

Project Name:	Rockwood Mixed-use	Submittal Date:	2/22/2017
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Instructions:	Complete the information requested below and include this sheet directly following the general narrative in your application packet.
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DEVELOPMENT TYPE

Indicate the type of development proposed:			
<i>Select All That Apply</i>	1. Commercial, Business Service and Retail	2. Mixed Use Commercial/Residential	3. Multi-Family Attached
<i>Describe if Necessary</i>	N/A		

APPLICATION FEATURES

Indicate whether your application involves any of the following:		
<i>Select any of these features that are included in the proposal</i>	<input type="checkbox"/> Alternative Buffer Plan	<input type="checkbox"/> Planned Development (Subdivisions)
	<input type="checkbox"/> Alternative Mitigation/Restoration Plan	<input checked="" type="checkbox"/> Project Phasing (Design Review or Land Division)
	<input type="checkbox"/> Condominium Plat and/or Conversion	<input checked="" type="checkbox"/> Requesting Discretionary Design Guidelines Review
	<input type="checkbox"/> Designation, Removal, and/or Retention of Significant Tree(s)	<input type="checkbox"/> Requesting Minimum Street Frontage Reduction
	<input type="checkbox"/> HCA Variance, Major	<input type="checkbox"/> Requesting Modification of Regulation
	<input type="checkbox"/> HCA Variance, Minor	<input type="checkbox"/> Requesting Reduction in Minimum Parking Requirement
	<input type="checkbox"/> Overlay Boundary Revision (HCA, Flood, or Hill)	

A. COMMERCIAL, INDUSTRIAL, MULTI-FAMILY, AND INSTITUTIONAL DEVELOPMENTS

Indicate each of the following:			
1) Net Site Size	62,037 sq. ft.	2) Number of Proposed Structures	1
3) Total Finished Floor Area	74,836 sq. ft.		
		Square Feet	Percent of Net Site Size
4) Total Footprint Area of All Structures		15,461	25%
5) Total Area of Landscaping (Parking Lot, Site, Buffer, etc.)		25,298	41%
6) Public Open Space Area (where applicable)		1014	2%
7) Shared/Common Open Space Area (where applicable)		6113	10%
8) Private Open Space Area (where applicable)		3743	6%
9) Children's Play Area (where applicable)		4877	N/A

Indicate each of the following:			
10) Existing Dwelling Units	0	11) New Dwelling Units	44
12) Total Dwelling Units (At Completion of All Phases)	44	13) Proposed Residential Density:	31 Dwelling Units per Acre.

Parking Space Count			
14) Auto Parking Spaces	44	15) Percent Compact Parking	25 %
16) Loading/Unloading Spaces	0	17) Bike Parking Spaces	4 Short term 44 long term
18) Proposed Maximum Height and Max. # of Floors		59' Sq. Ft.	5 Floors
19) Buffer Types Proposed (Specify by Boundary)		TR to RTC buffer 15'	
20) Other Info Requested by Planner.		N/A	

B. DESIGN DISTRICT DEVELOPMENTS

Indicate each of the following:			
1) Design District Affecting Site	Rockwood		
2) Ground Floor Commercial Finished Floor Area (FFA)	10,843 Sq. Ft.	3) Percentage of Commercial to Total Ground Floor FFA:	74%
Ground Floor Transparency and Glazing Area and Ratios			
		Area (Sq. Ft.)	Percentage of Wall
4) Transparency: Primary Street Facing Façade(s)*		879	56%
5) Glazing: Primary Street Facing Façade(s)*		879	56%
6) Transparency: Secondary Street Facing Façade(s)*		n/a	n/a
7) Glazing: Secondary Street Facing Façade(s)*		n/a	n/a
8) Length of Site's Frontage Occupied by Building	135' within required setback	9) Percentage of Frontage Occupied by Building:	61%
10) Landscaping Requirement Met Through a Vertical Vegetated Wall	_____		
Proposed Minimum Window Reveal Depth (Inches)		4" at ground floor 2" at upper floor in.	
*Note: Provide ranges if there are multiple figures. For example a project with three separate and non-identical primary street facing façades, percent of glazed or transparent wall area would be described as "Between 46% to 70% percent of wall area" or "Range 46 to 70 Percent".			

9) Building Skin Material Summary Table			
Description of Building and Façade (Ex. "Building 1, south Façade")	Material Name	Material Type	Percent of Façade Area*
a. East	Brick Metal Panel Glass	Primary	0 to 41% 0 to 43% 25% to 46%
b. East	Trespa Rsysta	Secondary	13% 0 to 19%
c. North	Brick Metal Panel Glass	Primary	0 to 68% 0 to 30% 17% to 40%
d. North	Trespa Rsysta	Secondary	2% to 7% 0 to 45%
e. West	Brick Metal Panel Glass	Primary	48% to 66% 0 to 5% 20% to 32%
f. West	Trespa	Secondary	20% to 35%

	Rsysa		0 to 18%
g. South	Brick Metal Panel Glass	Primary	0 to 74% 3% to 14% 20% to 26%
h. South	Trespa Rsysa	Secondary	37% to 45% 29% to 41%
i. _____	_____	Choose an item.	_____
j. _____	_____	Choose an item.	_____
k. _____	_____	Choose an item.	_____

*Note: Provide ranges if there are multiple figures. For example a project with 4 buildings with three variations of building skin treatments, percent of façade area would be described as Cementitious Lap Siding makes up “Between 45% to 55% of the façade area” or “Range 45 to 55 percent”.

C. LAND DIVISIONS

Indicate each of the following:			
1) Net Site Size (sq. ft. or ac.)	62,037	2) Number of Lots Proposed	1
3) Number of Non-Standard Lots Proposed	0	4) Number of Flag Lots Proposed	0
5) Number of Zero Lot Line Lots Proposed	0	6) Number of Left-Over Parcels Proposed	0
7) Number of Existing Structures to Remain	0	8) Proposed Net Density (Dwelling Units Per Acre)	31 DUA
9) Proposed Street Tree Species Short List	a. Carpinus Caroliniana	b. Quercus frainetto ‘Schmidt’	c. Ginkgo biloba ‘Princeton Sentry’

D. PHASED PROJECT DEVELOPMENTS

Indicate each of the following:				
	Phase			
	1	2	3	4
1) Target Construction Begin Date (MM/YR)	05/17	n/a	n/a	n/a
2) Quantity of Units	44	_____	_____	_____
3) Finished Floor Area (SF)	74,836 SF	_____	_____	_____
4) Residential Density Upon Phase Completion (Dwelling Units per Acre)	31 DU/Ac	_____	_____	_____

E. HABITAT CONSERVATION AREA DEVELOPMENTS

Indicate each of the following:				
	High	Moderate	Low	Non-HCA
1) Size of HCA on Site (Sq. Ft.)	_____	_____	_____	_____
2) Proposed Disturbance (Sq. Ft.)	_____	_____	_____	_____
Proposed Mitigation				
3) Trees (Specify Total Quantity, Size at Planting, and Quantity Expected to Survive through 5 th Year)	_____			
4) Shrubs (Specify Total Planting Quantity, Size at Planting, and Quantity Expected to Survive through	_____			

5th Year)

4.0410 Rockwood Town Center (RTC)

4.0420 - Permitted Uses

Standard	N/A	Findings
4.0420 – Permitted Uses	<input type="checkbox"/>	This project is a mixed-use building containing ground floor commercial (daycare) and 4 floors of residential above. The individual uses are allowed as well as mixed-use projects, per Gresham Development Code 4.0410. The project complies.

4.0430 – Land Use District Standards

Standard	N/A	Findings
4.0430(A) – Minimum Lot Size –(4.0431)	<input type="checkbox"/>	There is no minimum for mixed-use projects required by the Rockwood Design District Guidelines. The project complies.
4.0430(B) – Minimum Street Frontage – (4.0431)	<input type="checkbox"/>	There is no minimum for street frontage for mixed-use projects required by the Rockwood Design District Guidelines. The project complies.
4.0430(C) – Minimum Lot Width/Depth Ratio –(4.0431)	<input type="checkbox"/>	There is no minimum lot/width ratio for mixed-use projects Rockwood Design District Guidelines. The project complies.
4.0430(D) – Minimum Floor Area Ratio (FAR) – (4.0432)	<input type="checkbox"/>	In the Rockwood Town Center District the minimum FAR is .5:1. See 4.0432(A) for FAR calculation.
4.0430(E) – Minimum Residential Density	<input type="checkbox"/>	The minimum density is 20 units per acre. With a lot area of 62,037 SF, the minimum density would allow 28.4 units. The project includes 44 residential units. The project complies.
4.0430(F) – Maximum Residential Density	<input type="checkbox"/>	The maximum density is 40 units per acre. With a lot area of 62,037 SF, the maximum density would allow 56.8 units. The project includes 44 residential units. The project complies.
4.0430(G) – Minimum Building Setbacks – (4.0433)	<input type="checkbox"/>	The minimum building setbacks for mixed-use on front, side and rear is 0 feet. The project complies
4.0430(H) – Maximum Building Setbacks – (4.0433)	<input type="checkbox"/>	The maximum building setback for mixed-use buildings is 10 feet front and street-side and none for interior side and rear. The project is within 10 feet of the front, street-side property line. The project complies.
4.0430(I) – Maximum Building Height – (4.0434)	<input type="checkbox"/>	The maximum building height for all uses is 10 stories outside the triangle area. The project is located outside the triangle area This project is 5 stories. The project complies.
4.0430(J) – Transit Design Criteria and Standards Apply – (4.0435)	<input type="checkbox"/>	The Transit Design Criteria and Standards of section 4.0435 apply to the proposed project.
4.0430(K) – Minimum Off-Street Parking Required	<input type="checkbox"/>	There is no minimum parking for commercial use. For residential the minimum is 1 space per residential unit The project contains 44 residential units and 44 parking spaces.

Standard	N/A	Findings
4.0430(L) – Maximum Off-Street Parking Permitted	<input type="checkbox"/>	This project provides the minimum parking required. The project provides 44 parking spaces for 44 residential units. The maximum is 88 parking spaces.
4.0430(M) – Screening and Buffering Required – (4.0438)	<input type="checkbox"/>	
4.0430(N) – Clear Vision Area Required – (4.0439)	<input type="checkbox"/>	This project does not have direct access to an arterial so no clear vision area is required.

4.0431 – Lot Size and Dimensions

Standard	N/A	Findings
4.0431(A) – Minimum Lot Size, Street Frontage, Lot Width/Depth Ratio	<input type="checkbox"/>	This project complies with Table 4.0430 for minimum lot size, street frontage and lot width/depth ration for mixed-use projects. The project complies.
4.0431(B) – Compliance Timing for Attached Dwellings	<input type="checkbox"/>	This project complies with Table 4.0430 for minimum lot size, street frontage and lot width/depth ration for mixed-use projects. The project complies
4.0431(C) – Non-Conforming Lots	<input checked="" type="checkbox"/>	There are no single-family attached or duplexes being proposed.

4.0432 – Floor Area Ratio

Standard	N/A	Findings
4.0432(A) – Mixed-Use FAR Formula	<input type="checkbox"/>	The mixed-use calculation is: $44 \text{ (Proposed Dwelling Units)} / 28.5 \text{ (minimum Dwelling Units)} + 10,000 \text{ sq. ft. (Proposed Commercial Area)} / 31,000 \text{ (Minimum Required Commercial)} = \underline{\quad\quad} = 1.70.$ $1.70 \geq 1$, the project complies.
4.0432(A) – Alterations to Existing Development	<input checked="" type="checkbox"/>	No alterations to existing development is being proposed.
4.0432(B) – Alternative FAR Calculation	<input checked="" type="checkbox"/>	Does not apply. See 4.0432(A)

4.0433 – Setbacks

Standard	N/A	Findings
4.0433(A) – Minimum Setback	<input type="checkbox"/>	Minimum setback distances shall be determined in conformance with the definition for "Setback" as specified in Section 3.0103.
4.0433(B)(1) – Setbacks in RTC, SC, and SC-RJ within the Rockwood Design District (See 7.0500)	<input type="checkbox"/>	The standards within the Rockwood Design District govern. See "7.0500 Rockwood Design District" narrative included in this submission.
4.0433(B)(3) – Setbacks for mixed-use Developments and Attached Dwellings on A Single	<input checked="" type="checkbox"/>	No single-family attached dwelling are being proposed

Standard	N/A	Findings
Lot		
4.0433(C) – Setbacks for Single-Family Attached Dwellings	<input checked="" type="checkbox"/>	No single-family attached dwelling are being proposed

4.0434 – Building Height

Standard	N/A	Findings
4.0434 – Habitable Floors if Required Building Story	<input type="checkbox"/>	In the RTC zone the allowable building height is 10 outside the triangle. This project is outside the RTC triangle. Maximum building heights are specified in Table 4.0430. Any required building story must contain a habitable floor.
4.0434(A) – Upper Façade Window Treatment (See 7.0500)	<input type="checkbox"/>	The standards within the Rockwood Design District and Multi-family Guidelines and Standards govern. See "7.0500 Rockwood Design District" and "7.0100 Multi-family Design Guidelines and Standards" narrative included in this submission.
4.0434(B) – Maximum Building Height Adjacent to LDR-5, LDR-7, TLDR or TR Districts	<input type="checkbox"/>	This project is 50' from a TR district and based on 9.0610 there are no additional restrictions beyond 50' setback.
4.0434(C) – Building Heights for Single-Family Attached Dwellings	<input checked="" type="checkbox"/>	No single-family attached dwellings are being proposed.

4.0435 – Transit Design Criteria and Standards in Central Rockwood and Corridor Districts

Standard	N/A	Findings
4.0435 – Applicable Transit Design Standards for Developments In the Rockwood Design District	<input type="checkbox"/>	The provisions of Section 7.0500 apply to development within the Rockwood Design District transit design criteria of 7.0500 and 7.0210(B)(10)(b) apply as the development is within the Rockwood Design District.
4.0435 – Applicable Transit Design Standards for New Development Requiring Design Review in the Rockwood Design District	<input type="checkbox"/>	The provisions of Section 7.0500 apply to development within the Rockwood Design District. Additionally, the provisions of Section 7.0210(B)(8) and 7.0210(B)(10)(b) apply to new development requiring design review approval in the Rockwood Design District
4.0435 – Applicable Transit Design Standards for New Residential and Mixed-Use (Residential) Development	<input type="checkbox"/>	Section 7.0103 and 7.0201 apply to new residential and mixed-use (residential) development.
4.0435 – Applicable Transit Design Standards for New Commercial and Mixed Use (Commercial) not in the Corridor Design District	<input type="checkbox"/>	Section 7.0202 applies to new commercial and mixed-use (commercial) development requiring design review approval that is not in the Corridor Design District.
4.0435 – Applicable Transit	<input checked="" type="checkbox"/>	No new industrial development is being proposed.

Standard	N/A	Findings
Design Standards for New Industrial Development		
4.0435 – Applicable Transit Design Standards of Section 7.0210(A) for All Developments	<input type="checkbox"/>	Section 7.0210(A) applies in addition to other applicable standards and criteria to all developments except to those commercial developments in the Corridor Design District.

4.0436 – Commercial Uses

Standard	N/A	Findings
4.0436(A) – Enclosure of Business Activities	<input type="checkbox"/>	This project utilizes 30% of total business activity (daycare) to outdoor business activity(playground). In the Rockwood Town Center the allowable outdoor business activity is 50% of total business activity.The project complies.
4.0436(B) – Location Restrictions for Outdoor Business Activities	<input type="checkbox"/>	The projects outdoor business activity locations are not within a required setback or buffer and does not impede pedestrian circulation.

4.0439 – Clear Vision Area Requirements

Standard	N/A	Findings
4.0439 – Applicability of Clear Vision Area Requirements - Section 9.0200	<input checked="" type="checkbox"/>	This project is exemp from 9.0200. This project does not have direct acces to an arterial so no clear vision area is required.

4.0440 – Off-Street Parking for Single-Family Attached Dwellings in the RTC, SC, and SC-RJ Districts

Standard	N/A	Findings
4.0440(A) – Minimum Number & Dimensions	<input checked="" type="checkbox"/>	No single-family attached dwellings are being proposed.
4.0440(B) – Tandem Parking Allowed	<input checked="" type="checkbox"/>	No single-family attached dwellings are being proposed.
4.0440(C) – Maximum Number of Required Spaces Permitted in Driveway or Setbacks	<input checked="" type="checkbox"/>	No single-family attached dwellings are being proposed.
4.0440(D) – Minimum Driveway Width	<input checked="" type="checkbox"/>	No single-family attached dwellings are being proposed.
4.0440(E) – Curb Cuts	<input checked="" type="checkbox"/>	No single-family attached dwellings are being proposed.

Project Name	Sunrise Mixed-use
Site Location or Address	
Applicant	Ed Heissler
Representative	Same
Project Description	The project is a five-story building containing ground floor commercial (daycare) and 4 stories of residential above.

Please choose whether you are complying with the guideline (G) or standard (S) and provide factual information supporting your compliance in the Findings box.

G: Guideline S: Standard N/A: Non-Applicable

7.0100 - Multi-Family Design Guidelines and Standards

	Findings
7.0101(A) - Applicability	7.0100 is applicable as this project contains three or more dwelling units (44) on a single lot and part of a mixed-use development in the Rockwood Design Distyriect.

7.0102 - Design Principles

	Findings
7.0102(a)-(g) - Site Design Principles	The site design fosters community and stewardship by creating a gathering space in the courtyard for people to meet, socialize, and eat together. Trees and shrubs surrounding the gathering area create a sense of calm and a connection to nature. A play area facing the gathering area makes it easy for families with children to gather as well. Pervious pavers and large areas of planting capture and infiltrate stormwater, reducing runoff. Trees and low shrubs (under 4' in heght) in the gathering area allow for visibility while providing a pleasant place to spend time.
7.0102(h)-(j) - Building and Architectural Design Principles	The building design is designed to promote success in the Rockwood Town Center. The scale, use of quality materials and development of a strong pedestrian realm all add to a sense of place and neighborhood pride. Public spaces that are visible from residential units add security and a street frontage that is protected from weather, both promote outdoor resident interaction. The buildings use of color takes its clues from the rich cultural neighborhood and provides an atmosphere of energy and warmth against what can be a gray background. The building also incorporates a covered public space which increases the number of days that residents can engage with each other outside. Close proximity to a bike room and closet for storage of outdoor items makes using the public spaces convenient and inviting.

