



**GENERAL NARRATIVE  
And  
ACKNOWLEDGEMENT STATEMENTS**

**WOODSPRING HOTELS  
14000 NE Sandy Boulevard  
Gresham, OR**

**Project Description**

The project site currently consists of three tax lots: Lot 200, Lot 300 and Lot 600 whose combined total area equals 4.24 acres. The proposed development will consolidate the three lots and then divide them into two, a northern and a southern portion. The northern lot will be approximately 2 acres and the southern lot approximately 2.24 acres.

WoodSpring Hotels plans to develop a 4-story 122-room extended stay hotel on the southern lot and sell the northern lot as surplus. Access to the hotel will come from US Highway Bancorp Columbia Center Terrace – a private drive – to the south of the project site.

The project includes a parking lot with 122 parking stalls, including 5 ADA stalls, and 1 van accessible stall. The site will also provide 4 short-term bicycle parking spaces and 7 long-term covered bicycle parking spaces. Pedestrian walkways will provide connectivity from the parking lot and US Highway Bancorp Columbia Center Terrace to the building.

The site has approximately 20 feet of elevation gain from the north to south resulting in slopes of approximately 0-3%. The site therefore naturally drains toward the north. The topography from east to west remains relatively flat. There are no retaining walls or engineered slopes near the site.

All utility connections will be routed from NE Sandy Boulevard. Currently, there are water, electric, gas, storm, and sanitary sewer utility lines located in NE Sandy Boulevard. The sanitary sewer line ends at the northwest corner of the site, therefore compelling utility connections to begin from this corner of the site and run south to the hotel parcel. A 35-foot utility easement will be provided along the west edge of the north parcel to allow for this connection.

Because of the proximity to the Columbia Slough, stormwater detention is not required. Surface flows from the building roof and parking lot will be treated in stormwater treatment planters located in landscape island throughout the site. Overflow drains will connect and convey treated stormwater to the downstream system in NE Sandy Boulevard.

## **About WoodSpring Hotels**

WoodSpring Hotels is an extended-stay hotel based in Wichita, Kansas. Corporately, our company owns and operates at over 100 locations across the country. The company is aggressively planning to add 10 hotels annually for the next 5-8 years.

Extended-stay hotels are hotels where guest stay, on average, 2-3 weeks. Rooms are designed with warming kitchens, storage, and on-site laundry facilities. Many our guests are college educated with incomes at or above national averages.

People managing transitions make up a large segment of our customer base. These guests may be relocating from other cities, or visiting relatives and families whose existing homes have been damaged by fire or weather. Many of our guests are also business travelers on temporary work assignments, particularly in the medical staffing, construction, engineering, education and telecommunications industries. Our third type of guest is derived from major national corporations, who agree to make us their first choice in hotels when their employees need lodging. In Gresham this would include Townsend Farms, Navistar, and Georgia-Pacific.

Out hotels are designed to reduce and prevent crime by following CPTED (Crime Prevention Through Environmental Design) principles.

Once open, we conduct multiple inspections of the property to ensure the exterior and grounds are well-maintained. Additionally, our annual corporate budget provides for interior upgrades and long-term maintenance replacements on a rotating basis.

## **Permit types**

1. Lot Line Adjustment
2. Design Review E
3. Minor Variance

There are no additional requests made at this time related to alternative buffers, modifications to regulations, parking reductions or any other request that would require a separate application.

## **Acknowledgement Statements**

### Item 42

Per correspondence with the planner on duty, this item is not applicable to the Hotel site because the property is not located in a Transit Design District.

### Item 64

The Hotel understands that a separate sign permit will be acquired for all signage on the site.

### Item 65

The Hotel acknowledges that there will be no tree removal activity upon submission of the development permit.

### Item 119

Because street trees are not required for this project site, a Street Tree Plan is not applicable.

### Items 135-139

Per correspondence with the planner on duty, this section is not applicable to the Hotel site because the project site does not front a public ROW.

### Item 174

The Landscape Plan shows plant symbols that are sized to represent tree and plant size at maturity.

### Item 191

See Landscape Plan in the design review submittal that meets or exceeds the requirements of the City of Gresham's landscape standards.

### Item 193

The Hotel acknowledges that the project site is located within the Moderate Commercial Corridor Design District.

### Item 194

The Landscape Plan shows plant symbols that are sized to represent tree size at 5 year maturity.

### Item 202

There are no sun shades planning for this project. This standard is not applicable.

### Item 204

No information was provided to WoodSpring Hotels in the Pre-Application Summary concerning this item. The Hotel is not able to comply with this requirement.

Item 205

The Hotel will not be making application for LEED Certification. This requirement is not applicable.

Item 208

Comments have been submitted in the Design Narrative about our request concerning a building height variance. Please let me know if any additional information is required.

Item 211

A request for a fee schedule was made to the assigned project planner on April 27, 2017. A response has not been provided.

Item 216

It is the intention of the Hotel to market the remainder of the property as “surplus”. This parcel would have its own Tax ID number and parcel number. The potential buyer would be responsible for meeting all development code criteria, and applying for all development and construction permits as a stand-alone parcel.

Item 217

Materials included for Property Line Adjustment include:

- Development Permit Application (separate for PLA)
- PLA Record of Survey
- Title Report
- Vesting Deed
- Legal Descriptions
- Lot Confirmation Deeds

Please reference the narrative descriptions of code compliance included.

Item 222

The table showing parking compliance is shown on the applicable plan sheet.

Item 224

The approximate number of employees that will work on any given shift will be five (5). Because this number does not exceed 50, the standards included in 9.0857 are not applicable.

Item 227

The table showing parking lot landscape compliance is shown on the applicable plan sheet.

Item 228

The location of long-term and short-term bicycle parking locations are shown on the Site Plan. Cut sheets of each are included in this application packet and serve as the basis of cost comparisons.

Item 233

The Hotel will provide an automatic underground irrigation system for the project site.

Item 237

See attached landscape plan in the design review submittal the meets or exceeds the requirements of the City of Gresham's landscape standards.

Item 243/244

There are no trees planned to remain on-site during the construction of the Hotel. Currently, there are no trees on the site because it is used for agriculture purposes. No protection plan is needed.

Item 245

The Hotel acknowledges that once a development permit is submitted, no tree can be removed from the site without approval from the City of Gresham.

Item 246

On the project site, there are zero existing trees to preserve. The north parcel, the existing trees are planned to be removed as “attractive nuisances.” The caliper of the new trees planted for the Hotel has increased to compensate for removing the existing trees.

Item 247

There have been no regulated trees removed from the property in the last 12 months. The current use of the property is primarily agricultural.

Items 249-252

Tree removal criteria meeting standards of the Gresham Development Code are shown on the applicable Landscape Plan.

**Engineering Check List**

Item 1

Information about public facilities is provided in the Design Narratives in Appendix 5, Section 9.0514, and Section 9.0700.

Item 5

Information about undergrounding of utilities is addressed in the Design Narratives in Section A5.510.

Item 7:

The project site is not located in the 100-year flood plain.

