting in areas where lighting is inadequate or non-existent.*

**Response:** The Proposal does not alter the City's street system and is not expected to add trips to the transportation system. At the time of development, the Applicant will comply with transportation related requirements, including, if required, dedicating and improving street frontage.

***10.320.2 TRANSIT SYSTEM***

*POLICY 3: Promote the development of a transit system that maximizes accessibility.*

*ACTION MEASURES*

*8. Encourage intensive development in the transit corridors and transit station areas. Implement Community Development Plan policies, land use patterns, standards, capital improvement plans, and specific strategies that support increased transit ridership and are compatible with light rail station area design.*

**Response:** The Applicant will comply with the Transit Design Criteria and Standards under GDC Section 4.0435 at the time of development.

***10.320.3 BICYCLE SYSTEM***

*POLICY 1: Develop a continuous and convenient bicycle network.*

*ACTION MEASURES*

- 1. Require preferential parking and accessibility for bicycles for all multi-family, commercial, industrial, and community service uses.*
- 2. Require secure bicycle parking that meets Gresham bicycle parking code standards.*
- 3. Require bicycle and mass transit accessibility within residential, commercial, industrial, and institutional use (particularly schools) development proposals submitted to the City.*

**Response:** The Application will comply with this criterion because by implementing applicable bicycle code parking standards at the time of development. The Conditioned Plan Map Amendment to allow expansion of the existing car wash facility will not negatively impact bicycle viability in the vicinity and redevelopment of the Expansion Lot will contribute to modernizing the street infrastructure adjacent to the site.

***10.320.4 PEDESTRIAN SYSTEM***

*POLICY 2: Improve pedestrian access to transit from residential, commercial, industrial and institutional developments.*

*ACTION MEASURES*

- 1. Adopt site design and street standards supporting internal and external pedestrian circulation and transit accessibility for residential, commercial, industrial, and institutional developments.*
- 2. Identify needed connections for direct walking routes. Require dedication of right-of-way and pedestrian/bicycle access way improvements with development of adjoining property.*
- 5. Require pedestrian connections and facilities in areas with planned high levels of pedestrian activity such as mixed-use, high-density districts, school zones, commercial districts, and areas adjacent to transit corridors, considering findings in TriMet's "Pedestrian Network Analysis" 2011.*

**Response:** The Applicant will comply with all relevant pedestrian design and street standards applicable to commercial development. In general, the proposed development will not modify the viability of pedestrian access because the existing sidewalk system will remain in place and be upgraded to meet City standards.

### **10.320.5 TRANSPORTATION DEMAND MANAGEMENT**

*POLICY: Implement transportation demand management programs and strategies that reduce the need for single occupant vehicle (SOV) travel and make walking, bicycling and taking transit more convenient for all trips to and within Gresham.*

#### *ACTION MEASURES*

- 1. Support public/private partnerships between regional partners, local agencies and local businesses such as Transportation Management Associations.*
- 2. Develop and implement a citywide parking strategy and investigate other measures that reduce parking demand. Ensure these strategies are equitably employed to ensure people experiencing poverty are not disproportionately impacted.*
- 3. Adopt transit supportive design standards for developments in districts near transit station areas and along designated transit corridors.*
- 4. Provide reduced traffic impact fees for new development in the Gresham Regional Center, Rockwood Town Center, and along designated transit corridors.*

**Response:** The Application does not conflict with the need for strategies to reduce single occupant vehicle travel because it will only allow expansion of an existing facility that currently provides service to automobile travel. No additional trips are anticipated by developing the Expansion Lot because use of the vacuum facilities will be limited to car wash patrons. The Applicant's expansion of its facility will not increase nor promote the use of single vehicle transportation.