7.0103(A)(1) - Integrated Site Design

	G	S	N/A	Findings
7.0103(A)(1)(C)(1) or 7.0103(A)(1)(D)(1) Building Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The main building façade and with all primary entries face the primary street (192nd Ave.) This complies.
7.0103(A)(1)(C)(2) or 7.0103(A)(1)(D)(2) Pedestrian Circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A 5' sidewalk along the North of the building provides a direct connection to the site from S.E. 192nd Ave., and 5' minimum pedestrian connections lead to the courtyard and children's playground, to the south of the site, and along the south edge of the parking lot.
7.0103(A)(1)(C)(3) or 7.0103(A)(1)(D)(3) Outdoor Private Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project incorporates 80 SF per residence into the central courtyard.
7.0103(A)(1)(C)(4) or 7.0103(A)(1)(D)(4) Transitions and Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian walkways area separated from parking areas with curbs. A painted crosswalk is provided where the pedestrian path crosses the drive aisle.
7.0103(A)(1)(C)(5) or 7.0103(A)(1)(D)(5) Illumination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.0103(A)(1)(C)(6) or 7.0103(A)(1)(D)(6) Grading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.0103(A)(1)(C)(7) or 7.0103(A)(1)(D)(7) Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Duplexes and Townhouse Style Developments				
7.0103(A)(1)(C)(8) or 7.0103(A)(1)(D)(8) Street-Facing Garages	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project does not include any duplexes or townhouses. The Standard does not apply.

7.0103(A)(2) - Sustainable Site Design

	G	S	N/A	Findings
7.0103(A)(2)(C)(1) or 7.0103(A)(2)(D)(1) Energy Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.0103(A)(2)(C)(2) or 7.0103(A)(2)(D)(2) Water Conservation and Treatment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The irrigation shall minimize water usage by incorporating a rain sensor.
7.0103(A)(2)(C)(3) or 7.0103(A)(2)(D)(3) Contiguous Natural Open Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.0103(A)(2)(C)(4) or 7.0103(A)(2)(D)(4) Hardscape Shading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.0103(A)(2)(C)(5) or 7.0103(A)(2)(D)(5) Site Furnishings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waste receptacles and site tables and chairs will use high recycled content and / or be locally sourced.
7.0103(A)(2)(C)(6) or 7.0103(A)(2)(D)(6) Recycled Hardscape Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pavement will meet the 20% recycled content

7.0103(A)(3) - Safe Design

	G	S	N/A	Findings
7.0103(A)(3)(C)(1) or 7.0103(A)(3)(D)(1) Front Orientation and Surveillance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The front door and units that orient to the street provide glazing that allows for visual surveillance. Units that face the outdoor amenity space provide glazing to add security to the space.
7.0103(A)(3)(C)(2) or 7.0103(A)(3)(D)(2) Outdoor Common Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project outdoor common area and bike room access/rear entry are visible from residential units and provide visual surveillance from residents. The courtyard is centrally located and visible from many of the residences, providing for surveillance.
7.0103(A)(3)(C)(3) or 7.0103(A)(3)(D)(3) Addressing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building identification and addresses 6" in height minimum and are of contrasting color are visible on all building sides. See A5.01-A5.03"Building Elevations" for location. This project is not a breezeway type project therefore there is no need for a complex site map. Parking spaces will not correspond to unit numbers directly. The Standard is met. The Standard is met.
7.0103(A)(3)(C)(4) or 7.0103(A)(3)(D)(4) Crime Prevention through Environmental Design (CPTED)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The CPTED guidelines are addressed through window placement overlooking public spaces to ensure safety. Building entrances are limited, lit and located to ensure pedestrian traffic. Resident space is defined through landscape/hardscape placement. See L1.0"Materials Plan".

7.0103(A)(4) - Inviting and Usable Public and Semi-Public Open Spaces

	G	S	N/A	Findings
7.0103(A)(4)(C)(1) or 7.0103(A)(4)(D)(1) Shared Open Space Size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sufficient open space is provided for scenic amenity and shared exterior space for gatherings.
7.0103(A)(4)(C)(2) or 7.0103(A)(4)(D)(2) Shared Open Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The shared open space provides a gathering space with table, an outdoor grill, bench seating and a play area
7.0103(A)(4)(C)(3) or 7.0103(A)(4)(D)(3) Children's Play Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The children's play area for the residences is 1254 SF and provides and climbing structure and a rocking structure in addition to area to run, all on a fall-attenuated surface under artificial turf. The Head Start play area is 2239 SF and provides 2 play houses (one for 6-23 months, one for 2-5 years) with slides, climbing and opportunities for social interaction and sensory play.
7.0103(A)(4)(C)(4) or 7.0103(A)(4)(D)(4) Deed Restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

7.0103(A)(5) - Landscaping

	G	S	N/A	Findings
7.0103(A)(5)(C)(1) or 7.0103(A)(5)(D)(1) Licensed Design Professional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A landscape architecture firm, PLACE, has designed the play areas, ensuring the design of the space and selection of play equipment is enjoyable and provides exercise.
7.0103(A)(5)(C)(2) or 7.0103(A)(5)(D)(2) Minimum Landscape Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	With 66 trees and large areas of shrub and groundcover throughout the site, sufficient landscape is provided to provide and attractive, green and sustainable development.
7.0103(A)(5)(C)(3) or 7.0103(A)(5)(D)(3) Drought Resistant Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project incorporates drought resistant landscaping; over 20 % of the trees, shrubs and groundcover are drought-resistant
7.0103(A)(5)(C)(4) or 7.0103(A)(5)(D)(4) Variety in Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A variety of canopy and understory trees, including deciduous and evergreen species area provided, and a variety of shrubs, ferns and groundcover is provided.
7.0103(A)(5)(C)(5) or 7.0103(A)(5)(D)(5) Ground Floor Units Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.0103(A)(5)(C)(6) or 7.0103(A)(5)(D)(6) Yard Setback Landscaping and Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project provides the required 15' landscaping with trees at the north of the site.
7.0103(A)(5)(C)(7) or 7.0103(A)(5)(D)(7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project's 66 trees are sufficient to

Site Landscape Trees				create an attractive site.
7.0103(A)(5)(C)(8) or 7.0103(A)(5)(D)(8) Interior Drive Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project provides interior drive trees, both on either side of the entryway drive and in the parking lot median.
7.0103(A)(5)(C)(9) or 7.0103(A)(5)(D)(9) Staking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The tree planting detail L-5.0/4 specifies staking.
7.0103(A)(5)(C)(10) or 7.0103(A)(5)(D)(10) Irrigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L-4.0, planting note 1. specifies that an automatic underground irrigation system shall be provided.
7.0103(A)(5)(C)(11) or 7.0103(A)(5)(D)(11) Plant Sizes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trees are minimum 2.5" caliper and shrubs and groundcover are sized to provide a mature appearance at installation.
7.0103(A)(5)(C)(12) or 7.0103(A)(5)(D)(12) Mulch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The planting details specify mulch. L-5.0/3, 4, 5
7.0103(A)(5)(C)(13) or 7.0103(A)(5)(D)(13) Landscape Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.0103(A)(5)(C)(14) or 7.0103(A)(5)(D)(14) Buffering and Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is providing a 6' high masonry wall and minimum 15' landscape buffer with 1 tree per 15 linear feet and 50 shrubs per 100 linear feet at the northern boundary of the site per 9.0100 (Type C, Option 2).
Duplexes and Townhouse Style Developments				
7.0103(A)(5)(C)(15) or 7.0103(A)(5)(D)(15) Landscaping Between Driveways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

7.0103(A)(6) - Public and Private Space Transitions

	G	S	N/A	Findings
7.0103(A)(6)(C)(1) or 7.0103(A)(6)(D)(1) Building Separation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.0103(A)(6)(C)(2) or 7.0103(A)(6)(D)(2) Ground Level Privacy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.0103(A)(6)(C)(3) or 7.0103(A)(6)(D)(3) Transitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

7.0103(A)(7) - Pedestrians, Bikes and Transit

	G	S	N/A	Findings
7.0103(A)(7)(C)(1) or 7.0103(A)(7)(D)(1) Entry Weather Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Both building front entries have both a recessed entry greater than 4' and also provide an extended awning. The project complies
7.0103(A)(7)(C)(2) or 7.0103(A)(7)(D)(2) Bike and Pedestrian Provisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bike parking is in accordance with Table 9.0851 and is internal to the building. The project complies.
7.0103(A)(7)(C)(3) or 7.0103(A)(7)(D)(3) Transit Connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground floor windows and primary entries are oriented toward the street.

	G	S	N/A	Findings
				The project complies.

7.0103(A)(8) - Vehicular Circulation and Off-Street Parking

	G	S	N/A	Findings
7.0103(A)(8)(C)(1) or 7.0103(A)(8)(D)(1) Vehicular Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.0103(A)(8)(C)(2) or 7.0103(A)(8)(D)(2) Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mixed-Use Style Developments				
7.0103(A)(8)(C)(3) or 7.0103(A)(8)(D)(3) Garage Entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

7.0103(B)(1) - Massing

	G	S	N/A	Findings
7.0103(B)(1)(C)(1) or 7.0103(B)(1)(D)(1) Prevention of Long, Monotonous, Uninterrupted Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project utilizes material change and plane change, along with vertical architectural bays to break up the main street façade. The base of the building uses brick to differentiate the bottom of the building at the pedestrian level.
7.0103(B)(1)(C)(2) or 7.0103(B)(1)(D)(2) Building Modulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building is broken into three smaller surfaces and then incorporates smaller vertical architectural elements to provide modulation and prevent large uninterrupted walls.
7.0103(B)(1)(C)(3) or 7.0103(B)(1)(D)(3) Building Base and Top	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The projects ground floor is 12 feet tall and utilizes a masonry skin, which creates a definable building base.
7.0103(B)(1)(C)(4) or 7.0103(B)(1)(D)(4) Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building contains a 24 square foot storage closet for every unit. The storage room is located on every floor and contains a closet for each unit on the floor. A storage room is also provided on the ground floor as a securable location for outdoor items. See plans a1.01-A1.05 "Building Plans".

7.0103(B)(2) - Façade Composition

	G	S	N/A	Findings
7.0103(B)(2)(C)(1) or 7.0103(B)(2)(D)(1) Street-Facing Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building incorporates a plane recess in the middle portion of the building to create a breakdown in mass. It gives the overall appearance of interlocking building elements. The change in material strengthens this move. Brightly colored "window boxes" create a

				rhythm along the overall façade that further breaks down the scale. Quality materials add to the integrity of the building. Projecting window shades provide another splash of color and provide a subtle common repeating element.
7.0103(B)(2)(C)(2) or 7.0103(B)(2)(D)(2) Mechanical Equipment (Through-Wall Heating/Cooling Systems)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The mechanical louvers used in the building are incorporated in the building design. Flush mounted louvers are grouped into larger glazing elements and are colored to blend with adjacent materials.
7.0103(B)(2)(C)(3) or 7.0103(B)(2)(D)(3) Exterior Window Depth	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior windows have a minimum 2" reveal. See sheet A6.01 "Building Details". The Standard is met.
7.0103(B)(2)(C)(4) or 7.0103(B)(2)(D)(4) Street-Facing Façade Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The street-facing façade is made up of a minimum of 25% glazing. See sheet A5.01 "Building Elevations". The Standard is met.
7.0103(B)(2)(C)(5) or 7.0103(B)(2)(D)(5) Prohibition of Blank, Windowless Walls when Facing a Public Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project contains no windowless walls that face the street. The Standard is met.
7.0103(B)(2)(C)(6) or 7.0103(B)(2)(D)(6) Building Facade Transition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adjacent building faces utilize similar materials, glazing and scale elements, thus providing appropriate transition between building faces. See sheets A5.01-A5.03 "Building Elevations" The Standard is met.
7.0103(B)(2)(C)(7) or 7.0103(B)(2)(D)(7) Mechanical and Communication Equipment Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rooftop mechanical equipment is screened from view from the street and public outdoor spaces by the use of a metal panel screening wall. See sheet A1.06 "Roof Plan". The Standard is met..
7.0103(B)(2)(C)(8) or 7.0103(B)(2)(D)(8) Garage Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no garage doors within this project.
Duplexes and Townhouse Style Developments				
7.0103(B)(2)(C)(9) or 7.0103(B)(2)(D)(9) Street-Facing Façade Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no duplexes or townhouses in this project. The Standard does not apply.
7.0103(B)(2)(C)(10) or 7.0103(B)(2)(D)(10) Windows and Door Trim	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no duplexes or townhouses in this project. The Standard does not apply.
7.0103(B)(2)(C)(11) or 7.0103(B)(2)(D)(11) Unit Visual Distinction	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no duplexes or townhouses in this project. The Standard does not apply.

Mixed-Use Style Developments				
7.0103(B)(2)(C)(14) or 7.0103(B)(2)(D)(12) Ground Floor Glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See 7.0503(B)(4)(C or D)(1). The Rockwood Design District takes precedent. See narrative 7.0503
7.0103(B)(2)(C)(14) or 7.0103(B)(2)(D)(13) Alleyway Window Percentage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All uses above the ground floor are residential.
7.0103(B)(2)(C)(12) and (13) or 7.0103(B)(2)(D)(14) Weather Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Awnings are incorporated along street façade to provide weather protection. See sheet A5.01 "Building Elevation". The Standard is met.
7.0103(B)(2)(C)(15) or 7.0103(B)(2)(D)(15) Visible Transmittance Value	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All Storefront windows have a Visible Transmittance (VT) value of 60% or greater. The Standard is met.

7.0103(B)(3) - Sense of Entry

	G	S	N/A	Findings
7.0103(B)(3)(C)(1) or 7.0103(B)(3)(D)(1) Orientation of Front Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All entries are recessed, include projecting capopies, a change of material and large storefront glazing to provide visual prominence. See sheets A5.01 "BUilding Elevation".
7.0103(B)(3)(C)(2) or 7.0103(B)(3)(D)(2) Walk Connection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no individual ground floor units.
7.0103(B)(3)(C)(3) or 7.0103(B)(3)(D)(3) Entrance Elements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no individual ground floor units.
7.0103(B)(3)(C)(4) or 7.0103(B)(3)(D)(4) Emphasis of Building Entry for Apartment-Style and Big House Multi-Plexes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building provides a glazed recessed entry into a shared lobby. To reinforce the entry exposed columns are used along with a change of material and color. See sheets A1.01 "Building Plan" and A5.01 "BUilding Elevation"
7.0103(B)(3)(C)(5) or 7.0103(B)(3)(D)(5) Weather Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All ground floor common entries provide a minimum 4' overhead protection. See sheets A1.01 "Building Plan".
7.0103(B)(3)(C)(6) or 7.0103(B)(3)(D)(6) Door Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The main building entries include high quality glazed storefront doors. The project complies.

Mixed-Use Developments

7.0103(B)(3)(C)(7) or 7.0103(B)(3)(D)(7) Location of Building Entrances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building entrances are located to provide needed entrances into different uses along the building façade. The entries are also separated to provide a sense of individual entry to residents. All entries utilize recessed doors and canopy for weather protection. A larger colored "window bay" is used to emphasize the corner entry.
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7.0103(B)(4) - Sustainable Architecture

	G	S	N/A	Findings
7.0103(B)(4)(C)(1) or 7.0103(B)(4)(D)(1) Energy Efficiency	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building windows are located as to provide full 90 degree opening to facilitate the most natural ventilation possible. Windows are located so that views are provided to residents of streets and surrounding landscape. Windows are of high quality and are provided with sunshades on south and west exposures. The Standard is met.
7.0103(B)(4)(C)(2) or 7.0103(B)(4)(D)(2) Sustainable Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is our goal to use materials that add to the reduction of impacts to our environment. We have included Pdf's from our primary materials manufacturers that show how their products add to our need for a sustainable project.
7.0103(B)(4)(C)(3) or 7.0103(B)(4)(D)(3) Sustainable Architectural Elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Along with our use of quality and sustainable exterior materials, the project will include indoor elements such as efficient mechanical systems and natural ventilation, low floor fixtures and efficient lighting strategies.

7.0103(B)(5) - High-Quality Materials

	G	S	N/A	Findings
7.0103(B)(5)(C)(1) or 7.0103(B)(5)(D)(1) Primary Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The street-facing façade is composed of three main materials: Brick, Metal panel, TruGrain simulated wood siding. All of these materials provide a high level of quality and durability.
7.0103(B)(5)(C)(2) or 7.0103(B)(5)(D)(2) Secondary Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Based on the building design with its breakup of building masses, there is a heirachy of materials through form from one elevation to another. Our pallette of Brick, glass, metal panel, TruGrain siding and Trespa panels all have a quality that is durable and provides a level of finish that assembles a high performing building envelope. See sheets A5.01-A5.03 "Building Elevation"
7.0103(B)(5)(C)(3) or 7.0103(B)(5)(D)(3) Accent Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is no use of concrete block of any finish style used as an exterior element and the use of solid fiber cement trim is used in very limited application
7.0103(B)(5)(C)(4) or 7.0103(B)(5)(D)(4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	We are using no building materials that

Prohibited Materials				are listed on the prohibited list.
7.0103(B)(5)(C)(5) or 7.0103(B)(5)(D)(5) Fencing Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A fence at the southern boundary of the site will be cedar; the fence enclosing the Head Start play area will be metal and wood, both durable, maintainable and attractive.