<b>Project Name:</b>	WoodSpring Suites Hotel	<b>Submittal Date:</b>	5/30/2017
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<b>Instructions:</b>	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. Hotel	2. Choose an item.	3. Choose an item.
<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 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	106,178 sq. ft.	2) Number of Proposed Structures	1
3) Total Finished Floor Area	48,368 sq. ft.		
		Square Feet	Percent of Net Site Size
4) Total Footprint Area of All Structures		12,200	11.5%
5) Total Area of Landscaping (Parking Lot, Site, Buffer, etc.)		23,304	22%
6) Public Open Space Area (where applicable)		N/A	
7) Shared/Common Open Space Area (where applicable)		N/A	
8) Private Open Space Area (where applicable)		N/A	
9) Children's Play Area (where applicable)		N/A	N/A

Indicate each of the following:			
10) Existing Dwelling Units	0	11) New Dwelling Units	122
12) Total Dwelling Units (At Completion of All Phases)	122	13) Proposed Residential Density:	50 Dwelling Units per Acre.
<b>Parking Space Count</b>			

14) Auto Parking Spaces	122	15) Percent Compact Parking	40 %
16) Loading/Unloading Spaces	1	17) Bike Parking Spaces	11
18) Proposed Maximum Height and Max. # of Floors		46' 11" Sq. Ft.	4 Floors
19) Buffer Types Proposed (Specify by Boundary)		N/A	
20) Other Info Requested by Planner.		N/A	

**B. DESIGN DISTRICT DEVELOPMENTS**

Indicate each of the following:			
1) Design District Affecting Site	Corridor		
2) Ground Floor Commercial Finished Floor Area (FFA)	12,200 Sq. Ft.	3) Percentage of Commercial to Total Ground Floor FFA:	100%
Ground Floor Transparency and Glazing Area and Ratios			
		Area (Sq. Ft.)	Percentage of Wall
4) Transparency: Primary Street Facing Façade(s)*		360	4%
5) Glazing: Primary Street Facing Façade(s)*		360	4%
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	57'	9) Percentage of Frontage Occupied by Building:	18%
10) Landscaping Requirement Met Through a Vertical Vegetated Wall	0		
Proposed Minimum Window Reveal Depth (Inches)		4" at ground floor, 4" at upper floors 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. Front, East Façade	Brick Cement Board Glass	Primary	67% 20% 13%
b. Left, South Facede	Brick Cement Board Glass	Primary	69% 28% 3%
c. Right, North Façade	Brick Cement Board Glass	Primary	75% 22% 3%
d. Rear, West Façade	Brick Cement Board Glass	Primary	66% 21% 13%
e. _____	_____	Choose an item.	_____
f. _____	_____	Choose an item.	_____
g. _____	_____	Choose an item.	_____



h. _____	_____	Choose an item.	_____
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.)	106,178	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)	50 DUA
9) Proposed Street Tree Species Short List	a. N/A	b. _____	c. _____

**D. PHASED PROJECT DEVELOPMENTS**

Indicate each of the following:				
	Phase			
	1	2	3	4
1) Target Construction Begin Date (MM/YR)	12/17	_____	_____	_____
2) Quantity of Units	122	_____	_____	_____
3) Finished Floor Area (SF)	48,368	_____	_____	_____
4) Residential Density Upon Phase Completion (Dwelling Units per Acre)	50	_____	_____	_____

**E. HABITAT CONSERVATION AREA DEVELOPMENTS**

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

DATED: August 16, 2017

**4.0415 Moderate Commercial (MC)**  
Standards to be addressed in narrative

**4.0420 - Permitted Uses**

Standard	N/A	Findings
<b>4.0420 – Permitted Uses</b>	<input type="checkbox"/>	<p>The hotel is an approved use in the Moderate Commercial District given the proposed development does not exceed the maximum building footprint size of 40,000 sq. ft. or the maximum total building size of 80,000 sq. ft.</p> <p>◆ Specifically, the hotel footprint is 12,092 sq. ft. and the total building size is 48,368 sq. ft.</p> <p>◆ This standard is met.</p>

**Table 4.0430 – Land Use District Standards**

Standard	N/A	Findings
4.0430(A) – Minimum Lot Size – (4.0431)	<input checked="" type="checkbox"/>	There are no minimum lot size requirements for projects in the Moderate Commercial Corridor District. This standard is not applicable.
4.0430(B) – Minimum Street Frontage – (4.0431)	<input checked="" type="checkbox"/>	There are no minimum street frontage requirements for projects in the Moderate Commercial Corridor District. This standard is not applicable.
4.0430(C) – Minimum Lot Width/Depth Ratio – (4.0431)	<input checked="" type="checkbox"/>	There are no minimum lot width/depth ratio requirements for projects in the Moderate Commercial Corridor District. This standard is not applicable.
4.0430(D) – Minimum Floor Area Ratio (FAR) – (4.0432)	<input checked="" type="checkbox"/>	There are no minimum floor area ratio requirements for this project because the project site is in the Moderate Commercial Corridor District. This standard is not applicable.
4.0430(E) – Minimum Residential Density	<input checked="" type="checkbox"/>	The minimum residential density for Moderate Commercial Corridor District is 12 units per acre. Because a hotel is a commercial project, this standard is not applicable.
4.0430(F) – Maximum Residential Density	<input checked="" type="checkbox"/>	The maximum residential density for Moderate Commercial Corridor District is 40 units per acre. Because a hotel is a commercial project, this standard is not applicable.
4.0430(G) – Minimum Building Setbacks – (4.0433)	<input type="checkbox"/>	There are zero minimum building setback requirements for this project because the project is in the Moderate Commercial Corridor District.
4.0430(H) – Maximum Building Setbacks – (4.0433)	<input type="checkbox"/>	The Moderate Commercial Corridor District requires zero setbacks for the rear and interior; 10 foot setbacks are required for the front and street sides.

Standard	N/A	Findings
		<ul style="list-style-type: none"> <li>◆ With the front (entrance) of the building located on the north side of the building, this requirement is met.</li> <li>◆ Minimum side setback requirements are not applicable to this project site.</li> <li>◆ This standard has been met.</li> </ul>
4.0430(I) – Maximum Building Height – (4.0434)	<input type="checkbox"/>	<p>The Moderate Commercial Corridor District allows a maximum building height of 45 feet.</p> <ul style="list-style-type: none"> <li>◆ The submitted elevations have a building height of 46 feet 11 inches; a difference of 4.2%.</li> <li>◆ A variance will be requested to address the standard.</li> </ul>
4.0430(J) – Transit Design Criteria and Standards – (4.0435)	<input checked="" type="checkbox"/>	As a new commercial project in the Moderate Commercial Corridor District, Section 7.0600 is required. This standard is not applicable.
4.0430(K) – Minimum Off-Street Parking Required	<input type="checkbox"/>	<p>Table 9.0851 states that a minimum of 1 auto parking space per room to be provided as well as 1 long-term bicycle parking space per 20 guest rooms and 1 short-term bicycle parking space per 40 guest rooms.</p> <ul style="list-style-type: none"> <li>◆ The hotel will have 122 guest rooms.</li> <li>◆ The site plan shows 122 parking stalls, including 4 standard ADA accessible parking stalls, and 1 van accessible stall.</li> <li>◆ The site plan shows 7 long-term bicycle parking stalls and 4 short-term bicycle parking stalls.</li> <li>◆ This standard has been met.</li> </ul>
4.0430(L) – Maximum Off-Street Parking Permitted	<input type="checkbox"/>	<p>Table 9.0851 states that a maximum of 1.3 auto parking spaces per room is to be provided.</p> <ul style="list-style-type: none"> <li>◆ The hotel will have 122 guest rooms.</li> <li>◆ The site plan shows 122 parking stalls.</li> <li>◆ This standard has been met.</li> </ul>
4.0430(M) – Screening and Buffering Required – (4.0438)	<input checked="" type="checkbox"/>	Screening and Buffering has been provided. Please see 7.0603(A)(7)(C)(6) or 7.0603(A)(7)(D)(6). This standard is not applicable.
4.0430(N) – Clear Vision Area Required – (4.0439)	<input checked="" type="checkbox"/>	As the lot is accessed by a private drive, no Clear Vision Area is required. However, City Staff recommend that the hotel provide the driveway and street clear vision areas. This standard is not applicable.