### **10.330 PUBLIC FACILITIES AND SERVICES**

*GENERAL POLICY: it is the city's policy that development will coincide with the provision of adequate public facilities and services including access, drainage, water and sewerage services.*

#### *IMPLEMENTATION STRATEGIES*

- 3. The Community Development Standards document will require that adequate facilities and services exist or can be provided as part of a proposal prior to issuing development permits, except that developments in Heavy Industrial (HI) and General Industrial (GI) Land Use Districts may be approved when the development will cause traffic to temporarily reach an unacceptable Level of Service and the needed improvement is included in a City-approved plan to address the deficiency.*

*4. To meet the preceding strategy, a development shall be required to provide adequate public facilities to serve the site and to extend public facilities to provide for the logical continuation of the city's utility and street systems. A development may be required to modify or replace existing off-site systems to provide adequate public facilities.*

**Response:** As demonstrated in the Application, adequate facilities and services exist or can be provided to accommodate the eventual development of the Site. Applicant will work with City of Gresham staff to ensure appropriate public facilities extend to the site in compliance with all applicable code requirements.

### **10.331 WATER SERVICE**

*GOAL: Provide and maintain a water system that will continue to provide an ample supply of high quality water to Gresham residents, businesses and institutions.*

#### **POLICIES**

*8. New developments shall:*

- a. Provide water service that meets the needs of the development project as well as applicable fire flow requirements;*
- b. Install public fire hydrants as directed by the fire marshal;*
- c. Pay a water systems development charge (SDC) and any other costs associated with extending water service to the project;*
- d. Extend adequately sized water lines with sufficient pressure to the boundaries of the subject property where future extension of the water service is anticipated or required; and*
- e. Provide unobstructed access to all public water lines and easements.*

**Response:** The Applicant will comply with water service requirements applicable to new development. However, the intended use of the Property is an expansion of vacuuming facilities for the existing car wash and, therefore, no new water service needs are expected. In any case, to the extent that water lines are needed to development may impact access to water lines, Applicant will comply with these provisions and other standards and regulations applicable to water service.

### **10.331 WASTEWATER SYSTEM**

*GOAL: Provide and maintain an efficient, reliable and cost effective sanitary sewage collection/treatment system, which meets all applicable state and federal environmental standards.*

## *POLICIES*

### *4. New development shall:*

*a. Install sanitary sewer facilities in the manner prescribed by the Oregon Department of Environmental Quality and the City of Gresham.*

*b. Extend adequately sized sanitary sewer lines to the boundaries of the subject property where future extension of the line is anticipated or required.*

*c. Pay a wastewater systems development charge (SDC) and any other costs associated with extending sanitary sewer service to the project.*

*d. Provide unobstructed access to all public sanitary sewer lines and easements.*

*5. Except to the extent allowed by the development code for a single-family residence on a lot of record, new development shall not be served by a subsurface sewage disposal system.*

**Response:** City Records show an existing 8-inch diameter PVC sanitary sewer main along the site frontage on NE Glisan Street and an existing 6-inch concrete lateral with Siamese connections serving 18204 NE Glisan and 18220 NE Glisan with 4-inch sub-lateral connections. The Applicant has consulted with the Gresham Development Engineering Department and understands that Siamese connections are no longer allowed under Gresham code, that the sub-lateral must be abandoned at the wye, and that if the site requires a point of discharge a new lateral will need to be installed from the main.

### ***10.333 STORMWATER MANAGEMENT SYSTEM***

*GOAL: Improve flood protection and water quality through the construction and maintenance of the public stormwater system and preservation of natural resources, including area waterways, in compliance with applicable federal and state environmental regulations.*

**Response:** The Applicant will comply with all applicable federal, state, and local environmental and stormwater management regulations. The existing stormwater facility will be expanded, and the Applicant will obtain all necessary permits from local, state, and federal agencies as applicable.

## *POLICIES*

### *3. The following shall apply to new development and redevelopment:*

#### *General Requirements*

*a. The City shall issue a development permit only where there is adequate capacity in the storm drainage system to accommodate runoff from the development site.*

**Response:** Applicant has consulted with the City of Gresham Development Engineering Department and will submit a preliminary drainage report during development review. A final storm report and construction plans for private water quality treatment and detention will be submitted at the time of building permit submittal.