7.0212 Standards for New Solid Waste and Recycling Collection Areas for Multi-Family, Commercial, Industrial, and Institutional Developments

7.0212(A) – Recycling and Solid Waste Collection Areas

Standard	N/A	Findings
7.0212(A)(1) – Unobstructed and Safe Access	<input type="checkbox"/>	The trash and recycle room is located within the building with secured access.
7.0212(A)(2) – Sizing of Collection Area (See Matrix Guidelines)	<input type="checkbox"/>	The trash and recycle room is 429 SF.
7.0212(A)(3) – Number of Collection Areas	<input type="checkbox"/>	One trash and recycle room is provided.
7.0212(A)(4) – Proximity of Separated Solid Waste and Recycling Collection Areas	<input checked="" type="checkbox"/>	
7.0212(A)(5) – Location of Collection Areas	<input type="checkbox"/>	The trash and recycle room is located on the ground floor, SE corner of the building.
7.0212(A)(6) – Compliance with Gresham Revised Code 7.25	<input type="checkbox"/>	
7.0212(A)(7) – Collection Area Screening	<input checked="" type="checkbox"/>	
7.0212(A)(7)(a) – Wood/Chain Link Enclosure Damage Prevention Measures	<input checked="" type="checkbox"/>	
7.0212(A)(7)(b) – Masonry Enclosure Damage Prevention Measures	<input checked="" type="checkbox"/>	
7.0212(A)(8) – Enclosure Gate Opening	<input checked="" type="checkbox"/>	
7.0212(A)(9) – “No Parking” Signage	<input checked="" type="checkbox"/>	
7.0212(A)(10) – Fire and Structural Specialty Code Compliance for Collection Area Location	<input type="checkbox"/>	The trash and recycle room meets the fire and OSSC requirements, walls and floor / ceiling assemblies are a min of 1-hour fire rated construction.
7.0212(A)(11) – Enclosure Surface Material and Design	<input checked="" type="checkbox"/>	
7.0212(A)(12) – Small Enclosure Staging Area	<input checked="" type="checkbox"/>	
7.0212(A)(13) – Enclosure Approach and Staging Area Maximum Grade	<input checked="" type="checkbox"/>	

Standard	N/A	Findings
7.0212(A)(14) – Container Spacing within Collection Enclosure	<input type="checkbox"/>	
7.0212(A)(15) – Area Spacing for Collection Enclosure Perimeter Maintenance	<input type="checkbox"/>	
7.0212(A)(16) – Large Container Orientation	<input type="checkbox"/>	
7.0212(A)(17) – Access Maneuvering Area for Enclosures with Large Containers	<input type="checkbox"/>	

7.0212(B) – Collection Area Standards for Drop Boxes and Compactors

Standard	N/A	Findings
7.0212(B)(1) – Pad Size	<input type="checkbox"/>	
7.0212(B)(2) – Pad Setback	<input type="checkbox"/>	
7.0212(B)(3) – Loading Docks	<input type="checkbox"/>	
7.0212(B)(4) – Compactor Equipment Compatibility	<input type="checkbox"/>	

7.0212(C) – Standards for On-Site Storage of Special Wastes/Recyclable Materials

Standard	N/A	Findings
7.0212(C)(1) – Compliance with DEQ Standards for Environmentally Hazardous Wastes	<input type="checkbox"/>	
7.0212(C)(2) – Oils, Grease Animal Rendering Recycling or Disposal Area Locations	<input type="checkbox"/>	

7.0212(D) – Exceptions

Standard	N/A	Findings
7.0212(D)(1) – Compatible with Service Provider’s Methods of Operation	<input type="checkbox"/>	
7.0212(D)(2) – No Unreasonable Increase in the Cost of Service	<input type="checkbox"/>	

Please choose whether you are complying with the guideline (G) or standard (S) and provide your factual information supporting your compliance in the Findings box.

G: Guideline S: Standard N/A: Non-Applicable

The first column of each section includes a code that indicates which types of development the standard applies to. The codes translate to the following:

A – All Development

C – Commercial, Institutional, Employment, Live/Work and Mixed-Use Development

E – Existing Development

L – Buildings over 30,000 square feet

M – Civic

R – Residential: Multi-Family/Single Family Attached

Shaded rows only apply to projects inside the triangle area

7.0503(A)(1) Neighborhood Connectivity and Block Structure

		G	S	N/A	Findings
A	7.0503(A)(1)(C)(1) or 7.0503(A)(1)(D)(1) – Future Street Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(1)(C)(2) or 7.0503(A)(1)(D)(2) – Vehicular & Pedestrian Connections (Public)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C	7.0503(A)(1)(C)(3) or 7.0503(A)(1)(D)(3) – Vehicular & Pedestrian Connections (Private)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C	7.0503(A)(1)(C)(4) or 7.0503(A)(1)(D)(4) Block Length	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
R	7.0503(A)(1)(C)(5) or 7.0503(A)(1)(D)(5) – Block Length	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
R	7.0503(A)(1)(C)(6) or 7.0503(A)(1)(D)(6) – Connectivity and Block Structure Standards of Section 7.0100 or 7.0200	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

7.0503(A)(2) – Internal Circulation: Public Streets and Primary Internal Drives

		G	S	N/A	Findings
A	7.0503(A)(2)(C)(1) or 7.0503(A)(2)(D)(1) – Public Streets Designed to Public Works Standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(2)(C)(2) or 7.0503(A)(2)(D)(2) – Primary Internal Drive Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(2)(C)(3) or 7.0503(A)(2)(D)(3) – Internal Drives with Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(2)(C)(4) or 7.0503(A)(2)(D)(4) – Crosswalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(2)(C)(5) or 7.0503(A)(2)(D)(5) –Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(2)(C)(6) or 7.0503(A)(2)(D)(6) – Landscape Divisions in- lieu-of Primary Internal Drive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

7.0503(A)(3) – Building Placement and Frontage Requirements

	Standard	G	S	N/A	Findings
A	7.0503(A)(3)(C)(1) or 7.0503(A)(3)(D)(1) – Building Façade Setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building is located to positively define the street edge. The guideline is met.
	7.0503(A)(3)(C)(2) or 7.0503(A)(3)(D)(2) – Parking Setbacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking and vehicular circulation occurs behind the maximum setback. A side entry drive with is excepted provides access. The standard is met.
	7.0503(A)(3)(C)(3) or 7.0503(A)(3)(D)(3) – Building Frontage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This project occupies 61.2% of the site frontage length between 0' and 10' setback. The standard is met.
	7.0503(A)(3)(C)(4) or 7.0503(A)(3)(D)(4) – Buildings at Street Intersections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project only has one street frontage. The standard does not apply.
	7.0503(A)(3)(C)(5) or 7.0503(A)(3)(D)(5) or if residential 7.0503(A)(3)(C)(8) or 7.0503(A)(3)(D)(8) –	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A gracious entry has been provided at the daycare to better facilitate traffic at peak hours of use. The street continuity is not unduly interrupted along the majority of the block. Exposed columns and floors above continue to

	Standard	G	S	N/A	Findings
	Pedestrian-Oriented Open Spaces Counting Toward Building Frontage Requirements				define the street edge.
	7.0503(A)(3)(C)(6) or 7.0503(A)(3)(D)(6) or if residential 7.0503(A)(3)(C)(9) or 7.0503(A)(3)(D)(9) – Street Intersection Pedestrian-Oriented Open Space Dimensional Requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project does not contain any open space at an intersection.
M	7.0503(A)(3)(C)(7) or 7.0503(A)(3)(D)(7) – Setback Flexibility for Civic Uses	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is commercial and this guideline does not apply.

7.0503(A)(4) – Building Orientation and Entries

	Standard	G	S	N/A	Findings
A	7.0503(A)(4)(C)(1) or 7.0503(A)(4)(D)(1) – Building Entry Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building only has one street frontage and is oriented toward the street. See sheet A0.02 "Site Plan".
	7.0503(A)(4)(C)(2) or 7.0503(A)(4)(D)(2) – Street Intersection Building Entry Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The building is not located on a corner. The guideline does not apply.
	7.0503(A)(4)(C)(3) or 7.0503(A)(4)(D)(3) – Building Entry Pedestrian Walkway Connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian circulation routes connect directly to building entries. See sheet A0.02 "Site Plan".
C	7.0503(A)(4)(C)(4) or 7.0503(A)(4)(D)(4) – Additional Building Entries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building entries includes one commercial tenant and the residential lobby entrance, each use contains a street-facing entry. See sheet A1.01 "Building Floor Plan"
	7.0503(A)(4)(C)(5) or 7.0503(A)(4)(D)(5) – Rear Located Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The building is not located at the rear of the site. The standard does not apply.
	7.0503(A)(4)(C)(6) or 7.0503(A)(4)(D)(6) – Separate Entry for Mixed Use Developments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building entries includes one commercial tenant and the residential lobby entrance, each use contains a street-facing entry. See sheet A1.01 "Building Floor Plan".
L	7.0503(A)(4)(C)(7) or 7.0503(A)(4)(D)(7) – Building Entries per Street Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Although the building is larger than 30,000 square feet, the building does not face multiple streets. The guideline does not apply.

	Standard	G	S	N/A	Findings
R	7.0503(A)(4)(C)(8) or 7.0503(A)(4)(D)(8) – Building Entries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The residential lobby is oriented to and accessible from the street. The guideline is met.
	7.0503(A)(4)(C)(9) or 7.0503(A)(4)(D)(9) – Transitions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no ground floor residential units. The guideline does not apply.

7.0503(A)(5) – Publicly Accessible Open Space

	Standard	G	S	N/A	Findings
A	7.0503(A)(5)(C)(1) or 7.0503(A)(5)(D)(1) – Sites Abutting or Facing a Light Rail Station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site does not face a light rail station. The guideline does not apply.
C	7.0503(A)(5)(C)(2) or 7.0503(A)(5)(D)(2) – Proportional Amount of Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project contains open space greater than 4% of the lot area for the commercial component of the project. See sheet L1.0 "Landscape Plan". The standard is met.
	7.0503(A)(5)(C)(3) or 7.0503(A)(5)(D)(3) – Dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The dimension of the open space is sufficient to encourage useage and activity. See shett L1.0 "Landscape Plan". The guideline is met
	7.0503(A)(5)(C)(4) or 7.0503(A)(5)(D)(4) – Location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The open space is visible from primary internal drive and is located withing 40' of a building entrance. See sheet L1.0 "Landscape Plan". The standard is met.
	7.0503(A)(5)(C)(1) or 7.0503(A)(5)(D)(1) D.5 – Components	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(5)(C)(1) or 7.0503(A)(5)(D)(1) D.6 – Enhanced Streetscapes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
R	7.0503(A)(5)(C)(7) or 7.0503(A)(5)(D)(7) – Compliance with Section 7.0103(A)(4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See 7.0103(A)(4)(d)(1) narrative included with this application. The standard is met.

7.0503(A)(6) – Parking

	Standard	G	S	N/A	Findings
A	7.0503(A)(6)(C)(1) or 7.0503(A)(6)(D)(1) – Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(6)(C)(2) or 7.0503(A)(6)(D)(2) – Landscape Buffer per Section 9.0823	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(6)(C)(3) or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Standard	G	S	N/A	Findings
	7.0503(A)(6)(D)(3) – Pedestrian walkways				
	7.0503(A)(6)(C)(4) or 7.0503(A)(6)(D)(4) – Street Intersection Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(6)(C)(5) or 7.0503(A)(6)(D)(5) – Structured Parking (see also Sections 7.0503(1)(B)(2)(D) and 7.0503(1)(B)(4)(D))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(6)(C)(6) or 7.0503(A)(6)(D)(6) – Alley Access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(6)(C)(7) or 7.0503(A)(6)(D)(7) or residential 7.0503(A)(6)(C)(8) or 7.0503(A)(6)(D)(8) – Required Off-Street Parking: Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

7.0503(A)(7) – Pedestrian Circulation

	Standard	G	S	N/A	Findings
A	7.0503(A)(7)(C)(1) or 7.0503(A)(7)(D)(1) – Pedestrian Circulation Standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(7)(C)(2) or 7.0503(A)(7)(D)(2) – Pedestrian Environment and Access to Transit Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(7)(C)(3) or 7.0503(A)(7)(D)(3) – Publicly Accessible Open Spaces on Burnside, Stark, or 181 st	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

7.0503(A)(8) – Landscaping

	Standard	G	S	N/A	Findings
A	7.0503(A)(8)(C)(1) or 7.0503(A)(8)(D)(1) – Professional Licensed Landscape Architect	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project's landscape was designed by licensed landscape architects as PLACE, to create a unique, attractive and significant landscaping.

	Standard	G	S	N/A	Findings
	Required				
C	7.0503(A)(8)(C)(2) or 7.0503(A)(8)(D)(2) – Site Landscaping: Standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A	7.0503(A)(8)(C)(3) or 7.0503(A)(8)(D)(3) / 7.0503(A)(8)(C)(4) or 7.0503(A)(8)(D)(4) – Site Landscaping: Percent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
R	7.0503(A)(8)(C)(5) or 7.0503(A)(8)(D)(5) – Parking Area Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

7.0503(A)(9) – Service and Loading Areas and Perimeter Screening

	Standard	G	S	N/A	Findings
A	7.0503(A)(9)(C)(1) or 7.0503(A)(9)(D)(1) – Dedicated Loading Facilities – Location (see also Section 9.0840)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(9)(C)(2) or 7.0503(A)(9)(D)(2) – Solid Waste Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(9)(C)(3) or 7.0503(A)(9)(D)(3) – Perimeter Site Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

7.0503(A)(10) – Site Lighting

	Standard	G	S	N/A	Findings
A	7.0503(A)(10)(C)(1) or 7.0503(A)(10)(D)(1) – Areas of Illumination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(10)(C)(2) or 7.0503(A)(10)(D)(2)– Internal Drive Height Limitation and Shielding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(10)(C)(3) or 7.0503(A)(10)(D)(3)– Illumination Levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(A)(10)(C)(4) or 7.0503(A)(10)(D)(4)– Cut- Off Fixtures and Vandalism-Resistant Covers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Standard	G	S	N/A	Findings
	7.0503(A)(10)(C)(5) or 7.0503(A)(10)(D)(5)– Measuring Illumination Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Light poles are 20' high and wall mounted light will be at 12' above grade.

Building Design

7.0503(B)(1) – Building Massing

	Standard	G	S	N/A	Findings
A	7.0503(B)(1)(C)(1) or 7.0503(B)(1)(D)(1) – Minimum Building Mass	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Section does not apply per 7.0503(B)(1)(C)(3)(a)
	7.0503(B)(1)(C)(2) or 7.0503(B)(1)(D)(2) – Change in Mass Visibility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Section does not apply per 7.0503(B)(1)(C)(3)(a)
C	7.0503(B)(1)(C)(3) or 7.0503(B)(1)(D)(3) – Quantity of Masses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The standard requires that buildings with footprints up to and including 30,000 square feet may consist of one mass or building volume. The proposed project has a building footprint of 14,175 square feet and is therefore required to have one building mass or volume. The standard is met.
	7.0503(B)(1)(C)(4) or 7.0503(B)(1)(D)(4) – Mass Changes – Section 7.0503(1)(B)(2)(D)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Section does not apply per 7.0503(B)(1)(C)(3)(a)
	7.0503(B)(1)(C)(5) or 7.0503(B)(1)(D)(5) – Location of Tallest Mass – Section 7.0503(A)(3)(D)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Section does not apply per 7.0503(B)(1)(C)(3)(a)
	7.0503(B)(1)(C)(6) or 7.0503(B)(1)(D)(6) – Building Located at Street Intersections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Section does not apply per 7.0503(B)(1)(C)(3)(a)
	7.0503(B)(1)(C)(7) or 7.0503(B)(1)(D)(7) – Compliance with Section 7.0103	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See findings in Section 7.0503(1) of this narrative.
E	7.0503(B)(1)(C)(8) or 7.0503(B)(1)(D)(8) – Building Renovations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This project is not a renovation of an existing building. The standard does not apply.
	7.0503(B)(1)(C)(9) or 7.0503(B)(1)(D)(9) – Building Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is not an addition to an existing building. The standard does not apply.

7.0503(B)(2) – Façade Composition and Building Articulation

	Standard	G	S	N/A	Findings
A	7.0503(B)(2)(C)(1) or 7.0503(B)(2)(D)(1) – Mechanical and Communication Equipment Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mechanical and communication systems equipment is located internally in a ground floor mechanical room. See sheet A1.01 "Floor Plan Level 1". The rooftop mechanical elements are located and screened with a metal panel fence. See sheet A1.06 "Roof Plan"
	7.0503(B)(2)(C)(2) or 7.0503(B)(2)(D)(2) – Through-Wall Heating/Cooling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Through wall VTAC units are proposed to provide an affordable system to provide better quality of living to residents. To mitigate the visual impact, a flush exterior louver has been designed as an integral element in window groupings on the facade. The louver will be powder coated to a color that blends with the adjacent material and is of complimentary size to adjacent architectural glazing, thus creating an overall integrated expression. The louver will vary in color based on façade location to respond to adjacent material. See sheet A5.01-A5.03 "Exterior Elevations" and A0.02 "Building Perspectives" and product cut sheet
	7.0503(B)(2)(C)(3) or 7.0503(B)(2)(D)(3) – Buildings Greater Than Four Stories	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building creates a distinct base and top through the used of a material change. The ground floor utilizes a masonry skin while upper floors are clad in a high quality metal panel and a simulated wood product. Building mass at the street is further reduced by creating a central plane 58' wide and recessed 2' with a shorter parapet height. This breaks the upper levels into thirds and creates an interlocking form, thus reducing the overall mass. Masses of non-street facing facades are broken into shorter planes of 45' max with offsets of 2' minimum. Masses change materials and colors to provide an appearance of multiple buildings. See sheets A0.04 and A5.01-A5.03, "Building Perspectives" "Building Elevations"
C	7.0503(B)(2)(C)(4) or 7.0503(B)(2)(D)(4) – Visual Interest along Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building wall is articulated by creating multiple planes. The largest plane being 58' and with the shallowest recess being 2'. See sheet A5.01-A5.03 "Building Elevations" and A1.01 "Floor Plan".
	7.0503(B)(2)(C)(5) or 7.0503(B)(2)(D)(5) – Repeating Design Elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building utilizes a metal canopy/eyebrow paired with a with a brick texture change at the bulkhead to create a repeating element along

	Standard	G	S	N/A	Findings
					the ground floor. See sheet A5.01-A5.03 "Building Elevations" and A0.03 "Building Perspectives"
	7.0503(B)(2)(C)(6) or 7.0503(B)(2)(D)(6) – Ground Floor Heights	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The building has a ground floor that is 12' clear to bottom of structure. See sheet A5.1-A5.03 "building Elevations" The standard is met.
R	7.0503(B)(2)(C)(7) or 7.0503(B)(2)(D)(7) – Compliance with Section 7.0103	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See findings in Section 7.0503(2) of this narrative.
E	7.0503(B)(2)(C)(8) or 7.0503(B)(2)(D)(8) – Compliance with Section 7.0103.B.2.d	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This project is not a existing development. The standard does not apply.

7.0503(B)(3) – Ground Level Details

	Standard	G	S	N/A	Findings
C	7.0503(B)(3)(C)(1) or 7.0503(B)(3)(D)(1) – Additional Design Elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is outside the Rockwood Triangle and requires two additional design elements that compliment Section 7.0503(B)(2)(D) including transom windows above storefront windows and 5 pedestrian scaled sconces with the largest interval at 30' See sheet A5.01 "Building Elevation". The standard is met.
	7.0503(B)(3)(C)(2) or 7.0503(B)(3)(D)(2) – Ground Floor Storefront Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All ground floor storefront windows include a 2' bulkhead along the street-facing façade. See sheet A5.01 "Building Elevation". The Standard is met.
	7.0503(B)(3)(C)(3) or 7.0503(B)(3)(D)(3) – Building Base Design Elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The building incorporates one of the required elements that defines a building base. The base is composed of masonry and changes to metal panel above the ground floor. See sheets A5.01-A5.03 "Building Elevations. The standard is met.
	7.0503(B)(3)(C)(4) or 7.0503(B)(3)(D)(4) – Building Base Height	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The building height is 60' and has a base height of 12', which is 20%. This is the maximum allowed by the standard. See sheet A5.01 "Building Elevation" The Standard is met.
	7.0503(B)(3)(C)(5) or 7.0503(B)(3)(D)(5) – Location of Uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All ground floor uses of this project are at sidewalk elevation. The Standard is met.
R	7.0503(B)(3)(C)(6) or 7.0503(B)(3)(D)(6) – Ground-Floor Street-Facing Façade Features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	For this project the ground floor is considered to be commercial.