#### 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"/>	There is no minimum lot size required for projects in the Moderate Commercial Corridor District. This standard has been met.
4.0431(B) – Compliance Timing for Attached Dwellings	<input type="checkbox"/>	There is no minimum street frontage required for projects in the Moderate Commercial Corridor District. This standard has been met.
4.0431(C) – Non-Conforming	<input type="checkbox"/>	There is no minimum lot width/depth ratio required for projects

Standard	N/A	Findings
Lots		in the Moderate Commercial Corridor District. This standard has been met.

#### 4.0432 – Floor Area Ratio

Standard	N/A	Findings
4.0432(A) – Mixed-Use FAR Formula	<input checked="" type="checkbox"/>	There is no minimum floor area ratio required for this project because the project site is in the Moderate Commercial Corridor District. This standard is not applicable.
4.0432(A) – Alterations to Existing Development	<input checked="" type="checkbox"/>	There is no minimum floor area ratio required for this project because the project site is in the Moderate Commercial Corridor District. This standard is not applicable.
4.0432(B) – Alternative FAR Calculation	<input checked="" type="checkbox"/>	There is no minimum floor area ratio required for this project because the project site is in the Moderate Commercial Corridor District. This standard is not applicable.

#### 4.0433 – Setbacks

Standard	N/A	Findings
4.0433(A) – Minimum Setback	<input type="checkbox"/>	Table 4.0430 states there is no minimum street frontage required for projects in the Moderate Commercial Corridor. This standard has been met.
4.0433(B)(1) – Setbacks in RTC, SC, and SC-RJ within the Rockwood Design District (See 7.0500)	<input checked="" type="checkbox"/>	Table 4.0430 states there is no minimum street frontage required for projects in the Moderate Commercial Corridor. This standard is not applicable.
4.0433(B)(3) – Setbacks for mixed-use Developments and Attached Dwellings on A Single Lot	<input checked="" type="checkbox"/>	Table 4.0430 states there is no minimum street frontage required for projects in the Moderate Commercial Corridor. This standard is not applicable.
4.0433(C) – Setbacks for Single-Family Attached Dwellings	<input checked="" type="checkbox"/>	This project does not include a single family attached dwelling. This standard is not applicable.

#### 4.0434 – Building Height

Standard	N/A	Findings
4.0434 – Habitable Floors if Required Building Story	<input type="checkbox"/>	The Moderate Commercial Corridor District allows a maximum building height of 45 feet. ♦ The submitted elevations have a building height of 46 feet 11 inches; a difference of 4.2%. ♦ A variance will be requested to address the standard.
4.0434(A) – Upper Façade Window Treatment (See 7.0500)	<input checked="" type="checkbox"/>	As a commercial project in the Moderate Commercial Corridor District, Section 7.0600 is required. This standard is not applicable.
4.0434(B) – Maximum Building Height Adjacent to LDR-5, LDR-7, TLDR or TR Districts	<input checked="" type="checkbox"/>	This project site is not adjacent to an LDR-5, LDR-7, TLDR or TR District. This standard is not applicable.

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
4.0434(C) – Building Heights for Single-Family Attached Dwellings	<input checked="" type="checkbox"/>	This project does not include a single-family attached dwelling. This standard is not applicable.

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

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
4.0435 – Applicable Transit Design Standards for Developments in the Rockwood Design District	<input checked="" type="checkbox"/>	As a commercial project in the Moderate Commercial Corridor District, Section 7.0600 is required. This standard is not applicable.
4.0435 – Applicable Transit Design Standards for New Development Requiring Design Review in the Rockwood Design District	<input checked="" type="checkbox"/>	As a commercial project in the Moderate Commercial Corridor District, Section 7.0600 is required. This standard is not applicable.
4.0435 – Applicable Transit Design Standards for New Residential and Mixed-Use (Residential) Development	<input checked="" type="checkbox"/>	As a commercial project in the Moderate Commercial Corridor District, Section 7.0600 is required. This standard is not applicable.
4.0435 – Applicable Transit Design Standards for New Commercial and Mixed Use (Commercial) not in the Corridor Design District	<input checked="" type="checkbox"/>	As a commercial project in the Moderate Commercial Corridor District, Section 7.0600 is required. This standard is not applicable.
4.0435 – Applicable Transit Design Standards for New Industrial Development	<input checked="" type="checkbox"/>	As a commercial project in the Moderate Commercial Corridor District, Section 7.0600 is required. This standard is not applicable.
4.0435 – Applicable Transit Design Standards of Section 7.0210(A) for All Developments	<input checked="" type="checkbox"/>	As a commercial project in the Moderate Commercial Corridor District, Section 7.0600 is required. This standard is not applicable.

**4.0436 – Commercial Uses**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
4.0436(A) – Enclosure of Business Activities	<input type="checkbox"/>	The hotel will utilize 0% of its total business activity to outdoor business needs. This standard has been met.
4.0436(B) – Location Restrictions for Outdoor Business Activities	<input type="checkbox"/>	The hotel will not locate any business activity within the required setback or buffer. This standard has been met.

#### 4.0437 – Outdoor Commercial Uses

Standard	N/A	Findings
<b>4.0437(A) – Permitted Outdoor Commercial Uses – Subject to the Following Limitations:</b>	<input checked="" type="checkbox"/>	The project site is not located in the Station Center District or the Corridor Mixed-Use District. This standard is not applicable.
<b>4.0437(B) – Prohibited Outdoor Commercial Uses</b>	<input checked="" type="checkbox"/>	This project site is not located in the Station Center District or the Corridor Mixed-Use District. This standard is not applicable.

#### 5.0300 Historic and Cultural Landmarks Overlay District

Standards to be address in narrative

#### 5.0310 – Permitted Uses

Standard	N/A	Findings
5.0310 – Permitted Uses	<input type="checkbox"/>	A hotel is an approved use in the Moderate Commercial District given the proposed development does not exceed the maximum building footprint size of 40,000 sq. ft. or the maximum total building size of 80,000 sq. ft. ♦ Specifically, the hotel footprint is 12,092 sq. ft. and the total building size is 48,368 sq. ft.