*b. All stormwater from the site shall be conveyed to a point of disposal approved by the City.*

*c. The applicant shall be responsible for extension of the storm drainage system to the approved discharge point.*

*d. Storm drainage facilities shall be designed and constructed in conformance with the "City of Gresham Public Works Standards."*

*e. Stormwater management facilities shall be located on-site when possible.*

*f. All local, state and federal permit requirements related to the implementation of stormwater management facilities shall be met by the owner/operator prior to facility use.*

*g. Structures and other permanent improvements shall not encroach over public and private stormwater facilities nor within public stormwater easements, drainage ways, streams, wetlands, seasonal waterways, seeps and springs.*

*h. All stormwater infrastructure shall be maintained in accordance with the standards established within the City of Gresham's Stormwater Management Manual.*

#### Specific System Requirements

*i. The preferred method to manage stormwater shall be through the use of facilities that rely on infiltration, bio-retention, and other processes that mimic the natural hydrologic regime. Examples of facilities that incorporate these concepts by integrating stormwater and vegetation are swales, trees, vegetated planters and wetlands.*

*j. Where it is not possible to use the preferred method of stormwater management, new development shall use existing natural drainage ways, in combination with any necessary mechanisms, to ensure that resulting flow quantities and velocities do not degrade the integrity of the stream channel.*

*k. Where there is no existing natural drainage way, new development shall use constructed open channel conveyance and other non-structural methods to manage stormwater. Structural systems (such as pipes) shall be used only when site characteristics do not allow for open drainage systems.*

*l. The quantity of stormwater runoff after project development shall be equal to or less than the quantity of stormwater runoff from the site before project development, in conformance with the City of Gresham design standards.*

*m. Projects/sites shall be developed in a manner that conforms to the water quality design criteria found in the City's Stormwater Management Manual.*

**Response:** The Proposal will comply with all stormwater requirements.

#### *ACTION MEASURES*

*11. Continue to administer the National Flood Insurance program and meet Federal Emergency Management Agency (FEMA) requirements in order to restrict development in floodplains and to allow property owners to purchase flood insurance.*

**Response:** The Expansion Lot is not within a floodplain.

*14. Ensure that private development occurs in a manner that is consistent with the Council approved stormwater master plans.*

**Response:** All development on the Expansion Lot will be required to meet applicable stormwater plans.

#### ***10.335 FIRE AND POLICE PROTECTION***

*POLICY: 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.*

#### *IMPLEMENTATION STRATEGIES*

*1. The City Police and Fire Departments will be closely involved with land use decisions and will ensure that specific proposed development actions do not create unusual or excessive public safety risks.*

*2. Development which may create an unusual burden to public safety services or which may result in an excessive risk to public safety shall be responsible to provide the necessary safeguards to reduce the service demand or risk.*

**Response:** The Applicant received feedback from the City's Fire Department at the Pre-Application conference and will comply with all applicable requirements at the time of development.

#### ***10.400 THE SOCIAL ENVIRONMENT***

#### ***10.410 GROWTH MANAGEMENT***

*POLICY 1: it is the policy of the city to promote an orderly growth pattern within its financial capabilities to provide services and facilities while seeking to exercise land use controls in future service areas.*

#### **IMPLEMENTATION STRATEGIES**

*1. The Community Development Code will establish criteria for the issuance of all development permits. Such criteria will consider:*

- a. Consistency with the Comprehensive Plan;*
- b. Adequate public services and facilities; and*
- c. Consistency with the Community Development Standards.*

**Response:** Development of the Expansion Lot will be required to meet the development standards at the time of Design Review and development.

#### **10.411 SCHOOL SERVICES**

*POLICY: it is the policy of the city to give the districts the opportunity to review and comment on land use actions which would have an impact on enrollment, student safety, or other school related concerns.*

#### **IMPLEMENTATION STRATEGY**

*1. The city shall consider when reviewing requests for development permits, the availability of school services.*

**Response:** Since the Proposal will allow a specific commercial development on the Expansion Lot, no school services are needed.

#### **10.412 CITY OF GRESHAM PARKS, RECREATION, OPEN SPACES AND TRAILS**

*GOALS: Develop and maintain a neighborhood-oriented parks, open space and recreation system to enhance Gresham's quality of life.*

#### **POLICIES**

*12. The City shall require residential and non-residential development to pay an appropriate parks and recreation system development charge.*

**Response:** Eventual development of the Expansion Lot will require the Applicant to pay an appropriate parks and recreation SDC fee.