	Standard	G	S	N/A	Findings
	7.0503(B)(3)(C)(7) or 7.0503(B)(3)(D)(7) – Ground-Floor Elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	For this project the ground floor is considered to be commercial.
E	7.0503(B)(3)(C)(8) or 7.0503(B)(3)(D)(8) – Building Renovations - Section 7.0503(B)(3)(D)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is new construction. The standard does not apply.

7.0503(B)(4) – Transparency

	Standard	G	S	N/A	Findings
A	7.0503(B)(4)(C)(1) or 7.0503(B)(4)(D)(1) – Window Recess	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The glass on the ground floor are recessed 4" from the building face. See A5.02 "Details". The Standard is met.
C	7.0503(B)(3)(C)(2) or 7.0503(B)(3)(D)(2) – Glazing Percentage along Stark & 181 st – Ground Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This project faces 192nd. The standard does not apply.
	7.0503(B)(3)(C)(3) or 7.0503(B)(3)(D)(3) – Glazing Percentage for Street-facing Facades – Ground Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Outside the triangle the minimum glazing requirement is 50% between 2' and 12' on street facing facades. This façade area of the street-facing façade is 1566 square feet. The square footage of glass between 2' and 12' is 838 square feet. This provides 54% glazing, which exceeds the 50% minimum. See A5.01 "Building Elevation". The Standard is met.
	7.0503(B)(3)(C)(4) or 7.0503(B)(3)(D)(4) – Glazing Percentage for certain Non-street-facing Facades – Ground Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(B)(3)(C)(5) or 7.0503(B)(3)(D)(5) – Glazing Percentage for Street-facing Facades – Upper Level	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The upper levels of this project are residential. This does not apply.
	7.0503(B)(4)(C)(6) or 7.0503(B)(4)(D)(6) – Window Opening Proportions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The ground floor windows have varying proportions. The least vertical proportion is 1.75 to 1. The most typical being 1.25 to 1. See sheets A5.01-A5.03 "Building Elevations". The Standard is met.
	7.0503(B)(4)(C)(7) or 7.0503(B)(4)(D)(7) – Visual Connectivity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project contains no display windows.
	7.0503(B)(4)(C)(8) or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The storefront windows shall have a Visible

	Standard	G	S	N/A	Findings
	7.0503(B)(4)(D)(8) – Visible Transmittance				Transmittance (VT) value of at least 60%. The Standard is met.
R	7.0503(B)(4)(C)(9) or 7.0503(B)(4)(D)(9) – Compliance with Section 7.0103	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See 7.0103 for transparency standards in residential buildings. In addition 60% of shared residential spaces (lobby/bikeroom) are glass between 2' and 12'. The rear entry that leads to rear parking area and outdoor amenity space is glass that allows residents to view outside before exiting the building. See sheets A0.01"building Perspectives", A5.01-A5.03"Building elevations" and A1.01"Building Plans"
E	7.0503(B)(4)(C)(10) or 7.0503(B)(4)(D)(10) – Existing Buildings – Non-Conforming Transparency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is new construction. The standard does not apply.
	7.0503(B)(4)(C)(11) or 7.0503(B)(4)(D)(11) – Existing Buildings – Covered Window Openings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is new construction. The standard does not apply.

7.0503(B)(5) – Building Entry

	Standard	G	S	N/A	Findings
A	7.0503(B)(5)(C)(1) or 7.0503(B)(5)(D)(1) – Architectural Emphasis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building entries are designed as a distinct element through the use of recessed wall, full height storefront glass and colored metal panel that contrasts the masonry material at the ground floor. See sheets A1.01 "Building Plan" and A5.01-A5.03 "BUilding Elevations".
	7.0503(B)(5)(C)(2) or 7.0503(B)(5)(D)(2) – Visible Change in Building Entry Depth	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building entries are recessed a minimum of 5', surpassing the 12" minimum recessed depth of the standard. See sheets A1.01"Building plans" The standard is met.
	7.0503(B)(5)(C)(3) or 7.0503(B)(5)(D)(3) – Features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The two strategies that are used to highlight the entry are oversized entry doors (8' tall storefront doors) and changing the color and material at the entry recess from brick to colored metal panel. See sheet A5.01-A5.03"Building Elevations"
	7.0503(B)(5)(C)(4) or 7.0503(B)(5)(D)(4) – Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building entry doors are part of a full height high quality storefront system. Adjacent to the entry the use of high quality finished metal panel, brick and glass. See sheet A5.01-A5.03"Building Elevations"
	7.0503(B)(5)(C)(5) or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building entries are protected by providing a

	Standard	G	S	N/A	Findings
	7.0503(B)(5)(D)(5) – Weather Protection				recess of at least 4'. See sheet A1.01"Building Plan"
C	7.0503(B)(5)(C)(6) or 7.0503(B)(5)(D)(6) – Primary Building Entries Open to Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The commercial main entry shall remain unlocked during business hours. Rear entries may have security or controlled entries due to daycare's operational procedure.
R	7.0503(B)(5)(C)(7) or 7.0503(B)(5)(D)(7) – Section 7.0103.B Exits and Entries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See section 7.0103 for residential requirements, but in addition there are no exterior corridors, exit ways or stairs visible from the street. Building entries that lead to parking areas are transparent and provide visibility to parking areas prior to exiting. Seesheets A1.01"Building Plans" and A5.01-A5.03"Building Elevations".
E	7.0503(B)(5)(C)(8) or 7.0503(B)(5)(D)(8) – Existing Buildings – Renovation of Entry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is new construction. The standard does not apply.

7.0503(B)(6) – Gateways and Prominent Façade Sections (All Development)

	Standard	G	S	N/A	Findings
Gateway	7.0503(B)(5)(C)(1) or 7.0503(B)(6)(D)(1) – Applicability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This project does not occur at any of the locations of Gateway intersections shown in Figure B.6.C.1. The guideline does not apply.
	7.0503(B)(6)(C)(2) or 7.0503(B)(6)(D)(2) – Building Scale	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This project does not occur at any of the locations of Gateway intersections shown in Figure B.6.C.1. The guideline does not apply.
	7.0503(B)(6)(C)(3) or 7.0503(B)(6)(D)(3) – Building Entries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This project does not occur at any of the locations of Gateway intersections shown in Figure B.6.C.1. The guideline does not apply.
	7.0503(B)(6)(C)(4) or 7.0503(B)(6)(D)(4) – Primary Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This project does not occur at any of the locations of Gateway intersections shown in Figure B.6.C.1. The guideline does not apply.
	7.0503(B)(6)(C)(5) or 7.0503(B)(6)(D)(5) – Landscaped Plazas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This project does not occur at any of the locations of Gateway intersections shown in Figure B.6.C.1. The guideline does not apply.
Façade	7.0503(B)(6)(C)(6) or 7.0503(B)(6)(D)(6) – Orientation, Massing, and Articulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To establish prominence at the street edge and internal drive entry, the building form pulls back at the street to provide added interest. See sheet A1.01"Building Plan".
	7.0503(B)(6)(C)(7) or 7.0503(B)(6)(D)(7) – Profile	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The section of the façade that responds to the street/internal drive intersection pulls back from both sides and incorporates an angled wall at the ground floor. See sheet A1.01"Building Plans"
	7.0503(B)(6)(C)(8) or 7.0503(B)(6)(D)(8) –	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two strategies for creating distinctive architectural expression in the prominent façade

	Standard	G	S	N/A	Findings
	Architectural Expressions				are providing windows/door systems that are full height and are larger in size than glazing in the adjacent façade and creating a tower element. The tower element is in the form of a increased architectural "bay" that occurs at the corner. See sheets A5.01-A5.03"Building Elevations"
	7.0503(B)(6)(C)(9) or 7.0503(B)(6)(D)(9) – Primary Materials –	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The materials that are surrounding the prominent façade section are of high quality glass storefront, finished metal and masonry system. See sheetsA5.01-A5.03"Building Elevations"

7.0503(B)(7) – Materials

	Standard	G	S	N/A	Findings
A	7.0503(B)(7)(C)(1) or 7.0503(B)(7)(D)(1) – Primary Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building utilizes a palette of high quality materials that provide a durable and attractive finish to the building. A masonry base provides a definable pedestrain zone. Finished metal panels are used to be compatible with previously approved adjacent buildings. Simulated wood is used to provide warmth and still maintain the attractive and durable nature of the entire building. See sheets A5.01-A5.03 " Building Elevations and sheet A0.04 "Building Perspectives".
	7.0503(B)(7)(C)(2) or 7.0503(B)(7)(D)(2) – Secondary Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(B)(7)(C)(3) or 7.0503(B)(7)(D)(3) – Accent Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The building utilizes no material listed as "Accent" from Table 7.0503(B)97)(D) for more than 5% of the façade area. The standard is met.
	7.0503(B)(7)(C)(4) or 7.0503(B)(7)(D)(4) – Prohibited Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The building utilizes no material listed as "Prohibited" from Table 7.0503(B)97)(D). The standard is met.
	7.0503(B)(7)(C)(5) or 7.0503(B)(7)(D)(5) – Fencing Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E	7.0503(B)(7)(C)(6) or 7.0503(B)(7)(D)(6) – Renovation: Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is new construction. The standard does not apply.
	7.0503(B)(7)(C)(7) or 7.0503(B)(7)(D)(7) – Renovation: Exposing Existing Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is new construction. The standard does not apply.

Sustainability

7.0503(C)(1) – Sustainable Site and Building Design

	Standard	G	S	N/A	Findings
A	7.0503(C)(1)(C)(1) or 7.0503(C)(1)(D)(1) – Tree Retention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7.0503(C)(1)(C)(2) or 7.0503(C)(1)(D)(2) – Water Conservation and Treatment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rain sensors will be provided as an intergral part of the irrigation system. The standard is met.
	7.0503(C)(1)(C)(3) or 7.0503(C)(1)(D)(3) – Low- Sloped Roofs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The building has a low sloped roof of less than 2:12 that utilizes a "white roof" with a Solar Reflectance Index (SRI) of 78 or greater. The standard is met.
	7.0503(C)(1)(C)(4) or 7.0503(C)(1)(D)(4) – Energy Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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9.0200 Clear Vision Area

9.0201 Street and Rail Road CVA

Standard	N/A	Findings
9.0201(A) – Height	<input type="checkbox"/>	Clear vision areas are shown on site plans and utility plans as applicable. Notes on the plan set will instruct the general contractor and their subcontractors that no fence, wall, landscaping, sign, structure or parked vehicle that would impede visibility between height of 3 feet and 10 feet above the center line grades of intersecting streets or railroads. No driveway or parking area has been proposed within the clear vision areas.
9.0201(B) – Exceptions	<input type="checkbox"/>	Only the following objects listed in this section are proposed within the street and railroad clear vision areas: [List objects, if any and Identify Drawing Sheet Number]
9.0201(C) – CVA waiver	<input type="checkbox"/>	A CVA waiver is/is not being requested.
9.0201(C) – CVA Waiver Documentation	<input type="checkbox"/>	The project is located within the [Specify District] plan district. An analysis prepared by [Specify Engineer Name and Title] demonstrates that cross traffic sightlines continue to meet the American Association of State Highway and Transportation Officials engineering guidelines without the application of a clear vision area on private property. Refer to [Specify Document Title and/or Page Number]

9.0202 Driveway Clear Vision Area

Standard	N/A	Findings
9.0202(A) – Commercial, Industrial, Community Service and Three or more Attached Residential	<input checked="" type="checkbox"/>	
9.0201(B) – One and Two Family Residential	<input checked="" type="checkbox"/>	
9.0202(A) & (B) – No Reduction in Flood Storage	<input checked="" type="checkbox"/>	

9.0300 Easements

<i>Identify and describe the general placement of any existing easements that affect the development site.</i>		Future easements will be included in a separate PLA application.
<i>Are any structures proposed to be constructed over pre-existing or proposed easements?</i>		
Standard	N/A	Findings
9.0301 – General Utility Easements	<input type="checkbox"/>	
9.0302 – Pedestrian Easements	<input type="checkbox"/>	
9.0303 – Conservation Easements	<input type="checkbox"/>	
9.0304 – Open Space Easements	<input type="checkbox"/>	
9.0305 – Utility Easements Owned by the Public	<input type="checkbox"/>	
9.0306 – Public Trail Easements	<input type="checkbox"/>	

9.0500 – General

<i>Is a grading and drainage plan being submitted? Specify Title and Sheet Number(s)</i>	Yes, Grading Plan C2.0 and Utility Plan C3.0.
<i>Is the plan prepared by a professional civil engineer? Specify Name, Title, and Firm Name</i>	David Humber, Principal, Humber Design Group, Inc.
<i>If the site is within the Hillside Overlay, list the special reports being submitted and specify the name and firm of the consultant that prepared it (e.g. Soils engineering, hydrology, or geology reports).</i>	N/A - Site is not within a Hillside Overlay

9.0511 Cuts

Standard	N/A	Findings
9.0511 – Maximum Steepness of Cuts	<input type="checkbox"/>	Proposed cuts shall not exceed a 2:1 (horizontal to vertical) ratio in steepness.
9.0511 – Certification by Engineer for Cuts Greater than 2:1	<input checked="" type="checkbox"/>	No cuts exceeding a 2:1 ratio are proposed.

9.0512 Fills

9.0512 – Steepness of Fills	<input type="checkbox"/>	Proposed fills shall not exceed a 2:1 (horizontal to vertical) ratio in steepness. See Grading notes on sheet C0.0.
9.0512 – Certification by Engineer for Compaction of Fills	<input type="checkbox"/>	All fills, upon completion of the project shall be certified by a professional engineer to be adequately compacted for the intended use. See Grading notes on sheet C0.0.
9.0512(A) – Preparation of Ground to Receive Fill	<input type="checkbox"/>	The ground surface shall be prepared to receive fill by removing vegetation, non-complying fill, top soil and other unsuitable materials; scarify to provide a bond with new fill and where slopes are steeper than 15% and the high is greater than 5 feet, by benching into a competent material as determined by the soils engineering report and approved by the Manager. See Grading notes on sheet C0.0.
9.0512(B) – Structural Fill Material	<input type="checkbox"/>	Detrimental amounts of organic material shall not be permitted in structural fills. Burial of tree stumps will not be allowed on any site other than an approved solid waste disposal site. No rock or similar material greater than 12 inches in diameter shall be placed in a structural fill. The Manager may permit placement of larger rock if the soils engineer report devises a method to continuously inspect placement and certify stability of rock disposal areas having no

		overlapping with physical improvements, and is a minimum of 5 feet below grade measured vertically. See Grading notes on sheet C0.0.
9.0512(C) – Structural Fill Compaction	<input type="checkbox"/>	Structural fill will be compacted to a minimum of 90% of maximum density as determined by Building Code. The soils engineer shall certify all structural fills as meeting minimum bearing capacity for the intended use. See Grading notes on sheet C0.0.
9.0512(D) – Non-Structural Fill	<input type="checkbox"/>	Stripping materials and landscape berms will be compacted by reasonable mechanical means, if greater than 3 feet in depth. See Grading notes on sheet C0.0.

9.0513 Required Drainage Facilities

9.0513(A) – Roof and Foundation Discharge	<input type="checkbox"/>	All roof and foundations drains are proposed to be routed directly to a drywell in driveway north of building. See Utility Plan sheet C3.0.
9.0513(B) – Drainage to Creek System; Infiltration Systems	<input checked="" type="checkbox"/>	N/A -None of the private stormlines, roof and foundation drains discharge to a creek system.
9.0513(C) – Private Drainage Easements	<input checked="" type="checkbox"/>	All private storm drainlines will utilize onsite infiltration systems. No private drainage easements will be required.
9.0513(D) – Subsurface Drainage Facilities	<input checked="" type="checkbox"/>	No subsurface drainage facilities will be required. See geotech report by _____ dated _____
9.0513(E) – Developments Down Grade from Undeveloped Parcels; Diversion Ditch	<input checked="" type="checkbox"/>	No such condition exists to mitigate for.
9.0513(F) – Design to Drain to the Nearest Practical street, Storm Drain, or Natural Water Course	<input checked="" type="checkbox"/>	All private storm drainlines will utilize onsite infiltration systems. All public storm water will enter public raingarden as proposed in planter area behind curb line per city standards.
9.0513(F) – Design to Prevent Damage to Excavations, Fill, Natural Slope, or Drainageway	<input type="checkbox"/>	All storm and surface waters have been designed to remain onsite and on frontage where they initiate. No water damaging the face of an excavation, the sloping face of a fill, are anticipated. See Grading Plan C2.0 and notes on sheets C0.0 and C0.1.
9.0513(G) – Maintenance Agreement	<input type="checkbox"/>	The customer will take responsibility of maintenance, repair, replacement and liability from damages due to failure of private drainage systems and shall enter into a maintenance agreement with the City to ensure continued maintenance.

9.0514 Erosion Prevention and Sediment Control Measures During Construction

9.0514(A) – Minimizing Vegetation Stripping	<input checked="" type="checkbox"/>	With 0' setbacks allowed along all but the sites north perimeter little remains to apply the intent of this section. However the plans and specifications will demonstrate the minimization of stripping vegetation on the project per sheets C0.0 through C0.2, and C2.0.
9.0514(B) – Stabilization of Stockpiled Top Soil	<input type="checkbox"/>	If top soil is to remain stockpiled during wet weather, seeding, mulching, or other stabilization measures will be taken per typical methods as outlines on sheets C0.0 through C0.2.

9.0514(C) – Bare Ground Seeding and Mulching; Rainy Season	<input type="checkbox"/>	All areas which may, by necessity, be left bare after October 1 shall be seeded and mulched to a cover crop. See notes on sheet C0.1.
9.0514(D) – Filtration of Water Entering Public Facilities or Natural Watercourses	<input type="checkbox"/>	All surface waters shall remain onsite with infiltration systems. No sediment laden water is anticipated to enter the public storm sewer system or natural watercourses. See sheets C0.0 through C0.2 for prevention of sediment transport from the site.
9.0514(E) – Temporary Diversion Measures During Winter Months	<input checked="" type="checkbox"/>	This projects construction window will not need to extend into winter months.
9.0514(F) – Temporary Check Dam; Channel Scouring and Erosion Prevention	<input checked="" type="checkbox"/>	Thos project has no proposed channels carrying sufficient amounts of water that would cause scouring or erosion.
9.0514(G) – Adequate Maintenance, Repair and Replacement	<input type="checkbox"/>	All erosion prevention and sediment control measures shall be maintained, including replacement and repair as needed, as required by the EPSC Manural. See sheets C0.0 through C0.2.