#### 5.0320 – Dimensional Development Standards and Non-Conforming Signs

Standard	N/A	Findings
5.0320 – Dimensional Development Standards and Non-Conforming Signs	<input checked="" type="checkbox"/>	♦ Dimensional standards for the Moderate Commercial District are addressed in Section 4.0431. ♦ There are no existing Historic and/or Cultural Landmark structures or non-conforming signs present on this site. ♦ This standard is not applicable.

#### 5.0321 – Alterations Affecting the Exterior Appearance of Landmarks

Standard	N/A	Findings
5.0321(A)(1) – Preservation of Historic Character	<input checked="" type="checkbox"/>	This project does not involve an alteration of a Class 1 Landmark. This standard is not applicable.
5.0321(A)(2) – Retention of “Physical Record of Time, Place, and Use”	<input checked="" type="checkbox"/>	This project does not involve an alteration of a Class 1 Landmark. This standard is not applicable.
5.0321(A)(3) – Retention of Past Historically Significant Changes	<input checked="" type="checkbox"/>	This project does not involve an alteration of a Class 1 Landmark. This standard is not applicable.
5.0321(A)(4) – Preservation of Distinctive Materials, Features, Finished, and Construction	<input checked="" type="checkbox"/>	This project does not involve an alteration of a Class 1 Landmark. This standard is not applicable.

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
5.0321(A)(5) – Repair vs. Replace Deteriorated Features	<input checked="" type="checkbox"/>	This project does not involve an alteration of a Class 1 Landmark. This standard is not applicable.
5.0321(A)(6) –New Additions/Alterations: Compatibility	<input checked="" type="checkbox"/>	This project does not involve an alteration of a Class 1 Landmark. This standard is not applicable.
5.0321(A)(7) – New Additions/Alterations: Removability	<input checked="" type="checkbox"/>	This project does not involve an alteration of a Class 1 Landmark. This standard is not applicable.
5.0321(A)(8) – Chemical and Physical Treatments	<input checked="" type="checkbox"/>	This project does not involve an alteration of a Class 1 Landmark. This standard is not applicable.
5.0321(A)(9) – Use of Historic Property	<input checked="" type="checkbox"/>	This project does not involve an alteration of a Class 1 Landmark. This standard is not applicable.
5.0321(A)(10) – Preservation of Archeological Resources	<input checked="" type="checkbox"/>	This project does not involve an alteration of a Class 1 Landmark. This standard is not applicable.
5.0321(B) – Delay of Building Permits After Removal from List	<input checked="" type="checkbox"/>	This project does not involve the removal of a structure listed on the Historic and Cultural Landmarks List. This standard is not applicable.

### 5.0322 – Demolition of Landmark Buildings

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
5.0322(A) – Type III Review	<input checked="" type="checkbox"/>	This project does not involve the demolition of a Class 1 or Class 2 landmark building. This standard is not applicable.
5.0322(A)(1) – Delay of Demolition – Detrimental Loss of Architectural, Historic, or Scenic Resource	<input checked="" type="checkbox"/>	This project does not involve the demolition of a Class 1 or Class 2 landmark building. This standard is not applicable.
5.0322(A)(2) – Delay of Demolition – National Register of Historic Places Potential	<input checked="" type="checkbox"/>	This project does not involve the demolition of a Class 1 or Class 2 landmark building. This standard is not applicable.
5.0322(A)(3) – Delay of Demolition – Historic Resource Cannot be Reproduced	<input checked="" type="checkbox"/>	This project does not involve the demolition of a Class 1 or Class 2 landmark building. This standard is not applicable.
5.0322(A)(4) – Delay of Demolition – Aid in Preservation of Another Landmark Resource	<input checked="" type="checkbox"/>	This project does not involve the demolition of a Class 1 or Class 2 landmark building. This standard is not applicable.
5.0322(D) – Removal from National Register	<input checked="" type="checkbox"/>	This project does not involve the demolition of a Class 1 or Class 2 landmark building. This standard is not applicable.

### 5.0323 – Actions Affecting Landmark Objects – Relocate, Remove

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
5.0323(A)- Location of Object	<input checked="" type="checkbox"/>	This project does not involve the alteration of a landmark object. This standard is not applicable.
5.0323(B)- Visibility of the	<input checked="" type="checkbox"/>	This project does not involve the alteration of a landmark object.

Standard	N/A	Findings
Object Enhanced		This standard is not applicable.

#### 5.0324 – Discovery of Archaeological Objects and Sites North of I-84

Standard	N/A	Findings
5.0324(A)- City Manager Notified	<input type="checkbox"/>	The Project Manual will include the following instructions so that the General Contractor will know how to proceed if an archaeological object is found: <i>“When an archaeological site or object is discovered during any development activity, the property owner or his agent, employees, or contractors on the site shall notify the City Manager immediately and development activity on the site shall be suspended.”</i> ◆ This standard has been met.
5.0324(B)- Activity Halted for 10 Days	<input type="checkbox"/>	The Project Manual will include the following instructions so that the General Contractor will know how to proceed if an archaeological object is found: <i>“Following receipt of notice of discovery of an archaeological site or object, the Manager shall order all development activity on the site to be halted for at least ten days.”</i> ◆ This standard has been met.
5.0324(C)- Written Notice by the Manager to State and Tribal Agencies	<input type="checkbox"/>	The Project Manual will include the following instructions so that the General Contractor will know how to proceed if an archaeological object is found: <i>“Within five days after being notified of discovery of an archaeological site or object, the Manager shall furnish written notice, describing the location of the site and the nature of the items discovered, to the following parties:</i> 1. Department of Land Conservation and Development; 2. State Historic Preservation Office; 3. The Grande Ronde and Siletz Indian Tribal Council; 4. Commission on Indian Services; and 5. Confederated Tribes of the Warm Springs Indian Reservation.” ◆ This standard has been met.
5.0324(E)- Investigation by an Archaeologist	<input type="checkbox"/>	The Project Manual will include the following instructions so that the General Contractor will know how to proceed if an archaeological object is found: <i>“The Manager may require that the owner retain the services of a qualified archaeologist to investigate the site, and prepare a report concerning the nature and significance of the site and any objects discovered. Pending completion of this investigation and report, all development activity on the site shall be suspended, provided such suspension shall not exceed a period of 30 days from the date a qualified archaeologist is engaged to conduct the investigation and prepare the report.”</i> ◆ This standard has been met.
5.0324(G) – Actions Taken to Preserve the Find	<input type="checkbox"/>	The Project Manual will include the following instructions so that the General Contractor will know how to proceed if an archaeological object is found: <i>“If the Manager determines, based</i>



Standard	N/A	Findings
		<p><i>on evidence presented in the archaeologist's report, that the archaeological site is significant and that some degree of protection is warranted, the Manager shall make findings as to measures which may be required to reduce or eliminate adverse impacts to the archaeological site, and may require issuance of an amended development permit prior to the resumption of development activity on the site."</i></p> <p>◆ This standard has been met.</p>