#### **10.413 COMMUNITY DESIGN HEALTH AND THE BUILT ENVIRONMENT**

*POLICIES: It is the City's policy to establish a community design process which:*

- 1. Evaluates and locates development proposals in terms of scale and related community impacts with the overall purpose being a complementary land use pattern and long term stability.*
- 2. Evaluates individual developments from a functional design perspective, considering such factors as privacy, noise, lights, signing, access, circulation, parking provisions for the handicapped, and crime prevention techniques.*

#### *IMPLEMENTATION STRATEGIES*

*1. The Community Development Code will establish an expeditious design process:*

- a. Based on design criteria;*
- b. As an administrative procedure with an appeals process;*
- c. Applicable to attached residential structures, moderate density development, commercial and industrial uses and community services.*

*2. The Community Development Standards document will include design criteria which:*

- a. Preserve and enhance the amenities of the natural and physical environment;*
- b. Maintain and improve the qualities of the relationships among buildings and surrounding neighborhoods;*
- c. Ensure that individual developments contribute to a quality environment for people utilizing the development and the surrounding neighborhood;*
- d. Encourage consideration for the climate, soil capabilities and limitations, topography, sun orientation and natural vegetation in the site plan.*

*3. The Community Development Standards will prescribe design requirements related to:*

- a. Community identity;*
- b. Site layout considering factors such as: climate, privacy, usable outdoor areas, topography, vegetation, natural drainage, use by the handicapped and crime prevention;*
- c. Private outdoors spaces;*
- d. Parking;*
- e. Circulation;*
- f. Service and delivery areas;*
- g. Entry areas;*

- h. Outdoor storage;*
- i. Landscaping and buffering;*
- j. Building orientation;*
- k. Transit and pedestrian access;*
- l. Retention of natural features and significant vegetation.*
- 4. The Community Development Standards will also apply to design requirements to land divisions.*

*5. The community's generally low vertical profile should be retained in low density residential areas.*

**Response:** Development of the Expansion Lot will require Design Review approval which will ensure the development and design are meeting Code requirements and the City's design goals.

## ***SIGNS***

*POLICY: It is the City's policy to protect the public interest by promoting signs which:*

- 1. Protect the public health and safety.*
- 2. Assist in preserving natural resources.*
- 3. Maintain a balance between the need to identify sites and activities, and the negative impact on community image created by visual clutter.*

## ***IMPLEMENTATION STRATEGIES***

- 1. Signs for new developments will be subject to design review in order to promote coordination of signs with other site elements, such as architecture, landscaping, access, and parking. Design elements identified during design review will govern future changes in copy or sign faces.*
- 2. Signs will be designed in a manner which reflects the intent and scale of the land use district in which they are constructed.*
- 3. Signs that distract or endanger motorists and pedestrians will be prohibited.*
- 4. Signs that present physical hazards to safety will be prohibited; signs will be maintained in good condition, both structurally, and in their appearance.*
- 5. Free-standing signs will be constructed with limitations placed on number, size and height, so that their cumulative effect projects an orderly, positive community image.*

6. Signs attached to structures will be constructed in a way which protects the visual or architectural value of the structure, and will be limited in number, size, and height.

7. Temporary signs will be limited to sites where permanent signs are inappropriate or not feasible. Temporary signs will be limited in size, number, and duration.

**Response:** The Applicant will comply with all City sign regulations at the time of development. The car wash development will include internal wayfinding signs indicating that vacuums are for use only by patrons of the car wash.

### **10.413.3 DESIGN STANDARDS FOR COMMERCIAL DEVELOPMENT IN THE CORRIDOR DESIGN DISTRICT**

*VISION: The most intense commercial development shall occur in the Regional, Town and Station Centers while limiting commercial intensities in the Corridor Design District (particularly the Community Commercial, Moderate Commercial Corridor and Corridor Mixed Use-land use districts) to those intensities appropriate for serving surrounding neighborhoods while supporting transit facilities.*

*GOAL: Commercial developments in the Corridor Design District will be human scaled, attractive, safe and active places of excellent design which utilize high-quality and sustainable materials. Innovation and creativity in design is encouraged.*