9.0515 Establishing Protective Vegetative Cover Upon Completion of Final Grading

9.0515(A) – Timeframe for Establishing Vegetation	<input type="checkbox"/>	Vegetation will be established after grading completion to minimize erosion with seed and mulch, or permanent landscaping prior to final project acceptance. See sheets C0.0 through C0.2, and landscape plans.
9.0515(B) – Permanent Stabilization of Swales & Channels	<input checked="" type="checkbox"/>	This project contains no swales or channels to stabilized.
9.0515(C) – Erosion Control Continuance Post Construction	<input type="checkbox"/>	Erosion control measures will persist following construction until the vegetative ground cover for the site is established and functioning such that erosion has ceased. See sheets C0.0 through C0.2, and landscape plans.
9.0515(D) – Erosion Prevention and Sediment Control Responsibility	<input checked="" type="checkbox"/>	This project is a single lot under one ownership who will retain responsibility.
9.0515(E) – Developer Responsible Until 1200-C Terminated by State	<input checked="" type="checkbox"/>	This project will not require a 1200-C permit.
9.0515(F) – Removal of Temporary Measures	<input type="checkbox"/>	Temporary sediment control measures shall be removed by the owner when permanent stabilization or landscaping has been installed and is functioning.

9.0516 Certification of Compliance upon Completion of the Project

9.0516 – Certification of Compliance by Engineer; As-Built Plan Submittal	<input type="checkbox"/>	A registered professional civil engineer in the State of Oregon shall be responsible for the preparation of revised plans and the submission of as-graded plans upon completion of the project. The grading contractor shall submit, in a form prescribed by the Manager, a statement of compliance to said as-built plans. The
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		project professional engineer shall certify all areas of compaction as meeting the minimum standards for the intended use.
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9.0520 Stormwater Quality Control Requirements

Standard	N/A	Findings
9.0520 – Applicability	<input type="checkbox"/>	The requirements of this section are applicable to this project with more than 1,000 square feet of impervious area and sufficient room to install on-site stormwater quality facilities.
9.0522 – Sites Where it is Infeasible to Install On-Site Facilities; Payment In-Lieu	<input checked="" type="checkbox"/>	On-site stormwater quality control is feasible based on current design. In-lieu-of fees are not an option for this project.
9.0523 – Responsibility for Maintenance of Private Facilities	<input type="checkbox"/>	Maintenance of private stormwater quality systems shall be the responsibility of the owner.
9.0523 – Submittal of Approved Maintenance Plan	<input type="checkbox"/>	A maintenance plan will submitted with project acceptance.
9.0523 – Maintenance Agreement & Inspections	<input type="checkbox"/>	Customer shall enter into a maintenance agreement with the City to ensure the implementation of the maintenance plan. Private stormwater quality facilities are subject to periodic inspection by the City to ensure proper maintenance and performance.

9.0610 – Height Transition Standards

<p><i>Identify any and all site property lines that abut adjacent LDR-5/LDR-7/TR/or TLDR properties. Also specify the prevailing proposed building setback along each one of those property lines. (e.g. "The site abuts LDR-7 property along the entire north property line. Proposed buildings will be primarily set back 12 feet from that property line.")</i></p>	<p>The site abuts a TR zone along the north property line. Proposed building is set back 50' from property line. Per 9.0610(A)(1-2) the building sits outside the transition zone and is governed by Rockwoock Design District height of 10 stories. See sheet A0.02 "Site Plan"</p>	
<p>Standard</p>	<p>N/A</p>	<p>Findings</p>
<p>9.6010 – Height Transition Standards</p>		
<p>9.0610(A)(1) – Maximum height within 35 feet of the property line abutting LDR-5/LDR-7/TR/TLDR</p>	<p style="text-align: center;">☒</p>	<p>The proposed building sits 50' from a property line that abuts a TR zone. See sheet A0.02 "Site Plan"</p>
<p>9.0610(A)(2) – Maximum height within the 35-foot and 50-foot range from the property line abutting LDR-5/LDR-7/TR/TLDR</p>	<p style="text-align: center;">☒</p>	<p>The proposed building sits 50' from a property line that abuts a TR zone. See sheet A0.02 "Site Plan"</p>

9.0702 – Applicability

<i>Is the development site affected by a previously approved future street plan alignment? If so, identify it by FSP number or by Plan District.</i>		N/A
<i>Does the proposed development propose to either comply, or to alter the existing FSP, if any?</i>		N/A
Standard	N/A	Findings
9.0702(A) – Neighborhood Circulation Plan	<input type="checkbox"/>	A neighborhood circulation was required with this development permit application. Reference the TIS plan dated 2/17/17 prepared by Lancaster Engineering.
9.0702(B) – Future Street Plan	<input type="checkbox"/>	A new future street plan was not required with this development permit application.
9.0702(B) – Future Street Plan	<input type="checkbox"/>	A modification to the previously approved future street plan /was not required with this development permit application.

9.0710 – Future Street Plan Approval Criteria

9.0710(A)(1) – Adequately Serve Traffic in the Area	<input type="checkbox"/>	
9.0710(A)(2) – Logical Street Extension, Continuation, and Interconnection	<input type="checkbox"/>	
9.0710(A)(3) – Multi-Directional Access & Circulation	<input type="checkbox"/>	
9.0710(A)(4) – Balanced Traffic Distribution	<input type="checkbox"/>	
9.0710(B) – Street Connectivity	<input type="checkbox"/>	
9.0710(C) – Planning for Streets Outside the Development	<input type="checkbox"/>	
9.0710(D) – Allowing Access for Future Development of Surrounding Area	<input type="checkbox"/>	
9.0710(E) – Pedestrian Accessways	<input type="checkbox"/>	

9.0712 – Revision/Modification to Future Street Plan

9.0712 – Compliance With/Or Revision to Adopted Future Street Plans	<input type="checkbox"/>	
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9.0720 – Downtown Future Street Plans

9.0720(A) – Conceptual Nature of Downtown Future Street Plan	<input type="checkbox"/>	
9.0720(B) – Conformance With Adopted Downtown FSP	<input type="checkbox"/>	The proposed development will/will not comply with the current approved Downtown Future Street Plan. [If not, explain]
9.0720(C) – Downtown FSP and Traffic Impact Analyses	<input type="checkbox"/>	A traffic impact analysis covering those items specified in Section A5.411 and an analysis of the extent to which the future street may be needed in order to maintain acceptable levels of service on existing streets following the proposed development, and to satisfy the provisions of Section A5.401 is/is not submitted with this development permit application. [Specify document title attachment/exhibit number, Name of Consultant or Engineering Firm, and Date of TIA, if submitted]
9.0720(D) – Right-of-Way Dedication (Rough Proportionality)	<input type="checkbox"/>	
9.0720(E) – Accommodation for Future Street ROW Acquisition	<input type="checkbox"/>	The applicant acknowledges that the Manager may require modification of the proposed development plan as needed to reserve portions of the site for future street acquisition; such modification including limiting construction within the FSP alignments to non-building purposes, such as landscaping or surface parking.

9.0721 – Civic Neighborhood Future Street Plan

9.0721(1)&(2) – Conformance With Civic Neighborhood FSP & Dedication of ROW	<input type="checkbox"/>	
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9.0730 – Central Rockwood Future Street Plan

9.0730 – Conceptual Nature of Central Rockwood FSP	<input type="checkbox"/>	
9.0731 – Future Street Designation on a Development Site	<input type="checkbox"/>	The conceptual alignment of the Central Rockwood FSP is shown on [Specify Sheet Title and Number]
9.0732 – Requirements of Traffic Analysis	<input type="checkbox"/>	A traffic impact analysis covering those items specified in Section A5.411 and an analysis of the extent to which the future street may be needed in order to maintain acceptable levels of service on

		existing streets following the proposed development, and to satisfy the provisions of Section A5.401 is/is not submitted with this development permit application. [Specify document title attachment/exhibit number, Name of Consultant or Engineering Firm, and Date of TIA, if submitted]
9.0733 – Dedication of Future Street (Rough Proportionality)	<input type="checkbox"/>	
9.0734 – Reserving Site Area for Future Street	<input type="checkbox"/>	The applicant acknowledges that the Manager may require modification of the proposed development plan as needed to reserve portions of the site for future street acquisition; such modification including limiting construction within the FSP alignments to non-building purposes, such as landscaping or surface parking.

9.0800 Parking Standards

9.0802 – General Provisions

Standard	N/A	Findings
9.0802(A) – Provision of Off-street Parking and Loading	<input checked="" type="checkbox"/>	
9.0802(B) – Issuance of C of O	<input checked="" type="checkbox"/>	
9.0802(C) – Use of Parking Spaces	<input checked="" type="checkbox"/>	
9.0802(D) – Modification or Expansion of Buildings	<input checked="" type="checkbox"/>	

9.0820 – General Location for Surface Parking Lots

Standard	N/A	Findings
9.0820 – Parking Proposed On-site	<input type="checkbox"/>	All parking is provided on the same lot as the main structure. Safe, direct, attractive lighting pedestrian routes are provided from the parking lot to the building.
9.0820 – Parking Proposed Off-Site		
9.0820(A) – Safe, Direct, Attractive, Lighted, Convenient Walkway	<input checked="" type="checkbox"/>	
9.0820(B) – Assurance of Use of Parking Spaces	<input checked="" type="checkbox"/>	
9.0820(C) – Location of Loading Spaces	<input checked="" type="checkbox"/>	
9.0820(D) – Off-Site Parking and On-Site Commercial/ Residential Densities	<input checked="" type="checkbox"/>	

9.0821 – Parking Lot Location on Transit Streets and in the Civic Neighborhood Plan District

Standard	N/A	Findings
9.0821(A) – Placement	<input type="checkbox"/>	The parking lot is located behind the building,
9.0821(B) – Placement Not Between Street Façade with Primary Entrance and Street	<input type="checkbox"/>	Parking and maneuvering areas are not located between the street and the building façade.
9.0821(C) – 50% of Street Frontage in Civic	<input checked="" type="checkbox"/>	
9.0821(D) – Restrictions When Adjacent to Intersections	<input type="checkbox"/>	Parking and maneuvering areas are not located adjacent to the intersections.
9.0821(E) – Civic Neighborhood Primary	<input checked="" type="checkbox"/>	

Standard	N/A	Findings
Pedestrian Streets		
9.0821(F) – Placement Restrictions Exemption Criteria		
9.0821(F)(1) – Direct On-Site Pedestrian Connection	<input checked="" type="checkbox"/>	
9.0821(F)(2) – Accessible Route	<input checked="" type="checkbox"/>	
9.0821(F)(3) – Transit Standards Applying to Non-Transit Street	<input checked="" type="checkbox"/>	
9.0821(F)(4) – Adjacent Street Parking Lot Location	<input checked="" type="checkbox"/>	

9.0822 – Surface Parking Lot Design

Standard	N/A	Findings
9.0822(A)(1) – Surface & Striping	<input type="checkbox"/>	Parking and maneuvering areas are provided with a min of 2" of asphalt, concrete or equivalent surfaces. The parking areas are appropriately striped.
9.0822(A)(2) – Curb Cuts/Access Points	<input type="checkbox"/>	Access to private property shall be permitted with the use of driveway curb cuts. The access points with the street shall be the minimum necessary to provide access while not inhibiting the safe circulation and carrying capacity of the street
9.0822(A)(3) – Driveways/Driveway Approach Width and Grade	<input type="checkbox"/>	Driveway approach width is 26 feet.
9.0822(A)(4) – Driveways/Drive Aisle Width	<input type="checkbox"/>	All driveways are 26 feet wide.
9.0822(A)(5) – Turnaround Areas	<input type="checkbox"/>	Turnaround areas are provided within the parking lot.
9.0822(A)(6) – Setbacks for Parking Spaces and Drive Aisles	<input type="checkbox"/>	All drive aisles and parking will be a min of 15 feet from any adjacent properties, set-back requirements are met.
9.0822(A)(7) – Cluster of Spaces	<input type="checkbox"/>	44 parking spaces are proposed, this section does not apply.
9.0822(A)(8) – Connect Parking Lots	<input type="checkbox"/>	All parking is internal to the site and are not connected to other lots.
9.0822(A)(9) – Minimum Clearance	<input type="checkbox"/>	There are no overhead projections within the parking or drive aisles.
9.0822(A)(10) – Drainage	<input type="checkbox"/>	Drainage and runoff requirements are met, please reference the storm water report.
9.0822(A)(11) – Clear Vision Area	<input checked="" type="checkbox"/>	
9.0822(A)(12) – Service & Loading Areas Placement	<input type="checkbox"/>	Loading is located in the rear of the building, away from the street frontages.
9.0822(B) – DEQ Indirect	<input checked="" type="checkbox"/>	

Standard	N/A	Findings
Source Construction Permit		

9.0823 – Landscaping of Parking Lots

Standard	N/A	Findings
9.0823(B) – General Provisions		
9.0823(B)(1) – Existing Vegetation Retention	<input type="checkbox"/>	
9.0823(B)(2) – Permanent Irrigation	<input type="checkbox"/>	Irrigation systems will be provided for all landscape areas.
9.0823(B)(3)(a) – 70% Vegetation	<input type="checkbox"/>	All landscaped areas within the parking area will be landscaped to an area greater than 70%.
9.0823(B)(3)(b) – Minimum Tree Planting and Mature Size	<input type="checkbox"/>	The landscaping canopy trees (<i>Quercus coccinea</i> and <i>Gleditsia tricanthos</i> var. 'inermis') meet the minimum 2.5" caliper minimum and the ornamental trees (<i>Cercis occidentalis</i> , <i>magnolia stellata</i>) meet the 2" minimum caliper
9.0823(B)(3)(c) – Minimum Evergreen Shrub Planting Size	<input type="checkbox"/>	All evergreen planting are to be a min of 24" tall, see sheet L4.0.
9.0823(B)(3)(d) – Minimum Ground Cover Size and Spacing	<input type="checkbox"/>	Ground cover will be 3" high and spaced at 16" oc. See sheet L4.0
9.0823(B)(3)(e) – Evergreen Shrub Mature Size	<input type="checkbox"/>	Evergreen shrubs will be 2' high at time of planting, see sheet L4.0.
9.0823(C) – Parking Lot Landscape Design		
9.0823(C)(1) – Parking Lot Entryway	<input type="checkbox"/>	A 15' wide landscape buffer is provided along the Northern edge of the drive aisle. Large high canopy trees are provided.
9.0823(C)(2) – Parking Area/Building Buffer	<input type="checkbox"/>	The buffer trees (<i>Magnolia grandiflora</i> and <i>Cedrus deodora</i>) meet the minimum of 2.5" caliper for deciduous trees and 8 feet in height for evergreen tree
9.0823(C)(3) – Landscaping/ Screening Along a Public Right-of-Way	<input checked="" type="checkbox"/>	
9.0823(C)(4) – Perimeter Screening	<input checked="" type="checkbox"/>	
9.0823(C)(4)(a) – Planting Strip	<input checked="" type="checkbox"/>	
9.0823(C)(4)(b) – Wall or Hedge	<input checked="" type="checkbox"/>	
9.0823(C)(4)(c) – Landscape Berms	<input checked="" type="checkbox"/>	
9.0823(C)(5) – Interior Parking Lot Landscaping – 10% of Maneuvering Area	<input type="checkbox"/>	
9.0823(C)(5)(a) – Number of Trees	<input type="checkbox"/>	9 trees are provided within the parking lot islands for 44 parking spaces. Requirement met.
9.0823(C)(5)(b) – Evergreen Ground Cover	<input checked="" type="checkbox"/>	

Standard	N/A	Findings
9.0823(C)(5)(c) – Landscape Strips	<input type="checkbox"/>	Landscape strips between parking clusters are 7' wide.
9.0823(C)(5)(d) – Planting Bays	<input type="checkbox"/>	Planting bays are a min of 9 feet wide and are located at the ends of each parking row. Reference Sheet L2.0 for plantings.
9.0823(C)(5)(e) – Extruded Curbs or Wheel Stops	<input type="checkbox"/>	6" high extruded curbs provided.
9.0823(C)(6) – Alternate Landscaping Plan	<input checked="" type="checkbox"/>	

9.0824 – Pedestrian Circulation/Walkways

Standard	N/A	Findings
9.0824(A) – Protected Raised Walk	<input type="checkbox"/>	This sections does not apply, we are proposing 44 parking spaces.
9.0824(B) – Bicycle-to-Building Entrance Connection	<input type="checkbox"/>	Short term visitor bike parking (4 stalls) is provided adjacent in the to the main entry way. Resident bike parking is located within the buidling in a secured bike storage room.
9.0824(C) – Raised Walks & Slip-Resistant Material	<input type="checkbox"/>	Sidewalks located within the parking lots are raised 6" above adjacent parking surface except at cross walks. Walkways will be constructed out of concrete.
9.0824(D) – Marked Pedestrian Walkway Crossings	<input type="checkbox"/>	Tactile detection strips are provided at the crosswalk.
9.0824(E) – Walk Widths Abutting Parking	<input type="checkbox"/>	Walkway widths are 7' wide.
9.0824(F) – ADA Accessibility	<input type="checkbox"/>	Accessible pathways comply with current ADA accessibilities requirements.

9.0825 – Space and Aisle Standards for Surface Parking Lots

Standard	N/A	Findings
9.0825(A) – Dimensional Requirements, Table 9.0825A	<input type="checkbox"/>	The parking stall and drive aisle are designed to meet Figure 9.0825A.
9.0825(B) – Standard to Compact Stall Ratio	<input type="checkbox"/>	44 parking stalls provided, 30 Standard, 12 Compact and 2 ADA.
9.0825(C) – Parallel Parking Space Striping	<input checked="" type="checkbox"/>	
9.0825(D) – Parallel Parking Space Dimensions	<input checked="" type="checkbox"/>	

9.0826 – Accessible Parking

Standard	N/A	Findings
9.0826(A) – Accessible Parking Location & Dimensions	<input type="checkbox"/>	Two ADA parking stalls are provide adjacent to the courtyard. Each stall and access aisle is
9.0826(A)(1) – Van Accessible	<input type="checkbox"/>	One van accessible parking stall will be provided.