## 6.000 Land Divisions

Standards to be addressed in narrative

### General

Standard	N/A	Findings
<b>Lot Design Standards</b>		
6.0010 – Lot Arrangement	<input type="checkbox"/>	The hotel does not foresee any difficulties due to topography in securing building permits to build on all lots in compliance with the requirements of the Gresham Development Code. This standard is applicable to not only the hotel site but also the surplus lot to the north. This standard has been met.
6.0011(A) – Rectilinear Lot Parcel and Configuration	<input type="checkbox"/>	All partition parcels created through the subdivision and partition process shall be rectilinear. This standard has been met.
6.011(B)(1) – Residential District Elimination of Split Zoned Lots	<input checked="" type="checkbox"/>	The project site is not located in a residential land use district. This standard is not applicable.
6.011(B)(2) – Creation of Split Zoned Lots Under Certain Conditions	<input checked="" type="checkbox"/>	The project site is not located in a residential land use district. This standard is not applicable.
6.0012 – Lots in Excessively Sloped Areas	<input checked="" type="checkbox"/>	The existing overall project site does not exceed 15% slope. This standard is not applicable.
6.0013(A) – Lot of Record Prohibition on Sale or Conveyance of a Parcel of Land That Begets a Substandard Lot	<input type="checkbox"/>	This project will not leave any structure on either lot. The existing residence will be demolished, trees removed, and private utilities capped. Proof of Lot of Record is provided in the application packet via Preliminary Title Report. This standard has been met.
6.0013(B) – Lots Improperly Divided after December 16, 1975	<input type="checkbox"/>	WoodSpring Hotel will follow current adopted City and County requirements.

### 6.0020 - Condominiums

Standard	N/A	Findings
6.0020(A) – Type II Procedure	<input checked="" type="checkbox"/>	No condominiums are proposed as part of this project. This standard is not applicable.

6.0020(B)(1) – Submittal of All Necessary Documents and Final Plat Copies	<input checked="" type="checkbox"/>	No condominiums are proposed as part of this project. This standard is not applicable.
6.0020(B)(2) – Compliance with Public Facility Standards (A5.000)	<input checked="" type="checkbox"/>	No condominiums are proposed as part of this project. This standard is not applicable.
6.0020(B)(3) – Timing of Final Condo Plat Recordation	<input checked="" type="checkbox"/>	No condominiums are proposed as part of this project. This standard is not applicable.
6.0020(C) – Condominium Conversion Conformance with Section 10.0400	<input checked="" type="checkbox"/>	No condominiums are proposed as part of this project. This standard is not applicable.

### 6.0100 – Lot Line Adjustments and Lot Consolidations

Standard	N/A	Findings
6.0111 – Lot Line Adjustment Final Survey Map	<input type="checkbox"/>	Included in this application are: ♦ Three paper copies of the final survey map and adjusted legal descriptions. These maps comply with the approved preliminary plan and comply with the applicable requirements of ORS Chapters 92 and 209. ♦ The hotel understands that the approved final map, along with the deeds transferring ownership, must be recorded with Multnomah County Deed Records. ♦ This standard is met.
6.0112(A) – Situations when a Replat is Required for Lot Consolidation	<input type="checkbox"/>	The hotel understands that for the consolidation of lots or parcels of a recorded plat, the lot consolidation shall be finalized by a replat of the subdivision or partition. This standard is met.
6.0210(B) – Situations when a Subdivision or Partition Plat is Not Required for Lot Consolidation.	<input type="checkbox"/>	The hotel understands that the County Assessor may consolidate parcels or tracts of land that are not within a recorded plat. This project does not anticipate a need for this consolidation. This standard is met.

### 6.0200 – Partitions and Subdivisions

Standard	N/A	Findings
<b>6.0210 – Criteria for Approval of Tentative Plan</b>		
6.0210(A) – Development of Remainder of Property	<input type="checkbox"/>	It is the intent of the hotel to develop the entire parcel. There will be no “remainder.” This standard is met.
6.0210(B) – Development of Adjoining Lands	<input type="checkbox"/>	It is the intent of the hotel to leave the adjacent parcel as a developable site that can be developed in accordance with City Development Code. This standard is met.
6.0211 – Phased Subdivision	<input checked="" type="checkbox"/>	A phased subdivision is not proposed. This standard does not apply.
6.0211 – Phased Subdivision Maximum Period	<input checked="" type="checkbox"/>	A phased subdivision is not proposed. This standard does not apply.
6.0211 – Portions Platted after the Passage of One Year	<input checked="" type="checkbox"/>	A phased subdivision is not proposed. This standard does not apply.

### 6.0213 – Review of Lots Not Lawfully Created

Standard	N/A	Findings
6.0213(A) – Multiple Ownership	<input type="checkbox"/>	All three parcels that are a part of this real estate transaction are all owned by the same Owner. The hotel will purchase all parcels once it has been notified that a building permit is ready to be picked up. This standard has been met.
6.0213(B) – Application Submitted by at Least One Vested Owner	<input type="checkbox"/>	All three parcels that are a part of this real estate transaction are all owned by the same Owner. The hotel will purchase all parcels once it has been notified that a building permit is ready to be picked up. This standard has been met.
6.0213(C) – Prohibition on Relation by Blood or Marriage Between Owners	<input checked="" type="checkbox"/>	All owners of the affected parcels are related by blood and/or marriage. This standard is not applicable.
6.0213(D) – Prohibition on Business Relationship Between Owners	<input type="checkbox"/>	The current Owners of the property are identified in the included Preliminary Title Work. This standard is met.
6.0213 – Compliance with Current Land Division Requirements and All Applicable Standards	<input type="checkbox"/>	The hotel acknowledges that the land subdivision is subject to the City’s land division requirements and will meet all applicable standards. This standard is met.

### 7.0212 Solid Waste & Recycling Collection Areas

Standards to be addressed in narrative

#### 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 collection area is located at the northwest corner of the site. This location provides unobstructed and safe access for the local licensed hauler’s equipment and personnel, including unobstructed overhead and vertical clearance for collection. This standard is met.
7.0212(A)(2) – Sizing of Collection Area (See Matrix Guidelines)	<input checked="" type="checkbox"/>	The collection area is large enough to include the necessary number and size of recycling and solid waste containers to serve a 122-room hotel as estimated by the hotel. <i>The City of Gresham Solid Waste and Recycling Collection Service Planning Matrix</i> is not provided on the City’s website. This standard is not applicable.
7.0212(A)(3) – Number of Collection Areas	<input type="checkbox"/>	Solid waste and recycling containers will each be provided in individual hotel rooms. Each hotel guest is responsible for emptying these containers into the appropriate collection container located at the northeast corner of the site. Housekeeping staff will take solid waste and recycling to the collection point daily. This standard

