

## Memorandum

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**To:** City of Gresham **Date:** 07/27/2016  
**From:** Joe Zody, AIA, Senior Associate  
**Project Name:** Good Samaritan Society, Fairlawn Village  
Skilled Care Facility  
**Project Number:** 040215  
**Distribution:** Gresham Planning and Zoning / Design  
Commission Consultation

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### Project Description / Narrative

#### Background

The Good Samaritan Society seeks to improve the services provided for its skilled care patients at the Fairlawn Village Campus. The proposed project expands the existing campus at 3457 NE Division Street to provide thirty (30) private replacement rooms for skilled care services. The 25,000 square-foot expansion would not increase the total number of beds but only provide relocated beds within the existing skilled care licensed area. In other words, the Owner is not seeking an increase in Health Care Licensure Capacity from the Oregon Department of Human Services. The new structure will connect to the existing via an enclosed connector to easily facilitate staff and services. Each new room will contain a private bathroom, and all spaces will be accessible. Shared spaces will include activity areas, lounge, and dining services. No kitchens of any kind are provided in the individual rooms and access to the kitchen area is restricted. The project is envisioned to include two (2) phases of development. The first phase, as described above, and a second phase to convert the existing resident semi-private rooms into private rooms. The second phase is not currently part of this proposal. The existing campus (Property ID R337281) and adjoining undeveloped properties (R337278 & R337263) provide relatively level sites for construction. The owner will seek a Property Line Adjustment as illustrated on the site plan that will allow them to properly support the future intended development of the two adjacent parcels.

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### **Discussion Items**

The design team met with the Gresham Planning and Zoning staff on July 6<sup>th</sup>, 2016 and after presenting an initial project overview identified a few issues that needed to be vetted with the Design Commission. The underlying element of the following issues revolve around the current zoning (CMF) and overlay of the Corridor Design District, which in turn invokes the Multi-Family guidelines. Specifically, we are requesting adjustments to the following zoning requirements, most of which are triggered by the Multi-Family guidelines.

### **Dwelling Unit Definition**

**Article 7.0100** is the Multi-Family design guidelines. In **Section 7.0101, a. Applicability** it references that developments containing three or more dwelling units as the trigger for this section. It also states that within existing developments the Manager or Design Commission can determine when the standards can reasonably apply to existing conditions.

### **Article 3, Section 3.0100 Definitions**

Dwelling Units and Skilled Nursing Facility are defined as follows:

*Dwelling Unit. One or more rooms designed for residential occupancy by one family and having only one cooking facility. A single-family house and an apartment unit are each considered to be a dwelling unit as per this definition*

*Skilled Nursing Facility (Nursing Home). A skilled nursing facility provides a full range of 24hour direct medical care, nursing, and other health services. Nurses provide services prescribed by a resident's physician. It is for persons who need health supervision but not hospitalization. The emphasis is on nursing care, but restorative physical, occupational, speech, and respiratory services are also provided. Common eating and cooking facilities are provided.*

Given this definition we would contend that we are not building Dwelling Units to house families with cooking facilities. We are adding to an existing skilled nursing development established in 1976 and are not changing the use but building more of the same that is currently established. We would suggest that this phase of development should be evaluated under the "Existing Development" provisions that allow for discretionary leeway and review under **Article 8.0200 Existing and Nonconforming Uses and Development**.

### **Setbacks and Building Orientation**

Setbacks are defined in **Table 4.0430** and the front setback has a 30-foot max when abutting a Minor Arterial with *dwelling units*. In addition, **Section 7.0103(A)(1)** of the guidelines states that the building shall orient to the street with ground floor entries orientated to the street.

Again – we are not building dwelling units with ground floor entries, but we are constructing individual rooms and a social supportive environment for restorative care that allows staff and patients to nurture mind, body and spirit toward recovery and improvement of quality of life. This has a greater chance for success and is better accomplished in a quiet setting as opposed to locating patient rooms on an active busy street. In addition, locating residents next to a busy street has potential safety concerns for Good Samaritan. The site and building placement is also driven by the function of this building and required licensure by the state. The Oregon Department of Human Services regulates skilled nursing care requires that the services provided under a single license be contiguous (physically connected) for the purpose of licensure, staffing, and dining services.

**Parking - Section 7.0103(A)(8)**

We understand that there is a desire to locate parking behind new structures. Since our initial visit with staff we have moved the building forward and are proposing to relocate a significant amount of parking to the side and rear of the building as shown in our current site plan. We do have a need for visitor parking and accessible parking close to the main entrance that directly support the skilled care services provided.

Good Samaritan has estimated that the largest shift will have 46 staff when the addition is completed and a maximum of 15 visitors. Good Samaritan does have an employee incentive public transportation program and consequently 16 current staff either carpool, use public transit, or bike to work and they expect this to continue if not increase. No patients have cars or drive.

Utilizing the tables in **Section 9.0851** our required parking would be 37 employees and 15 visitors for a total of 52. We are currently showing 63 parking spaces plus two additional accessible spaces. Additional accessible spaces will be provided to comply with the current building code as well as passenger drop-off and loading zones. We are also providing off street receiving / loading for support of the facility.

Visitor parking needs to be located at the main entrance and in order to address the street edge and screen the parking, we are proposing a combination of landscape and screen wall that will integrate into the required ROW street improvements. Also to provide a sense of site entry and arrival we have organized the main entrance around a new central plaza that will have a combination of colorful landscape, hardscape, and seating.

**Article 9 – Common Requirements / Landscape Buffer**

Section 9.0100 requires a Type C buffer between CMF and an LDR-7 which is the residential neighborhood to the east. We respectfully request a variance for this requirement for the following reasons.

- This is not a new ground up development that is maximizing FAR adjacent to the property line.
- The current massing of the building is very residential in scale and is smaller than the adjacent two story homes.
- No additions or changes to the massing are proposed to any elements along the east façade.
- The massing was established in 1976, before the effective date of the current zoning code.
- There are significant trees and landscape that is well established along the property line already.
- The Fairlawn Village management team has never received any complaints from any neighbor.

### **Conclusions**

The Good Samaritan Society and Fairlawn Village have enjoyed a long history with the City of Gresham since 1976 and we believe that the proposed development is respectful, mindful and supports the long term goals of the Gresham Planning and Zoning vision. When complete we feel this development will contribute the following:

- The proposal does specifically comply with many of the provisions of the Multi-Family overlay district.
- In compliance with **Section 8.0220. E.** our proposal is not contributing or increasing any detrimental effects to the existing infrastructure, surrounding area, or adjacent neighborhood.
- We are providing street improvements, screening of existing parking, and creating a centralized pleasant sense of arrival.
- We are planning the future new construction development phases to specifically comply with district overlay standards. The intent along Kane Drive is to construct Affordable Multi Family housing that will of course comply with all guidelines. The remaining parcel along Division is still undefined at this point but again intends to follow the basic premise depicted in the site plan.
- This development investment will bring several construction jobs to the area and twenty (20) new permanent jobs to the community. Good Samaritan intends to develop the other two parcels similar to what is currently depicted on the site plan.

Thanks in advance for your time.