Standard	N/A	Findings
Parking		
9.0826(A)(2) – Marking	<input type="checkbox"/>	Each accessible stall will be marked according to the OTCDP standard.
9.0826(A)(3) – Medical Care	<input checked="" type="checkbox"/>	
9.0826(A)(4) – Passenger Drop-Off and Loading Zones	<input checked="" type="checkbox"/>	
9.0826(B) – Building Code Standards Govern if Conflict	<input checked="" type="checkbox"/>	

9.0827 – Electric Vehicle Charging Units

Standard	N/A	Findings
9.0827(A) – EV Charging Unit Placement	<input checked="" type="checkbox"/>	
9.0830(B) – Parking Space Size		
9.0830(C)(1) – Signage	<input checked="" type="checkbox"/>	
9.0830(D)(1) – Charging Unit Equipment, Outlets	<input checked="" type="checkbox"/>	
9.0830(D)(2) – Cord and Connector Securement	<input checked="" type="checkbox"/>	
9.0830(D)(3) – Exemption from Screening Standards	<input checked="" type="checkbox"/>	

9.0830 – Bicycle Parking Design Standards

Standard	N/A	Findings
9.0830(B) – Minimum Number of Spaces	<input type="checkbox"/>	44 long term indoor secured bike racks are provided, 4 short term outdoor bikes are provided. Per Table 9.0851 this requirement has been met.
9.0830(C) – Bike Parking Location & Access		
9.0830(C)(1) – Use	<input type="checkbox"/>	
9.0830(C)(2) – Lighting	<input type="checkbox"/>	
9.0830(C)(3) – Location	<input type="checkbox"/>	
9.0830(C)(4) – Amenities	<input type="checkbox"/>	
9.0830(C)(5) – Pedestrian Conflicts	<input type="checkbox"/>	
9.0830(D) – Covered Bicycle Parking Spaces	<input type="checkbox"/>	
9.0830(E) – Bicycle Rack Type and Dimensions		
9.0830(E)(1)(a) – Bicycle Rack Type – Security	<input type="checkbox"/>	
9.0830(E)(1)(b) – Bicycle Rack Type – Bike Attachment	<input type="checkbox"/>	
9.0830(E)(2) – Bicycle Parking Space Dimensions	<input type="checkbox"/>	

Standard	N/A	Findings
9.0830(E)(2)(a) – Accessibility	<input type="checkbox"/>	
9.0830(E)(2)(b) – Space Rental/ Lease	<input type="checkbox"/>	
9.0830(F) – Paving and Surfacing of Bicycle Parking Area	<input type="checkbox"/>	
9.0830(G) – Exempt Uses	<input type="checkbox"/>	

9.0840 – Off-Street Loading Requirements

Standard	N/A	Findings
9.0840(C) – General Loading Requirements		
9.0840(C)(1) – Quantity	<input checked="" type="checkbox"/>	
9.0840(C)(2) – Provision and Maintenance Responsibility	<input checked="" type="checkbox"/>	
9.0840(C)(3) – Surfacing	<input checked="" type="checkbox"/>	
9.0840(C)(4) – Dual Purpose (Loading/Parking) Requirements	<input checked="" type="checkbox"/>	
9.0840(C)(5) – Loading Space and Maneuvering Area Dimensions	<input checked="" type="checkbox"/>	
9.0840(C)(6) – Setback and Perimeter Landscaping Compliance	<input checked="" type="checkbox"/>	
9.0840(C)(7) – Loading for Uses Not Specifically Mentioned	<input checked="" type="checkbox"/>	
9.0840(C)(8) – Concurrent Different Uses	<input checked="" type="checkbox"/>	
9.0840(C)(9) – Loading Space Requirements in Certain Design Districts		
9.0840(C)(9)(a)(i) – Quantity Reduction on Basis of Alternate On-Site or On-Street Placement	<input checked="" type="checkbox"/>	
9.0840(C)(9)(a)(i) – Quantity Reduction on Basis of Compliance with Specific Criteria	<input checked="" type="checkbox"/>	
9.0840(C)(9)(b) – Maximum Space Requirement	<input checked="" type="checkbox"/>	
9.0840(C)(9)(c) – Reduction in Dimensional Requirements if Van Deliveries Only	<input checked="" type="checkbox"/>	
9.0840(D) – Location of the Required Loading Facilities		

Standard	N/A	Findings
9.0840(D)(1) – Same Lot and Required Off-Street Parking	<input checked="" type="checkbox"/>	
9.0840(D)(2) – Setbacks, Driveways, Required Parking Spaces	<input checked="" type="checkbox"/>	
9.0840(D)(3) – Public Streets – Use	<input checked="" type="checkbox"/>	
9.0840(D)(4) – Public Streets – Parallel in Industrial Districts	<input checked="" type="checkbox"/>	
9.0840(D)(5) – Restrictions Near Arterial Streets	<input checked="" type="checkbox"/>	
9.0840(E) – Approval Criteria for Modification of Loading Facilities		
9.0840(E)(2)(a) – Adverse Impacts	<input checked="" type="checkbox"/>	
9.0840(E)(2)(b) – Vehicular and Pedestrian Interference	<input checked="" type="checkbox"/>	
9.0840(E)(2)(c) – Off-Street Loading Needs	<input checked="" type="checkbox"/>	
9.0840(E)(2)(d) – Loading Dimensions and On-Site Circulation	<input checked="" type="checkbox"/>	

9.0850 - Minimum and Maximum Required Off-Street Parking

Standard	N/A	Findings
9.0850 – General		
9.0850(A) – Exceptions to the Maximum Parking Requirements	<input checked="" type="checkbox"/>	
9.0850(B) – Fleet Vehicle and Inventory Vehicle Exclusions	<input checked="" type="checkbox"/>	
9.0850(C) – Residential Fee Charge Parking Exclusion	<input checked="" type="checkbox"/>	
9.0850(D) – Accommodation for Future Development	<input checked="" type="checkbox"/>	
9.0850(E) – EV charging Units	<input checked="" type="checkbox"/>	
9.0851 – Minimum/Maximum Auto & Bicycle Parking Quantity Standards	<input checked="" type="checkbox"/>	

9.0852(A) – Civic Neighborhood Plan District

9.0852(A)(1) – Minimum Off-Street Parking	<input checked="" type="checkbox"/>	
9.0852(A)(2) – Maximum Off-	<input checked="" type="checkbox"/>	

Street Parking		
9.0852(A)(3) – Waiver to Increase Maximum Off-Street Parking Quantity		
9.0853(A)(3)(a) – Highly Supportive of Civic Neighborhood Plan Intent	<input checked="" type="checkbox"/>	
9.0853(A)(3)(b) – Demonstrated Need	<input checked="" type="checkbox"/>	
9.0853(A)(3)(c) – Supportive of Transit and Pedestrians	<input checked="" type="checkbox"/>	
9.0853(A)(3)(d) – Complies with Minimum Density	<input checked="" type="checkbox"/>	
9.0853(A)(3)(e) – Select Special Features Included	<input checked="" type="checkbox"/>	

9.0852(B) – Downtown Plan District

9.0852(B)(1) – Minimum Off-Street Parking	<input checked="" type="checkbox"/>	
9.0852(B)(2) – Maximum Off-Street Parking	<input checked="" type="checkbox"/>	
9.0852(B)(3) – Waiver to Increase Maximum Off-Street Parking Quantity		
9.0852(B)(3)(a) - Highly Supportive of Downtown Plan Intent	<input checked="" type="checkbox"/>	
9.0852(B)(3)(b) - Demonstrated Need	<input checked="" type="checkbox"/>	
9.0852(B)(3)(c) - Supportive of Transit and Pedestrians	<input checked="" type="checkbox"/>	
9.0852(B)(3)(d) – Select Conditions are Met	<input checked="" type="checkbox"/>	
9.0852(B)(4) – Maximum Surface Lot Size	<input checked="" type="checkbox"/>	
9.0852(B)(5) – Fee Charge Surface Lot Restrictions	<input checked="" type="checkbox"/>	
9.0852(B)(6) – Surface Lot in Conjunction With an Allowed Use	<input checked="" type="checkbox"/>	
9.0852(B)(7) – Project Phasing Restriction	<input checked="" type="checkbox"/>	
9.0852(B)(8) – Bicycle Parking	<input checked="" type="checkbox"/>	
9.0852(B)(9) – Occupation of an Existing Building	<input checked="" type="checkbox"/>	
9.0852(C) – Accommodation for Future Development	<input type="checkbox"/>	

9.0853 – Exceptions to Minimum Parking Space Standards

9.0853(A) – Parking District Waiver	<input checked="" type="checkbox"/>	
9.0853(B) – Allowed Motor Vehicle Parking Reductions	<input checked="" type="checkbox"/>	
9.0853(C) – Reduction for Bike Parking	<input checked="" type="checkbox"/>	
9.0853(D) – Motor Vehicle Parking Reductions near LRT Stations	<input checked="" type="checkbox"/>	
9.0853(E) – Additional Motor Vehicle and Bicycle Parking Reductions	<input checked="" type="checkbox"/>	
9.0853(F) – Motor Vehicle Parking Reductions for Existing Uses	<input checked="" type="checkbox"/>	
9.0853(G) – Modifications of Regulations (10.1521)	<input checked="" type="checkbox"/>	

9.0854 – Exceptions to Maximum Parking Space Standards

9.0854(A) – Exceptions for Small Developments	<input checked="" type="checkbox"/>	
9.0854(B)(1) – Station Center and Rockwood Town Center		
9.0854(B)(1)(a) – RTC and Transit Street Purposes	<input checked="" type="checkbox"/>	
9.0854(B)(1)(b) – On-Street and Shared Parking	<input checked="" type="checkbox"/>	
9.0854(B)(1)(c) – Transit & Pedestrian Activity	<input checked="" type="checkbox"/>	
9.0854(B)(1)(d) – Potential Redevelopment of Excess Parking	<input checked="" type="checkbox"/>	
9.0854(B)(1)(e) – Special Features	<input checked="" type="checkbox"/>	
9.0854(B)(2) – Downtown and Civic Neighborhood Districts		
9.0854(B)(3) – All Other Districts – Type II Exceptions		
9.0854(B)(3)(a) – Unique or unusual characteristics	<input checked="" type="checkbox"/>	
9.0854(B)(3)(b) – Shared or Joint Parking	<input checked="" type="checkbox"/>	
9.0854(B)(3)(c) – Minimum Necessary	<input checked="" type="checkbox"/>	
9.0855 – Joint Vehicle Parking Lot	<input checked="" type="checkbox"/>	

9.0856 – Parking in Mixed-Use Projects		
9.0856(A) – Parking District Waiver	<input checked="" type="checkbox"/>	
9.0856(B) – Allowed Motor Vehicle Parking Reductions	<input checked="" type="checkbox"/>	
9.0856(C) – Reduction for Bike Parking	<input checked="" type="checkbox"/>	
9.0857 – Required Carpool and Vanpool Parking Lot	<input checked="" type="checkbox"/>	
9.0858 – Fleet Motor Vehicle Parking	<input type="checkbox"/>	

Other Public Parking

Standard	N/A	Findings
9.0860 – Interim Parking		
9.0860(A) – In Dedicated ROW	<input checked="" type="checkbox"/>	
9.0860(B) – Blocks Within Civic Neighborhood	<input checked="" type="checkbox"/>	
9.0861 – Parking Structures		
9.0861(A) – Ground Floor Use	<input checked="" type="checkbox"/>	
9.0861(B) – Ground Floor Windows	<input checked="" type="checkbox"/>	
9.0861(C) – Landscaping, Buffering, and Setbacks	<input checked="" type="checkbox"/>	
9.0861(D) – Site Design Review	<input checked="" type="checkbox"/>	
9.0861(E) – Building Code	<input checked="" type="checkbox"/>	
9.0861(F) – Parking Layout & Internal Circulation	<input checked="" type="checkbox"/>	
9.0863 – MAX Park-and-Ride		
9.0863(A) – Maximum Number of Spaces	<input checked="" type="checkbox"/>	
9.0863(B) – Exception to Maximum	<input checked="" type="checkbox"/>	
9.0863(C) – Expansion	<input checked="" type="checkbox"/>	
9.0864 – On-Street Parking	<input checked="" type="checkbox"/>	
9.0865 – Minor Access Street Parking	<input checked="" type="checkbox"/>	

I. GENERAL STANDARDS

9.1013 Tree Dimension Standards

Standard	N/A	Findings
Table 9.1013 – Street Tree Minimum Planting Size and Height and Spread at Maturity	<input type="checkbox"/>	The Street trees (<i>Carpinus caroliniana</i>) meet the minimum planting size of 1.75" caliper.
Table 9.1013 – Street Tree at Intersection Minimum Planting Size and Height and Spread at Maturity	<input checked="" type="checkbox"/>	
Table 9.1013 – Parking Lot Tree Minimum Planting Size and Height and Spread at Maturity	<input type="checkbox"/>	The parking lot trees (<i>Quercus frainetto</i>) meet the minimum planting size of 2" caliper.
Table 9.1013 – Buffer Tree Minimum Planting Size and Height and Spread at Maturity	<input type="checkbox"/>	The buffer trees (<i>Magnolia grandiflora</i> and <i>Cedrus deodora</i>) meet the minimum of 2.5" caliper for deciduous trees and 8 feet in height for evergreen trees.
Table 9.1013 – Perimeter Tree Minimum Planting Size and Height and Spread at Maturity	<input type="checkbox"/>	The perimeter trees (<i>Zelkova serrata</i> 'fastigia') meet the 1.75" caliper minimum.
Table 9.1013 – Significant Tree Minimum Planting Size and Height and Spread at Maturity	<input checked="" type="checkbox"/>	
Table 9.1013 – Landscaping Tree Minimum Planting Size and Height and Spread at Maturity	<input type="checkbox"/>	The landscaping canopy trees (<i>Quercus coccinea</i> and <i>Gleditsia tricanthos</i> var. 'inermis') meet the minimum 2.5" caliper minimum and the ornamental trees (<i>Cercis occidentalis</i> , <i>magnolia stellata</i>) meet the 2" minimum caliper.

II. SINGLE FAMILY

9.1020 Standards for Single-Family Detached Dwellings, Duplexes and Single-Family Attached Dwellings

Standard	N/A	Findings
9.1020 – Uses include: <ul style="list-style-type: none"> • Single-family detached • Duplexes • Single-family attached residential homes 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

9.1021 Exemptions

Standard	N/A	Findings
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9.1021(A) – Exemptions to Tree Removal Permit for Regulated Trees	<input type="checkbox"/>	
9.1021(A)(1) – Not Subject to Conditions of Approval from Previous Development Permit	<input type="checkbox"/>	
9.1021(A)(2) – Not in Overlay	<input type="checkbox"/>	
9.1021(A)(3) – Not Significant Tree	<input type="checkbox"/>	
9.1021(A)(4) – Number of Regulated Trees Removed Per 12-Month Period	<input type="checkbox"/>	
9.1021(B) – City of Gresham Exemption	<input type="checkbox"/>	
9.1021(C) – Electric Utility Exemption	<input type="checkbox"/>	

9.1022 Tree Protection During Development

Standard	N/A	Findings
9.1022(A) – Applicability of Tree Protection Standards and Submittal Requirements	<input type="checkbox"/>	See L-0.0/1
9.1022(B) – Tree Protection Plan	<input type="checkbox"/>	Sheet L-0.0 shows trees to be protected with protection fencing.
9.1022(C) – Significant Tree Preservation Plan and Conservation Easement	<input checked="" type="checkbox"/>	
9.1022(D) – Prior Written Approval	<input type="checkbox"/>	See L-0.0, notes.
9.1022(E) – Minimum Tree Protection Measures	<input type="checkbox"/>	L-0.0/1 details tree protection fencing.
9.1022(F) – Soil Hydrology and Site Drainage within Protection Zone	<input type="checkbox"/>	

9.1023 Street Tree Planting During Development

Standard	N/A	Findings
9.1023(A) – Street Tree Plan	<input type="checkbox"/>	
9.1023 (B) – Size Requirement	<input type="checkbox"/>	The Street Trees meet the 1.75" caliper standard. See L-4.0
9.1023 (C) – Tree Spacing and Quantity	<input type="checkbox"/>	The 5 street trees are spaced an average 25' apart, meeting the 30' standard.
9.1023 (D) – Attached Single Family Dwelling Tree Quantity	<input checked="" type="checkbox"/>	
9.1023 (E) – Setbacks from Street Lights, Stormwater Catch Basins, Driveway Cuts and Underground Public Utilities	<input type="checkbox"/>	
9.1023 (F) – Setback from Crosswalks and Intersections	<input type="checkbox"/>	

9.1023 (G) – Approved Tree List	<input type="checkbox"/>	
9.1023 (H) – Planting Exception if Infeasible and Tree Fund	<input type="checkbox"/>	

9.1024 Tree Removal During Development

Standard	N/A	Findings
9.1024 (A) – Slope Prohibition	<input type="checkbox"/>	
9.1024 (B) – Single Family Dwelling Tree Removal	<input type="checkbox"/>	
9.1024 (C) – Removal Standards for Required and Significant Trees	<input type="checkbox"/>	
9.1024 (D) – Type II Permit Threshold	<input type="checkbox"/>	
9.1024 (E) – Type II Permit Retention Criteria	<input type="checkbox"/>	
9.1024 (E)(1) – Water Quality Resource Areas	<input type="checkbox"/>	
9.1024 (E)(2) – Stands of Trees	<input type="checkbox"/>	
9.1024 (E)(3) – Structure Relocation	<input type="checkbox"/>	
9.1024 (E)(4) – Mitigation Guarantee	<input type="checkbox"/>	
9.1024 (E)(5) – Mitigation Plan or Windthrow Assessment Reports	<input type="checkbox"/>	
9.1024 (F) – Clear Cutting	<input type="checkbox"/>	
9.1024 (G) – Overlay Tree Removal	<input type="checkbox"/>	
9.1024 (G)(1) – Street, Buffer and Landscape Trees	<input type="checkbox"/>	
9.1024 (G)(2) – Significant Trees	<input type="checkbox"/>	
9.1024 (G)(3) – Regulated Trees	<input type="checkbox"/>	

9.1025 Tree Replacement for Trees Removed During Development

Standard	N/A	Findings
9.1025 (A) – Required Tree Requirements	<input type="checkbox"/>	
9.1025 (B) – Approved Tree List	<input type="checkbox"/>	

III. NON SINGLE FAMILY

9.1030 Standards for Other Uses (Not Including Single-Family Detached Dwellings, Duplexes and Single-Family Attached Dwellings) and Parking Lots