Standard	N/A	Findings
		is met.
7.0212(A)(4) – Proximity of Separated Solid Waste and Recycling Collection Areas	<input type="checkbox"/>	The collection area is sized to accommodate the necessary number and size of recycling and solid waste containers in a single location. This standard is met.
7.0212(A)(5) – Location of Collection Areas	<input type="checkbox"/>	The collection area is not located within any required buffer, screening or setback areas. This standard is met.
7.0212(A)(6) – Compliance with Gresham Revised Code 7.25	<input type="checkbox"/>	The hotel has read Article 7.25 and can meet all requirements. This standard is met.
7.0212(A)(7) – Collection Area Screening	<input type="checkbox"/>	The exterior collection areas will be entirely screened by a minimum six-foot high brick wall to match the exterior of the building. This standard is met.
7.0212(A)(7)(a) – Wood/Chain Link Enclosure Damage Prevention Measures	<input checked="" type="checkbox"/>	The enclosures will not be constructed of wood or chain link fencing material. This standard is not applicable.
7.0212(A)(7)(b) – Masonry Enclosure Damage Prevention Measures	<input type="checkbox"/>	The brick enclosure will contain a bumper curb and concrete filled bollards to prevent damage from container impacts, or a bumper rail. The rail will be secured by anchor bolts recessed in the rail within the perimeter walls of the enclosure at a height compatible with service container. Please refer to Sheet SP1.1. This standard is met.
7.0212(A)(8) – Enclosure Gate Opening	<input type="checkbox"/>	Enclosure gates will swing free of obstructions, have restrainers in the open and closed positions, and will swing open to a minimum of 120 degrees. Please refer to details on Sheet SP1.1. This standard is met.
7.0212(A)(9) – “No Parking” Signage	<input type="checkbox"/>	A “No Parking” sign will be placed just south of the area to provide unobstructed and safe access for servicing containers. Please see the Site Plan provided on Sheet C3.1. This standard is met.
7.0212(A)(10) – Fire and Structural Specialty Code Compliance for Collection Area Location	<input type="checkbox"/>	The exterior collection area conforms to local fire code. No interior collections areas are included. This standard is met.
7.0212(A)(11) – Enclosure Surface Material and Design	<input type="checkbox"/>	Within enclosures, containers shall be located on a level cement concrete pad, a minimum 4 inches thick, at ground elevation or other location compatible with the local licensed hauler’s equipment at the time of construction. The pad has been designed to discharge surface water runoff to prevent standing water. Please refer to Sheet SP1.1. This standard has been met.
7.0212(A)(12) – Small Enclosure Staging Area	<input checked="" type="checkbox"/>	This project does not include a collection area designed for containers smaller than 3 cubic yards. This standard is not applicable.
7.0212(A)(13) – Enclosure Approach and Staging Area Maximum Grade	<input type="checkbox"/>	The vehicular approach area and staging area has been designed so no grade exceeds 3% sloped in any direction. Please refer to the Grading Plan on Sheet C4.1. This standard has been met.
7.0212(A)(14) – Container	<input type="checkbox"/>	Adequate room has been provided within enclosures for length and

Standard	N/A	Findings
Spacing within Collection Enclosure		width of the service containers and for maneuverability in depositing solid waste or recyclable materials. Please refer to SP1.1. This standard has been met.
7.0212(A)(15) – Area Spacing for Collection Enclosure Perimeter Maintenance	<input type="checkbox"/>	Adequate area has been provided around the enclosure to allow for maintenance to prevent accumulation of waste. Please refer to the project site plan. This standard has been met.
7.0212(A)(16) – Large Container Orientation	<input type="checkbox"/>	The enclosure has been designed so that containers 3 cubic yards and larger are placed facing the opening of the enclosure. Please refer to Sheet SP1.1. This standard has been met.
7.0212(A)(17) – Access Maneuvering Area for Enclosures with Large Containers	<input type="checkbox"/>	The enclosure has been located on the site to ensure that the minimum safe access to the front of the enclosure is a length of 65 feet and width of 12 feet. Please refer to the project site plan. This standard has been met.

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

Standard	N/A	Findings
7.0212(B)(1) – Pad Size	<input type="checkbox"/>	The size of the pad for drop boxes has been designed to be at least 14 feet wide and at least 5 feet longer than the length of the drop box or compactor. Please refer to Sheet SP1.1. This standard has been met.
7.0212(B)(2) – Pad Setback	<input type="checkbox"/>	The pad has been located a minimum of 2 feet from any perimeter wall or structure. Please refer to the project site plan. This standard has been met.
7.0212(B)(3) – Loading Docks	<input checked="" type="checkbox"/>	There are no loading docks on-site. This standard is not applicable.
7.0212(B)(4) – Compactor Equipment Compatibility	<input checked="" type="checkbox"/>	There are no compactors planned for this project. This standard is not applicable.

#### 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 checked="" type="checkbox"/>	Hotel operations do not cause the production of environmentally hazardous wastes as defined in ORS 466.005. This standard is not applicable.
7.0212(C)(2) – Oils, Grease Animal Rendering Recycling or Disposal Area Locations	<input checked="" type="checkbox"/>	Because there is no on-site restaurant, hotel operations do not require containers to store cooking oils, grease or animal renderings. This standard is not applicable.

#### 7.0212(D) – Exceptions

Standard	N/A	Findings
7.0212(D)(1) – Compatible with Service Provider’s Methods of Operation	<input checked="" type="checkbox"/>	The hotel will not be requesting any exceptions. This standard is not applicable.
7.0212(D)(2) – No Unreasonable Increase in the Cost of Service	<input checked="" type="checkbox"/>	The hotel will not be requesting any exceptions. This standard is not applicable.

## 7.0220 – 7.0224 Additional Site Design Requirements

Standards to be addressed in narrative

### 7.0220 – Optional Improvements with Site Design Review

Standard	N/A	Findings
7.0220(A) – Landscape Plan Suitability	<input type="checkbox"/>	Project landscaping plans will be prepared by a licensed landscape architect. This Optional Improvement standard is met.
7.0220(B) – Grading and Stormwater Drainage Plan	<input type="checkbox"/>	The hotel will obtain the City Engineer's approval of a grading and drainage plan for the collection and transmission of storm or ground water. This Optional Improvement standard is met.
7.0220(C) – Vehicular and Pedestrian Access Facilities	<input type="checkbox"/>	All vehicle and pedestrian facilities required by code have been met. This Optional Improvement standard is met.
7.0220(D) – Rights-of-Way and Easement Dedications and Improvements	<input checked="" type="checkbox"/>	The hotel understands that it may be requested to dedicate and improve public street right-of-way, a pedestrian way, or an easement for utilities, a waterway or slope protection. To date, City staff has indicated there will not be a request for public improvements. This standard is not applicable.
7.0220(E) – Commercial, Institutional or Industrial Frontage Road	<input checked="" type="checkbox"/>	Because this project does not provide the ability to access a frontage road, this standard is not applicable.
7.0220(F) – Secondary Street Access	<input checked="" type="checkbox"/>	Because the private street owned by U.S. Bancorp does not intersect a major or standard arterial street, this standard does not apply.