#### **POLICIES**

1. Commercial developments should be designed and constructed to produce human scale, high quality, safe, and comfortable shopping environments.
2. Commercial developments should appropriately respond and relate to their surroundings especially public streets, open spaces and recreation areas.
3. Commercial developments should minimize the impacts of parking, loading and garbage service areas on public streets, residents and adjacent properties.
4. Commercial developments should be thoughtfully and aesthetically designed with regard to site and building design.
5. Commercial developments should incorporate sustainable measures and the efficient use of land and resources.
6. Commercial developments should create sites with multi-modal transportation connections.
7. Open space within commercial developments should be attractive, functional, safe and of high quality to provide opportunities for active social interaction.
8. Standards applicable to commercial developments should provide measures of consistency and certainty to expedite the development review process.

#### **DESIGN PRINCIPLES**

*The Design Principles, as general guiding statements, are the connection between the general planning goals and policies, and the implementing Design Guidelines and Standards. The Design Principles were drafted to address the issues and to formulate design direction with input from the Design Commission, Planning Commission, the general public and City staff. They are categorized as Site Design Principles and as Building Design Principles and are included in the Gresham Community Development Code, Volume III. Site Design Principles topics include:*

- Accessibility*
- Activity*
- Building and Site Orientation*
- Parking*
- Public Spaces*
- Landscaping*
- Sustainability*
- Safe Design*
- Impact Mitigation*

*Building Design Principles topics include:*

- Building Form and Articulation*
- Building Activity and Glazing*
- Prominence and Hierarchy*
- High Quality Materials*
- Sustainable Architectural Design*

#### ***ACTION MEASURES***

*1. Identify and assess methods that could be utilized to implement the Design Principles such as the two alternative review processes:*

- The clear and objective process applying the Design Standards; and*
- The discretionary process applying the Design Guidelines.*

*2. Create an illustrated design guide, to be used as a handout, to assist developers, designers, decision makers, and the general public in understanding the design review process and the design regulations for commercial development proposals.*

**Response:** The Existing Car Wash Lots are within the Corridor Design District, but the Expanded Lot is not. However, we expect that because the overall car wash development will span into this area. The Applicant will ensure this

#### ***10.414 ECONOMIC DEVELOPMENT***

*POLICY I: It is the policy of the City to promote diversification of the community's economic base by promoting business retention and expansion, business recruitment and marketing.*

#### *IMPLEMENTATION STRATEGIES*

*2. The city will maintain a set of development procedures that do not create barriers to economic development.*

*4. The city will identify the advantages of the community and the region as a place to locate new commercial and industrial development.*

*5. The Community Development Plan will protect existing and planned commercial and industrial areas from the intrusion of incompatible land uses.*

**Response:** The proposal will not change the City's development procedures or economic development efforts, but will expand an existing business within a commercial node, which supports the City's economic development goals.

### **10.500 THE POLITICAL ENVIRONMENT**

#### **10.501 INTERGOVERNMENT COORDINATION**

*POLICY: It is the policy of the City to maintain effective coordination with local, state and federal governments and agencies, special districts and regional governments.*

#### *IMPLEMENTATION STRATEGIES*

*4. The city will solicit input from service providers as to service availability and adequacy prior to issuance of Development Permits.*

**Response:** The Applicant will coordinate with the City to ensure services required for development can be accessed for the Expansion Lot.

### **10.600 HOUSING**

#### *HOUSING OPPORTUNITIES*

*GOAL: Gresham will have a full range of quality housing for its current and future residents.*

#### *HOUSING OPPORTUNITIES POLICIES*

*1. Provide a full range of housing types and sizes that reflect the needs Gresham's citizens through all life stages and circumstances.*

*2. Support the development of housing that reflects the square footage and number of bedrooms needed by the full range of family sizes from singles to large families.*

*3. Ensure that new housing developments are of high quality.*

**Response:** The Proposal will allow development of car wash vacuum facilities on the Expansion Lot. Removal of the existing single-family home on the Expansion Lot is not proposed, but redevelopment is the likely result of approving the Proposal. The existing home is being rented at market rate for the area and is not regulated affordable housing. As further discussed in our response to the Metro Functional Plan criteria, the City's housing needs analysis demonstrates that removal of a single home will not impact the City's ability to provide a full range of housing types and sizes that meet citizen's needs.