Standard	N/A	Findings
<u>9.1030</u> – Uses include: <ul style="list-style-type: none"> • Attached dwellings on a single lot • Elderly housing and residential facilities 	<input type="checkbox"/> <input type="checkbox"/>	

• Commercial uses	<input type="checkbox"/>	
• Industrial uses	<input type="checkbox"/>	
• Institutional uses	<input type="checkbox"/>	

9.1031 Exemptions

Standard	N/A	Findings
9.1031(A) – Exemptions to Tree Removal Permit for Regulated Trees	<input type="checkbox"/>	
9.1031(A)(1) – Not Subject to Conditions of Approval from Previous Development Permit	<input type="checkbox"/>	
9.1031(A)(2) – Not in Overlay	<input type="checkbox"/>	
9.1031(A)(3) – Not Significant Tree	<input type="checkbox"/>	
9.1031(A)(4) – Number of Regulated Trees Removed Per 12-Month Period	<input type="checkbox"/>	
9.1031(B) – City of Gresham Exemption	<input type="checkbox"/>	
9.1031(C) – Electric Utility Exemption	<input type="checkbox"/>	

9.1032 Tree Protection During Development

Standard	N/A	Findings
9.1032 (A) – Applicability of Tree Protection Standards and Submittal Requirements	<input type="checkbox"/>	
9.1032 (B) – Tree Protection Plan	<input type="checkbox"/>	
9.1032 (C) – Significant Tree Preservation Plan and Conservation Easement	<input type="checkbox"/>	
9.1032(D) – Prior Written Approval	<input type="checkbox"/>	
9.1032(E) – Minimum Tree Protection Measures	<input type="checkbox"/>	

9.1033 Street Tree Planting During Development

Standard	N/A	Findings
9.0133 (A) – Street Tree Plan	<input type="checkbox"/>	
9.1033 (B) – Size Requirement	<input type="checkbox"/>	
9.1033 (C) – Tree Spacing and Quantity	<input type="checkbox"/>	
9.1033 (D) – Setbacks from Street Lights, Stormwater Catch Basins, Driveway Cuts and Underground	<input type="checkbox"/>	

Utilities		
9.1033 (E) – Setbacks from Crosswalks and Intersections	<input type="checkbox"/>	
9.1033 (F) – Approved Tree List	<input type="checkbox"/>	
9.1033 (G)&(H) – Planting Exception if Infeasible and Tree Fund	<input type="checkbox"/>	

9.1034 Tree Removal During Development

Standard	N/A	Findings
9.1034 (A) – Slope Prohibition	<input type="checkbox"/>	
9.1034 (B) – Standards for Required and Significant Trees	<input type="checkbox"/>	
9.1034 (C) – Type II Permit Threshold	<input type="checkbox"/>	
9.1034 (D) – Type II Permit Retention Criteria	<input type="checkbox"/>	
9.1034 (D)(1) – Water Quality Resource Areas	<input type="checkbox"/>	
9.1034 (D)(2) – Stands of Trees	<input type="checkbox"/>	
9.1034 (D)(3) – Structure Relocation	<input type="checkbox"/>	
9.1034 (D)(4) – Mitigation Guarantee	<input type="checkbox"/>	
9.1034 (D)(5) – Mitigation Plan or Windthrow Assessment Reports	<input type="checkbox"/>	
9.1034 (D)(6) – Health Removal Reasons for Required Trees	<input type="checkbox"/>	
9.1034 (D)(7) – Non-Health Removal Reasons for Required Trees	<input type="checkbox"/>	
9.1034 (E) – Clearcutting with Concurrent Development	<input type="checkbox"/>	
9.1034 (F) – Clearcutting with Non-Concurrent Development	<input type="checkbox"/>	
9.1034 (G) – Overlay Tree Removal	<input type="checkbox"/>	
9.1034 (G)(1) – Street, Parking Lot, Buffer, Perimeter and Landscape Trees	<input type="checkbox"/>	
9.1034 (G)(2) – Significant Trees	<input type="checkbox"/>	
9.1034 (G)(3) – Regulated Trees	<input type="checkbox"/>	

9.1035 Tree Replacement for Trees Removed During Development

Standard	N/A	Findings
9.1035 (A) – Required Tree Requirements	<input type="checkbox"/>	The removed trees will be replaced with trees on site, 1:1.
9.1035 (B) – Approved Tree List	<input type="checkbox"/>	

9.1035 (C) – Planting Exception if Infeasible and Tree Fund	<input type="checkbox"/>	
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IV. SIGNIFICANT TREES

9.1053 Criteria for Designation of Significant Trees

Standard	N/A	Findings
9.1053(A) Individual Tree		
9.1053 (A) – Documentation of Healthy Growing Condition	<input type="checkbox"/>	
9.1053 (A)(1) – Documentation of Distinction	<input type="checkbox"/>	
9.1053 (A)(2) – Documentation of Exceptional Beauty	<input type="checkbox"/>	
9.1053(A)(3) – Documentation of Function or Aesthetic Relationship to a Natural Resource	<input type="checkbox"/>	
9.1053(A)(4) – Documentation of Historical Association	<input type="checkbox"/>	
9.1053(B) Groves		
9.1053(B) - Documentation of Healthy Growing Condition	<input type="checkbox"/>	
9.1053(B) – Documentation of Maturity, Age, and Species Composition OR Rarity	<input type="checkbox"/>	
9.1053(B) – Documentation of Function or Aesthetic Relationship to a Natural Resource	<input type="checkbox"/>	
9.1053(B) – Documentation of Historical Association	<input type="checkbox"/>	
9.1053(C) – Unreasonable Interference with Use of Property	<input type="checkbox"/>	

A5.000 General

Standard	N/A	Findings
A5.002(A) & (B) – Compliance with Public Works Standards	<input type="checkbox"/>	All design and construction of all public facility improvements will adhere to the "City of Gresham Public Works Standards."
A5.003(A) – Guarantee of Completion	<input type="checkbox"/>	A Guarantee of Completion will be submitted as requested prior to approval of any final map or plat.
A5.004(A) – Warranty Guarantee	<input type="checkbox"/>	A guarantee of completion for warranty work will be submitted prior to City acceptance for ownership and operation of privately financed public improvements.
A5.005(A) – Timing of Right-of-Way and/or Utility Easement Recordation	<input type="checkbox"/>	All work within the right of way shall be designed and constructed in accordance with City of Gresham Public Works Standards as required.
A5.005(B) – Easement Description on Plat Maps	<input checked="" type="checkbox"/>	This project includes no extension of public utilities as all infrastructure exists to current level of standards for service.
A5.005(C) – Easement Description by Separate Instrument	<input checked="" type="checkbox"/>	
A5.005(D) – Easement Size	<input checked="" type="checkbox"/>	
A5.006 – Subdivisions		
A5.006(A) – Design & Construction of Public Facilities	<input type="checkbox"/>	In all subdivisions and land partitions approved under this document, public streets and other public transportation facilities, sewer, water and storm drainage facilities shall be designed and constructed in accordance with city of Gresham Public Works Standards. All construction within the public right-of-way, and publicly owned utility easements shall be in conformance with the above standards.
A5.006(B) – Extension of Public Facilities to Plat Boundaries	<input type="checkbox"/>	When required for continuation of City transportation and utility systems, streets, storm drains, sanitary sewers and waterlines shall be extended to the plat boundaries or to a terminus approved by the Manager where physical constraints prohibit compliance. Improvements outside the boundary of a phased subdivision may be staged as determined by the Manager.
A5.006(C) – Plat Recording prior to Building Permits	<input type="checkbox"/>	The plat shall be recorded prior to the issuance of any building permits.

A5.007 – Commercial, Mixed-Use, Industrial, Moderate and High Density Residential and Community Service Building Permits Development

A5.007(A) – Engineering Drawings and Guarantee Prior to Building Permits	<input type="checkbox"/>	Permits shall not be issued until the receipt of engineered drawings and a Guarantee of Completion as per Section A5.003 for any required public improvements.
A5.007(B) – Public Improvement Completion Prior to Occupancy	<input type="checkbox"/>	The proposed public improvements will be completed prior to request of building permits if deemed necessary by City Manager.

A5.007(C) – Staging of Public Facilities Improvements	<input type="checkbox"/>	The public improvements required for for this projects site design and/or land partition permits are not anticipated to be staged to coincide with the staging of private improvements to the property.
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A5.100 – Sanitary Sewer Facilities

Standard	N/A	Findings
A5.101 – General Provisions		
A5.101(A) – Installation per DEQ & City of Gresham Standards and Determination of Adequate Capacity	<input type="checkbox"/>	The existing sanitary facilities have adequate additional capacity to serve the development as stated on page 12 of 29 Pre-Application Summary. See Storm Report dated 2/16/17
A5.101(B) – Connections per City of Gresham GRC & DEQ	<input type="checkbox"/>	Connection will adhere to all DEQ and City of Gresham Public Works requirements.
A5.101(C) – Design & Construction per Public Works Standards	<input type="checkbox"/>	Sanitary sewer facilities shall be designed and constructed in conformance to the "City of Gresham Public Works Standards."
A5.102 – Separate Connections	<input type="checkbox"/>	This project will be developed as a single lot and will maintain only 1 of the 4 existing laterals from 8" main in SE 192nd Ave.
A5.103 – Sewage Pumps/Lift Stations	<input checked="" type="checkbox"/>	No pump or lift stations will be required as a gravity later is provided.
A5.104 – System Design – City Sewer Master Plan Conformance	<input checked="" type="checkbox"/>	This project will connect to an existing sanitary sewer system at the end of a basin which requires no expansion.
A5.105 – Subsurface Sewage Disposal		
A5.105(A) – Permitted Locations	<input checked="" type="checkbox"/>	No subsurface sewage disposal is planned for this project.
A5.105(B) – New Subsurface Disposal Systems	<input checked="" type="checkbox"/>	No subsurface sewage disposal is planned for this project.
A5.106 – Termination of Subsurface Disposal Systems – See GRC Chapter 4 & DEQ Regulations	<input checked="" type="checkbox"/>	No termination of Surbsurface Disposal System is anticipated as all lots currnetly contain sanitary laterals.
A5.108 – Easements		
A5.108(A) – Limitation to Use of Easements	<input checked="" type="checkbox"/>	No sanitary sewer easement proposed.
A5.108(B) – Easement Language, Forms, Timing for Recordation	<input checked="" type="checkbox"/>	No sanitary sewer easement proposed.
A5.108(C) –Design & Dimensioning per Public Works Standards	<input checked="" type="checkbox"/>	No sanitary sewer easement proposed.

A5.200 – Surface Water Management Systems

Standard	N/A	Findings
A5.201 – General Provisions		

Standard	N/A	Findings
A5.201(A)(1) – Adequacy of Stormwater Drainage System	<input checked="" type="checkbox"/>	This project will directly infiltrate under the rain gardens behind curb. No connection to existing stormwater drainage system is anticipated.
A5.201(A)(2) – Conveyance to an Approved Point of Disposal	<input checked="" type="checkbox"/>	This project lies within the Columbia Slough drainage basin, a designated sump area and will directly infiltrate under the rain gardens behind curb. No disposal point is available nor required.
A5.201(A)(3) – Extension of Storm Drainage System	<input checked="" type="checkbox"/>	No extension of existing stormwater drainage system available nor anticipated.
A5.201(A)(4) – Design & Construction of Stormwater Drainage Systems per Public Works Standards	<input type="checkbox"/>	This projects street widening includes a green street/rain garden which will ne designed and constructed to meet the "City of Gresham Public Works Standards. See sheets C0.0, C3.0, and C4.0.
A5.201(B)(1) – Stormwater Quality Treatment Controls	<input type="checkbox"/>	This project is suitable for a development permit with city recommended stormwater quality treatment controls having been incorporated into both public and private site design. See Storm Report dated 2/16/17.
A5.201(B)(2) – Design & Construction of Stormwater Quality Treatment Controls per Public Works Standards	<input type="checkbox"/>	The stormwater quality and infiltration facilities shall be designed and constructed in conformance with the City of Gresham Public Works Standards. See sheet C2.0-C4.0, and Storm Report dated 2/16/17.
A5.202 – Accommodation of Upstream Drainage	<input checked="" type="checkbox"/>	No local stormwater pipe drainage system exists upstream nor downstream. Providing a new upstream accomodation along this frontage with no suitable outfall other than the proposed green street infiltration system is unrealistic.
A5.203 – Effect on Downstream Drainage	<input checked="" type="checkbox"/>	No effect on downstream drainage is anticipated with all privaate and public stormwater in filtrating to subsurface through rain gardens, planters, and drywells. See Storm Report dated 2/16/17.
A5.205 – Drainage Management Practices	<input type="checkbox"/>	The public and private storm drainage systems have been found to meet the requirments of onsite infiltration. This includes 6" of aboveground detention with an overflow pipe in raingardens and planters which directs excess storm water to storage below for infiltration. Thereby the Detention Requirements of Section A5.206 have been met. See sheet C2.0-C4.0 and Storm Report dated 2/16/17.
A5.206 – Detention Requirements	<input type="checkbox"/>	This projects design for detention is in accordance with Public Works Design Standards Section 4.0000. See sbove for full description.
A5.206(A) – Exceptions	<input checked="" type="checkbox"/>	This project will add more than 1,000 square feet of impervious area and does not qualify for an exception.
A5.207 – Subsurface Storm Drainage Facilities - Design & Construction per Public Works Standards		
A5.207 – Facility Design, Construction, and Maintenance Requirements	<input type="checkbox"/>	This project meets the requirement for use of a public infiltration-groundwater recharge storm water disposal system in accordance with the City's Green Development Practices.
A5.207(A) – Geotechnical Investigation	<input type="checkbox"/>	A geotechnical investigation has been completed showing the suitability of the soils for the permanent use of infiltration-

Standard	N/A	Findings
		groundwater recharge systems. See Geotech report dated _____.
A5.207(B) – Conformance with City Stormwater Master Plan	<input type="checkbox"/>	The Basin Master Plan shows this project lies within the Columbia Slough drainage basin, a designated sump area, and is being designed in conformance with the Master Plan.
A5.207(C) – DEQ Compliance	<input type="checkbox"/>	The use of infiltration-groundwater recharge stormwater disposal complies with the regulatory requirements of the Oregon Department of Environmental Quality (DEQ) Underground Injection Control (UIC) Program. As currently designed this site will use two private onsite drywells and five direct infiltration planter systems, two of which are private.
A5.208 – Minimum Design Standards – Design Storm	<input type="checkbox"/>	The sites design storm recurrence interval, and duration, is in accordance with the Public Works Design Standards. See Storm Report dated 2/16/17.
A5.209 – Easements		
A5.209(A) – Limitation to Use of Easements	<input checked="" type="checkbox"/>	There are no storm drain easement requirements anticipated for this sites public stormwater quality and detention facilities.
A5.209(B) – Easement Language, Forms, Timing for Recordation	<input checked="" type="checkbox"/>	See A5.206(A) above
A5.209(C) –Design & Dimensioning per Public Works Standards	<input checked="" type="checkbox"/>	See A5.206(A) above
A5.210 – Criteria for Private Drainage Systems	<input checked="" type="checkbox"/>	See A5.206(A) above. No such connection anticipated for private drainage system.

A5.220 – Stormwater Quality Control Requirements

Standard	N/A	Findings
A5.220 – In accordance with other code.	<input type="checkbox"/>	Stormwater quality control requirements shall be in accordance with Section 9.05420, 9.0521, and the Water Quality Manual. The sites design is in accordance with specified code. Please see sheet C0.0-C4.0, and Storm Report dated 2/16/17.

A5.300 – Water Facilities

Standard	N/A	Findings
A5.301 – General Provisions		
A5.301(A) – Designed to Meet State Water Administrative Rules and Conform to the City Water Master Plan	<input type="checkbox"/>	This projects water distribution systems is designed to meet State Water Administrative Rules, and the guidelines of the Water System Master Plan, May, 1986, and its updates.
A5.301(B) – Minimum Required Water System Demands	<input type="checkbox"/>	This project includes the design and installation of water distribution and fire protection facilities to directly serve the proposed development. Required water system demands shall be met by maintaining the minimum operating pressures required by the City and Rockwood Water Peoples Utility District (RWPUD)

Standard	N/A	Findings
		Confirmation letter from RWPUD will be forwarded to City upon its receipt.
A5.301(B) – Approved Water Connection & Locational Requirements	<input type="checkbox"/>	This multi use project will have a minimum fire flow of _____ gpm and will be connected to the 12" main in SE 192nd Avenue right of way.
A5.301(B) – Adequacy of Water Facilities	<input type="checkbox"/>	There exists a 12" water line in SE 192nd Avenue. It is assumed there is water availability in this line to properly serve the development and are awaiting confirmation of such from RWPUD.
A5.301(C) – Private Water Well Exception	<input checked="" type="checkbox"/>	There exists a 12" water line in SE 192nd Avenue. No well in design or known nearby. See sheet C3.0.
A5.301(C) – Construction of a Main Adjacent to a Lot Served by a Well	<input checked="" type="checkbox"/>	See A5.301(C) above
A5.301(C) – Fair Share Payment and Agreement to Pay	<input checked="" type="checkbox"/>	See A5.301(C) above.
A5.301(D) – Public Water System Connections	<input type="checkbox"/>	The three connections to public water systems shall be made in accordance with Chapter 5 of the City of Gresham Code.
A5.301(E) – Conformance with the Public Works Standards	<input type="checkbox"/>	Water distribution systems shall be in conformance with the "City of Gresham Public Works Standards."
A5.302 – System Design		
A5.302 – Extension of Storm Drainage System	<input checked="" type="checkbox"/>	Single lot served in the multi use development. See A5.301(C) above.
A5.302 – Provision of Fire Flows per GRC Chapter 5	<input type="checkbox"/>	It is anticipated that the projects water system will have the proper pressure to assure adequate fire protection and consumer demand.
A5.303 – Grid System – Looped Water Lines	<input checked="" type="checkbox"/>	No grid system is anticipated with this single lot served in the multi use development. See A5.301(C) above.
A5.304 – Connection to Public Water Lines	<input type="checkbox"/>	A single water line fronts the proposed multi use development. See A5.301(C) above..
A5.305 – Water Line Oversizing and Reimbursement	<input type="checkbox"/>	Oversizing of the water line is not anticipated. See A5.301(C) above.
A5.306 – Easements		
A5.306(A) – Limitation to Use of Easements	<input checked="" type="checkbox"/>	No easements are anticipated. See A5.301(C) above.
A5.306(B) – Easement Language, Forms, Timing for Recordation	<input type="checkbox"/>	No easements are anticipated. See A5.301(C) above.
A5.306(C) – Design & Dimensioning per Public Works Standards	<input type="checkbox"/>	No easements are anticipated. See A5.301(C) above.