### 7.0221 – Landscaping Installation

Standard	N/A	Findings
7.0221(A) – Temporary Occupancy Permits	<input type="checkbox"/>	At the time of this submittal, the hotel is not anticipating the need to request an Occupancy Permit prior to the complete installation of all required landscaping. If this changes, the hotel will comply with the requirement to provide a Guarantee of Completion equal to 110% of the estimated cost of plant materials and labor as determined by the Manager. This standard is met.
7.0221(B) – Final Landscape Inspection	<input type="checkbox"/>	The hotel understands that if a Temporary Occupancy Permit is approved that the final landscape inspection shall be made prior to any security being returned; and that any portion of the plan not installed, not properly installed, or not properly maintained shall cause the inspection to be postponed until the project is completed or cause the security to be used by the City. This standard is met.

### 7.0222 – Irrigation Provisions

7.0222 – Irrigation	<input checked="" type="checkbox"/>	The hotel is planning to utilize underground irrigation. This standard is not applicable.
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**7.0223 – Maintenance Responsibility**

7.0223 – Maintenance Responsibility	<input type="checkbox"/>	The hotel understands its responsibility for the maintenance of the site improvements including plant material, restriping parking stalls, posting of the correct address, and ensuring the preservation of the Clear Vision area and the visibility of addresses and street signage. This standard is met.
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**7.0224 – Site Lighting**

7.0224 – Site Lighting	<input type="checkbox"/>	A Photometric Plan, meeting all applicable City of Gresham Development Code requirements, is included in this application. This standard is met.
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**7.0600 Corridor Design District**  
Standards to be addressed in narrative

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

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

**7.0601 - Corridor Design District**

	G	S	N/A	Findings
7.0601(A) - Applicability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Because the project site is in the Moderate Commercial Corridor Design District, this section of Gresham Development Code is required. The design standard is met.
7.0601(C) & (D) – Design Review Process	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This project will be reviewed as a Type III application which includes a public hearing before the Design Commission. The design standard is met.

**7.0602 – Design Principles**

7.0602(A) – (I) – Site Design Principles	The hotel will comply with Site Design Principles as approved by the Design Council and City Council.
7.0602(J) - (N) – Building Design Principles	The hotel will comply with Building Design Principles as approved by the Design Council and City Council.

**7.0603(A)(1) – Neighborhood Connectivity and Block Structure**

	G	S	N/A	Findings
7.0603(A)(1)(C)(1) or 7.0603(A)(1)(D)(1) Compliance with Future Street Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Neighborhood Circulation Plan has been submitted with this Development Application Permit. To date, no improvements are required because of this Plan. The design standard has been met.

7.0603(A)(1)(C)(2) or 7.0603(A)(1)(D)(2) Mitigation of Adverse Traffic Impacts See Section A5.501	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A traffic study required by ODOT has been submitted with this Development Application Permit. This study has been reviewed and approved by both ODOT and the City of Gresham. No improvements have been recommended. The design standard has been met.
7.0603(A)(1)(C)(3) or 7.0603(A)(1)(D)(3) Required Public Improvements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To date, there have not been any requests from the City of Gresham for improvements to adjacent right-of-way or public streets. The design standard has been met.
7.0603(A)(1)(C)(4) or 7.0603(A)(1)(D)(4) Vehicular and Pedestrian Connections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>◆ As part of the Hampton Inn Suites development to the east, a retaining wall was constructed and there is a 3.5-foot grade difference at the potential connection point on the property line. The horizontal layout of the hotel parking lot will allow for a connection; however, the vertical separation between the 2 lots makes the connection impractical.</p> <p>◆ Locations for possible future vehicular and pedestrian connections have been identified on the north and east sides of the property and the required cross access easements will be prepared.</p> <p>◆ The design standard has been met.</p>
7.0603(A)(1)(C)(5) or 7.0603(A)(1)(D)(5) Safe and Efficient Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The layout of the hotel site has provided safe and efficient vehicular and pedestrian circulation. Please refer to the Site Plan for details. The design standard has been met.
7.0603(A)(1)(C)(6) or 7.0603(A)(1)(D)(6) Identification System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Only one on-site building is planned for this project. The design standard has been met.
7.0603(A)(1)(C)(7) or 7.0603(A)(1)(D)(7) Connections to Surrounding Uses and Building Length	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The hotel does not exceed 400 feet in length in any dimension. The design standard has been met.
7.0603(A)(1)(C)(8) or 7.0603(A)(1)(D)(8) Connections to Surrounding Properties and Neighborhoods	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A pedestrian path is proposed to connect the hotel to the private road and an existing path provides connection from the hotel to 181 <sup>st</sup> Street. The design standard has been met.
7.0603(A)(1)(C)(9) or 7.0603(A)(1)(D)(9) Internal Public Streets, Primary Internal Drives and Primary Entries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>➤ The hotel parking lot has been divided by a grid on primary drives to provide safe and convenient circulation routes for vehicles, pedestrians and bicycles.</li> <li>➤ A safe pedestrian pathway meeting the</li> </ul>



				<p>intent of the code has been provided by an indirect path through the site.</p> <p>➤ The design guideline has been met.</p>
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**7.0602(A)(2) – Internal Circulation: Public Streets and Primary Internal Drives**

Standards	G	S	N/A	Findings
7.0603(A)(2)(C)(1) or 7.0603(A)(2)(D)(1) Compliance with Public Works Standards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The construction of public streets is not required for this project. The design standard is not applicable.
7.0603(A)(2)(C)(2) or 7.0603(A)(2)(D)(2) Primary Internal Drives	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Because the project site has no adjacent public streets and no new internal drives are proposed or required, the design standard is not applicable.
7.0603(A)(2)(C)(3) or 7.0603(A)(2)(D)(3) Major Landscape Divisions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Because the project site has no adjacent public streets and no new internal drives are proposed or required, the design standard is not applicable.

**7.0603(A)(3) – Building Placement and Frontage Requirements**

	G	S	N/A	Findings
7.0603(A)(3)(C)(1) or 7.0603(A)(3)(D)(1) Public Street Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Because the project site does not allow for building frontage on a public street, the design standard is not applicable.
7.0603(A)(3)(C)(2) or 7.0603(A)(3)(D)(2) Street Intersection Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project site does not provide for a publicly accessible open space. The design standard is not applicable.
7.0603(A)(3)(C)(3-4) or 7.0603(A)(3)(D)(3) Location of Parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>◆ Parking has been located primarily at the front entrance of the hotel to provide alignment with the entrance drive and meet fire department requirements.</li> <li>◆ The loading space is located on the north side of the site.</li> <li>◆ Primary interior circulation meeting Fire Code has been provided throughout the site.</li> <li>◆ Because none of these features abut a public street, the design standard has been met.</li> </ul>
7.0603(A)(3)(C)(3-4) or 7.0603(A)(3)(D)(4) Location of Parking and Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Because there are no adjacent public streets, all lot lines are “side lot lines” in the context of the design guidelines and standards. Additionally, the Moderate Commercial Corridor District requires zero setbacks for the rear and interior; 10 feet are required for the front and street-side.</p> <p>◆ The Site Plan for this project illustrates</p>

				that the design standard has been met.
7.0603(A)(3)(D)(5) Alternative Features like Canopies and Building Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no canopies shown in any setback. The design element is not applicable.
7.0603(A)(3)(D)(6) Internal Public Building Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no internal public streets being created as part of this development. The design element is not applicable.
7.0603(A)(3)(D)(7) Total Street Frontage Restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no public streets required for this project. The design element is not applicable.