A5.400 – Streets

Standard	N/A	Findings
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Standard	N/A	Findings
A5.401 – General Provisions		
A5.401 – Frontage or Approved Access to a Public Street	<input type="checkbox"/>	This project provides public street frontage on SE 192nd Avenue for the mixed use building containing residential units as set forth in the City's transportation policies.
A5.401 – Abutting Street Dedicated and Approved per Public Works Standards	<input type="checkbox"/>	This project includes a 10' right of way dedication which will be improved to meet the City of Gresham Public Works Standards with sidewalk, planter and furninshing zone. See sheet C1.0.
A5.401 – Adequacy of Transportation Facilities	<input type="checkbox"/>	See Traffic Impact Analysis 2/17/17 by Lancaster Engineering.
A5.401 – Dangerous or Hazardous Traffic Conditions	<input type="checkbox"/>	No development permits will be granted where such development will create dangerous or hazardous traffic conditions.
A5.401 – Approved Access Alternative for Flag Lots, Mixed Use, Commercial Centers, and Industrial Business Parks	<input checked="" type="checkbox"/>	Alternative access not needed to obtain acceptable level of public access and street system connectivity.
A5.402 – General Design Requirements		
A5.402(A) – Performance Standards	<input type="checkbox"/>	With the dedication discussed in A5.401 the half width widening design of SE 192nd Avenue meets the width required to carry safe and efficient travel of motor vehicles, bicycles, and pedestrians. recommended traffic volumes for a Minor Collector. See Traffic Impact Analysis 2/17/17 by Lancaster Engineering.
A5.402(B) – Identification per A5.501	<input type="checkbox"/>	The sites frontage along SE 192nd Avenue is identified as a Minor Collector with proposed 30' half right of way. The proposed street section from centerline includes a 11' travel lane, 7' parking lane, 6.5' curb and planter section, finished by a 5' sidewalk. See sheet C1.0.
A5.402(C) – Level of Service Criteria	<input type="checkbox"/>	The post development calculated intersection capacity for the intersection of SE 192nd Avenue and SE Stark Street is projected to operate at LOS D with a v/c rate of 0.72 during morning peak and a LOS C with a v/c rate of 0.38 during evening peak hour. See Traffic Impact Analysis 2/17/17 by Lancaster Engineering.

A5.402(D) – General Standards for Residential Subdivisions and Attached Dwellings on a Single Lot

A5.402(D) – Primary Local Street Classification	<input checked="" type="checkbox"/>	This project contains none of these items. Queuing will occur in driveway prior to aces to SE 192nd Avenue.
A5.402(D) – Cul-de-sac, Minor Access Street, or Termination of Existing Temporary Cul-de-sac	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.402(D) – Rectilinear Street Layouts and Discourage Non-Local Traffic from Collectors and Arterials	<input checked="" type="checkbox"/>	Street layouts shall be generally rectilinear and may be aligned as physically proper to adapt streets to topographic or other natural conditions; or to provide a variety of alignments or grid patterns within an interconnected street system. Street layouts should discourage the use of local streets by non-local traffic from

		adjacent collectors and arterials.
A5.402(D) – Maximum Block Length and Maximum Block Perimeter	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.402(D) – Exceptions to Maximum Block and Perimeter Lengths	<input checked="" type="checkbox"/>	This project contains none of these items
A5.402(D) – Mid-Block Pedestrian Crosswalk	<input checked="" type="checkbox"/>	This project contains none of these items.

A5.400 – Streets (ctnd.)

A5.402(E) – Permanent Dead-End Street Criteria	<input checked="" type="checkbox"/>	This project contains none of these items
A5.402(F) – Limitation on Access to a Permanent Dead-End Street	<input checked="" type="checkbox"/>	This project contains none of these items
A5.403 – Truck Restrictions	<input checked="" type="checkbox"/>	No trucks are anticipated on site outside of local delivery or service vehicles

A5.404 – Residential Lot Access to Arterials

A5.404(A) – Single-Family Residential Lot	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.404(B) – Shared Driveway Requirement	<input type="checkbox"/>	This project contains none of these items
A5.404(C) – Access Control Strip	<input type="checkbox"/>	This project contains none of these items

A5.405 – Street Surfacing and Improvements

A5.405(A) – Public Streets & Alleys Improved per Public Works Standards	<input type="checkbox"/>	SE 192nd Avenue shall be improved in accordance with the requirements of the City of Gresham Public Works Standards, and the requirements of the City Engineer. See sheets C0.0 through C4.2.
A5.405(B) – Limited Reimbursement for Certain Improvements to Collector or Arterial-Type Streets	<input type="checkbox"/>	This project is proposed to be developed to but not past the limit. No reimbursement is anticipated.

A5.406 – Street Lighting

A5.406(A) – Provision of Complete Lighting System	<input type="checkbox"/>	This project anticipates the use of relocated PGE poles and associated cobra heads. The applicant will bear the cost of a complete lighting system on SE 192nd Avenue if/when deemed necessary.
A5.406(B) – PGE Lighting Plan	<input type="checkbox"/>	A copy of the site proposal will be sent to Portland General Electric for future Lighting Plan for approval by the Manager.
A5.406(C) – Street Light Type per Public Works Standards	<input type="checkbox"/>	All future street lighting, if required, shall be high pressure sodium (HPS) vapor lamps, in accordance with City of Gresham Public Works Standards.
A5.407 – Street and Traffic Control Sign Standards	<input checked="" type="checkbox"/>	This proposal anticipates no street and traffic control signage.

A5.408 – Half Street Minimum Width and Abutting Undeveloped Lot	<input type="checkbox"/>	This project will be expanding the existing two lane facilities of SE 192nd Avenue with the dedication of 10' additional right of way. See sheets C0.0 through C4.2.
A5.409 – Additional Right-of-Way and Street Improvements	<input type="checkbox"/>	Except for alterations to single family dwellings, ancillary dwellings and accessory dwellings, whenever existing public street improvements including public streets adjacent to or within a development do not meet city standards, the property owner or developer must construct the public street improvements, including dedication of rights-of-way, to the Gresham Public Works Standards.
A5.410 – Street Names	<input checked="" type="checkbox"/>	No new streets will be created with this proposal.
A5.411 – Traffic Analysis – Thresholds and Submittal of Complete Report	<input type="checkbox"/>	Attached as part of this submittal. See Traffic Impact Analysis 2/17/17 by Lancaster Engineering.

A5.500 – Transportation System Description and Function

Standard	N/A	Findings
A5.501 – Streets		
A5.501(B)(1) – Major Arterial	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.501(B)(2) – Standard Arterial	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.501(C) – Minor Arterial	<input checked="" type="checkbox"/>	This project contains none of these items
A5.501(D)(1) – Major Collector	<input checked="" type="checkbox"/>	This project contains none of these items
A5.501(D)(2) – Standard Collector		
A5.501(D)(3) – Minor Collector		
A5.501(F) – Local Streets		
A5.501(F)(1) – Queuing Street	<input checked="" type="checkbox"/>	This project contains none of these items
A5.501(F)(2) – Transitional Street	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.501(F)(3) – Industrial	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.501(F)(4) – Commercial	<input checked="" type="checkbox"/>	This project contains none of these items
A5.501(F)(5) – Cul-de-sac	<input checked="" type="checkbox"/>	This project contains none of these items
A5.501(F)(6) – Minor Access Streets	<input checked="" type="checkbox"/>	This project contains none of these items
A5.501(F)(7) – Public Park Access Road		
A5.501(G) – Other Classifications		
A5.501(G)(1) – Transit Street	<input type="checkbox"/>	

Standard	N/A	Findings
		<p>A street which serves a significant function of carrying high volume transit service. The traffic carrying function is secondary to its transit service function. Ease of pedestrian movement and pedestrian safety and transit-supportive development are primarily considerations on this type of street. This designation is applied in addition to the basic street classification.</p>
A5.501(G)(2) – Transitway	<input checked="" type="checkbox"/>	This project contains none of these items
A5.501(G)(3) – Transit Route	<input checked="" type="checkbox"/>	This project contains none of these items
A5.501(G)(4) – Private Driveway Accesses	<input type="checkbox"/>	<p>A private driveway access serves a number of dwelling units under condominium unit ownership or within a manufactured home park, or apartments in those areas where a continuation of a public street system is not needed. if the use of private driveway accesses may create conflicts with efficient local circulation and emergency access needs, public streets may be required.</p>
A5.501(G)(5) – Scenic Routes	<input checked="" type="checkbox"/>	This project contains none of these items
A5.501(G)(6) – Alleys	<input checked="" type="checkbox"/>	This project contains none of these items
A5.502 – Intersections		
A5.502 – Arterial Intersections	<input checked="" type="checkbox"/>	This project contains none of these items
A5.502 – Collector Street and Local Street Intersections	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.502 – Intersection Angles	<input checked="" type="checkbox"/>	This project contains none of these items
A5.502 – Intersection Off-Sets	<input checked="" type="checkbox"/>	This project contains none of these items
A5.503 – Driveways		
	<input type="checkbox"/>	<p>Access to private proeprty shall be permitted with the use of driveway curb cuts. The access poitns with the street shall be the minimum necessary to provide access while not inhibiting the safe circulation and carrying capacity of the street.</p>
A5.503 – Number of Driveways on Arterial & Collector Streets	<input type="checkbox"/>	This project will have a single driveway accessing SE 192nd Avenue, a Minor Collector, as required.

Standard	N/A	Findings
A5.503 – Driveway Proximity to Street Intersection Queue Length (Collector & Higher)	<input type="checkbox"/>	The proposed driveway onto SE 192nd Avenue is located at the most northern portion of lot frontage.
A5.503 – Curb Cut Proximity to Property Line	<input type="checkbox"/>	Curb cut for private driveway is located 15' into the projects frontage on SE 192nd Avenue. See sheet C.10.
A5.503 – Commercial, Industrial & Multi-Family Residential Shared Driveways and Internal Access	<input type="checkbox"/>	See sections A5.503 above.
A5.503 – Multi-Family Residential Driveway Standards	<input checked="" type="checkbox"/>	See sections A5.503 above.
A5.503 – Driveway Locations Distance to Curb Return	<input checked="" type="checkbox"/>	No curb return exists on projects frontage.
A5.503 – Driveway Approach Widths	<input type="checkbox"/>	This projects driveway approach width is 26'. See sheet C.10.
A5.504 – Transit Facility Standards		
A5.504(A) – Adjacent to Transit Streets or Transit Routes (Existing or Future)	<input type="checkbox"/>	A copy of the site proposal will be sent to Tri-Met for review.
A5.504(B) – Provision of Transit Facilities	<input checked="" type="checkbox"/>	No transit facilities are anticipated.
A5.504(C) – Transit Facility Standards	<input checked="" type="checkbox"/>	No transit facilities are anticipated..
A5.504(C)(1) – New Transit Stops or Upgrades	<input checked="" type="checkbox"/>	No transit facilities are anticipated.
A5.504(C)(2) – Bus Turnouts or Other Facilities	<input checked="" type="checkbox"/>	No transit facilities are anticipated.
A5.504(C)(3) – Bus Stop Improvements and Dimensions	<input checked="" type="checkbox"/>	No transit facilities are anticipated.
A5.504(C)(4) – Bus Stop Location	<input checked="" type="checkbox"/>	No transit facilities are anticipated.

A5.505 – Transitway Standards for Light Rail

A5.505(A) – Location	<input checked="" type="checkbox"/>	SE 192nd Avenue is a Minor Collector with Stark Street and Burnside in close proximity. No transit facilities are anticipated.
A5.505(B) – Within an Arterial	<input checked="" type="checkbox"/>	SE 192nd Avenue is a Minor Collector. No transit facilities are anticipated
A5.505(C) – 24-Hour Activity Location	<input checked="" type="checkbox"/>	No transit facilities are anticipated
A5.505(D) – ADA Accessibility Design	<input checked="" type="checkbox"/>	No transit facilities are anticipated
A5.505(E) – Pedestrian	<input checked="" type="checkbox"/>	No transit facilities are anticipated .

Crossings		
A5.505(F) – Platforms	<input checked="" type="checkbox"/>	No transit facilities are anticipated
A5.505(G) – Lighting	<input checked="" type="checkbox"/>	No transit facilities are anticipated
A5.505(H) – Provision of Telephones	<input checked="" type="checkbox"/>	No transit facilities are anticipated
A5.505(I) – Light Rail Shelters	<input checked="" type="checkbox"/>	No transit facilities are anticipated

A5.506 – Sidewalks

A5.506(A) – Requirement for Sidewalks & Guarantee for Residential Sidewalk Improvements	<input type="checkbox"/>	Public sidewalks are proposed. See sheet C1.0.
A5.506(B) – Location of Sidewalk Within the Right-of-Way	<input type="checkbox"/>	This project includes a buffered sidewalks are generally buffered from the roadway by planter stip.
A5.506(C) – Obstructions in the Sidewalk	<input checked="" type="checkbox"/>	There are no obstructions in proposed walk.
A5.506(D) – ADA Clearances	<input type="checkbox"/>	A 7 foot vertical clearance above the sidewalk shall be maintained in design and construction to comply with the Federal Americans with Disabilities Act (ADA) requirements.
A5.506(E) – Modification of Sidewalk Design and Location	<input checked="" type="checkbox"/>	No modifications are sought.
A5.506(F) – Sidewalk Meander	<input checked="" type="checkbox"/>	No meandering sidewalks is anticipated.
A5.506(G) – Sidewalks on Both Sides of Streets	<input checked="" type="checkbox"/>	This project is not a subdivision.

A5.500 – Transportation System Description and Function (cntd.)

A5.507 – Bicycle Facilities	<input checked="" type="checkbox"/>	This project includes no bicycle lane and is proposed to meet the requirement set forth in preapplication summary, page 25. See sheet C1.0.
A5.508 – Pedestrian/Bicycle Accessways	<input checked="" type="checkbox"/>	No accessways are sought with this proposal.
A5.508(A)(1) – Bicycle & Pedestrian Connections	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.508(A)(2)(a) – Access to Pedestrian/Bicycle Destinations	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.508(A)(2)(b) – Access to Permanent Dead-End Streets to Destinations	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.508(A)(2)(c) – Access to Permanent Dead-End Streets to Arterials or Collectors	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.508(A)(2)(d) – Accessway	<input checked="" type="checkbox"/>	This project contains none of these items.

Spacing		
A5.508(A)(3) – Accessway Type and Purpose	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.508(A)(4) – Exceptions	<input checked="" type="checkbox"/>	No exceptions are sought.
A5.508(B) – Street Entry	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.508(C) – Accessway Design Standards		
A5.508(C)(1) – Public Right-of-Way or Easement	<input type="checkbox"/>	The new 10' right-of-way for pedestrian and bicycle accessways shall be dedicated to the City for public use as required.
A5.508(C)(2) – Right-of-Way or Easement Width	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.508(C)(3) – Clear Vision	<input type="checkbox"/>	A clear-vision triangle, is provided for in current plans but not required.
A5.508(C)(4) – Lighting	<input type="checkbox"/>	Accessways shall be lighted by pedestrian-scale lighting with a maximum standard height of 12 feet along the accessway unless existing on-site lighting or adjacent street lighting provides adequate accessway illumination as approved by the Manager. Lighting shall not shine into adjacent residences.
A5.508(C)(5) – Slope and Stairs	<input type="checkbox"/>	This project contains none of these items.
A5.508(C)(6) – Fencing & Screening	<input type="checkbox"/>	This project contains none of these items.
A5.508(C)(7) – Motor Vehicle Prohibition	<input type="checkbox"/>	This project contains none of these items.
A5.508(C)(8) – Cross-Slopes & Stormwater Runoff	<input type="checkbox"/>	Accessway surfaces shall be designed to drain stormwater run-off to the side or sides of the accessway. Maximum cross slope shall be 2%.
A5.508(C)(9) – Pavement Width & Materials	<input type="checkbox"/>	Pavement width shall generally be 10 to 12 feet. The Manager may approve an accessway of minimum 8-foot width based on specific site constraints. Park/natural area accessways may be hard or soft surface, based on natural area constraints and anticipated level of use.
A5.508(C)(10) – Constructed per Public Works Standards	<input type="checkbox"/>	Accessways shall be constructed in accordance with the City of Gresham Public Works Standard Drawings.
A5.509 – Public Paths and Trails		
A5.509(A)(1) – Trail Easement Width	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.509(A)(2) – Conformance with City Trails Master Plan	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.509(A)(3) – Location of Trail for Buffering	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.509(A)(4) – Location for Avoiding Non-Pedestrian Uses & Activities	<input checked="" type="checkbox"/>	This project contains none of these items.
A5.509(B) – Trail Easements & Open Space/Landscaping Requirements	<input checked="" type="checkbox"/>	This project contains none of these items.

A5.510 – Underground Utilities		
A5.510(B)(1) – Applicability	<input type="checkbox"/>	All developments required to obtain a development permit pursuant to Section 11.0101 shall, at the development's own cost, install new utility facilities needed for the development underground and relocate underground all existing utility facilities along all of the development's public street frontages or otherwise in or abutting the development. Utility facilities to be underground include, but are not limited to, electrical, cable and telecommunication facilities and lines connecting traffic signals. The undergrounding requirement shall not apply to development permits obtained by utilities to establish, construct, maintain or terminate electrical power distribution lines and telephone and television cable transmission lines in the Flood Plain Overlay District, Hillside Physical Constraint Overlay District, in a natural resource district or where the utility would be exempt from obtaining a development permit pursuant to Section 11.0102
A5.510(B)(2) – Electrical Line & Equipment Exceptions	<input type="checkbox"/>	Electric power lines 50,000 volts and above, transformer pads, and other similar utility facilities that the Manager determines would be technically infeasible to underground are exempted from those requirements. IN cases where a portion of the facilities are technically infeasible to underground, the remaining overhead facilities shall be subject to undergrounding requirements.
A5.510(B)(3) – Costs Exception	<input type="checkbox"/>	If the estimated cost of undergrounding existing overhead utilities exceeds 10% of the estimated cost to construct public improvements required in conjunction with the development or exceeds 1% of the total development project value, then the developer shall be responsible for undergrounding an amount of overhead utilities equivalent to 10% of the estimated cost to construct public improvements required in conjunction with the development or 1% of the total development project value, whichever is less, as the developer's proportional share of its impacts.
A5.511 – Street Trees	<input type="checkbox"/>	Street trees located within public rights of way will comply with standards provided in Section 9.1000. See landscape plans.
A5.512 – Additional Public Facilities Requirements	<input checked="" type="checkbox"/>	This project contains none of these items.