**7.0603(A)(4) – Building Orientation and Entries**

	<b>G</b>	<b>S</b>	<b>N/A</b>	<b>Findings</b>
7.0603(A)(4)(C)(1) or 7.0603(A)(4)(D)(1) Building Entry Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It was not possible to orient the hotel toward a public street. The lot was not wide enough to accommodate both the building and the required fire access road. The hotel has been oriented to provide reasonable pedestrian access along the most active street frontage. The design guideline has been met.
7.0603(A)(4)(C)(2) or 7.0603(A)(4)(D)(2) Corner Building Entry Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The hotel is not located at an intersection or a corner. The design element is not applicable.
7.0603(A)(4)(C)(3) or 7.0603(A)(4)(D)(3) Additional Entries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The hotel will provide one primary entrance. No other entries are required per City Development Code. All other entrances are required to meet life-safety code. The design element is not applicable.
7.0603(A)(4)(C)(4) or 7.0603(A)(4)(D)(4) Entries and Pedestrian Circulation Routes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Although the hotel is located at the rear of the site, it is not located along a public street or the primary internal drive or along a pedestrian circulation route. The design element is not applicable.
7.0603(A)(4)(C)(5) or 7.0603(A)(4)(D)(5) Building Entries to Mixed-Use Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This project is not a part of a mixed-use building, residential or other non-retail commercial use. The design element is not applicable.
7.0603(A)(4)(C)(6) or 7.0603(A)(4)(D)(6) Operation of Entries	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The hotel will be open to the public during the hours the front desk is staffed. The design standard is met.
<b>Additional Guidelines and Standards Applicable to Building Greater than 30,000 Square Feet</b>				
7.0603(A)(4)(C)(7) or 7.0603(A)(4)(D)(7) Entries for Multiple Frontages	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The hotel will have one secondary entry facing the private street. The design element is not applicable.

**7.0603(A)(5) – Publicly Accessible Open Space**

	<b>G</b>	<b>S</b>	<b>N/A</b>	<b>Findings</b>
7.0603(A)(5)(C)(1) or 7.0603(A)(5)(D)(1) Publicly Accessible Open Space for Setback and Building Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, the design element is not applicable.
7.0603(A)(5)(C)(2) or 7.0603(A)(5)(D)(2) Publicly Accessible Open Space Features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, the design element is not applicable.
7.0603(A)(5)(C)(3) or 7.0603(A)(5)(D)(3) Publicly Accessible Open Space Size	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, the design element is not applicable.

**7.0603(A)(6) – Parking**

	<b>G</b>	<b>S</b>	<b>N/A</b>	<b>Findings</b>
7.0603(A)(6)(C)(1) or 7.0603(A)(6)(D)(1) Parking Location	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Due to existing site constraints, and coordinating to meet City Code for possible future development on the surplus lot, parking and circulation is located primarily at the front of the building while the loading space is located to the rear. This standard is not applicable.
7.0603(A)(6)(C)(2) or 7.0603(A)(6)(D)(2) Parking Location and the Right-of-Way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is no parking located closer than 10 feet to the street right-of-way. Landscaping has been provided between parking and private street. The design standard has been met.
7.0603(A)(6)(C)(3) or 7.0603(A)(6)(D)(3) On-Street Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No on-street parking is required for this project. The design element is not applicable.
7.0603(A)(6)(C)(4) or 7.0603(A)(6)(D)(4) Parking/Landscape Separation from Building Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking areas have been separated from the hotel by a 7-foot-wide pedestrian walkway and in some areas, a 2-4-foot-wide planting bed as well. The design standard has been met.

**7.0603(7) – Landscaping**

	<b>G</b>	<b>S</b>	<b>N/A</b>	<b>Findings</b>
7.0603(A)(7)(C)(1) or 7.0603(A)(7)(D)(1) Landscape Plan by Licensed Landscape Architect or Design Professional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project landscape plans will be stamped by a licensed landscape architect. The design standard is met.
7.0603(A)(7)(C)(2) or 7.0603(A)(7)(D)(2) Site Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The design standard of 15% of the gross site area to be landscaped is required. Please refer to the Landscape Plan on Sheet L1.0. The design standard is met.
7.0603(A)(7)(C)(3) or 7.0603(A)(7)(D)(3) Parking Area Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The design standard of 15% of the parking area to be landscaped is required, including a minimum of 1 tree per 6

				parking spaces. Please refer to the Landscape Plan on Sheet L1.0. The design standard is met.
7.0603(A)(7)(C)(4) or 7.0603(A)(7)(D)(4) Parking Area Landscaping – Perimeter Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Perimeter Screening for the Parking Lot is provided on the Landscape Plan on Sheet L1.0. Minimum height of 36” for ‘Dwarf Laurel’ is noted in the planting schedule. The design standard is met.
7.0603(A)(7)(C)(5) or 7.0603(A)(7)(D)(5) Internal Parking Area Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	As stated in the Pre-Application Summary, the standard of parking spaces to be divided by internal landscaped islands with an average spacing of 1 per 12 spaces is met. Additionally, the standard for islands to have a minimum width of 9 feet and be planted with a parking lot tree is also met. Please refer to the Landscape Plan on Sheet L1.0. The design standard is met.
7.0603(A)(7)(C)(6) or 7.0603(A)(7)(D)(6) Buffering and Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site buffering abutting less intensive uses has been provided. Please refer to the Landscape Plan on Sheet L1.0. The design standard is met.
7.0603(A)(7)(C)(7) or 7.0603(A)(7)(D)(7) Landscape Maintenance Criteria	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The hotel understands and will comply with the Landscape Maintenance Criteria. The design standard is met.

**7.0603(A)(8) – Pedestrian Circulation**

	<b>G</b>	<b>S</b>	<b>N/A</b>	<b>Findings</b>
7.0603(A)(8)(C)(1) or 7.0603(A)(8)(D)(1) On-Site Pedestrian Circulation System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pedestrian circulation is provided to connect the adjacent private street to the south with the hotel main entrance, side entrances, and bicycle parking areas. The design standard has been met.
7.0603(A)(8)(C)(2) or 7.0603(A)(8)(D)(2) Accessible and Barrier-Free Design	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The pedestrian circulation as described above is accessible per Gresham Building Code requirements. Accessible curb ramps with detectable warning are provided when walkways intersect driving surfaces. The design standard has been met.
7.0603(A)(8)(C)(3) or 7.0603(A)(8)(D)(3) Pedestrian Circulation System Connections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The most direct route possible is provided from the private street to the hotel. The design standard has been met.
7.0603(A)(8)(C)(4) or 7.0603(A)(8)(D)(4) Pedestrian Connections to Adjacent Sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Because the WoodSpring site has more than 100 off-site parking stalls, a system of internal primary drives divides the site into square blocks. While it would have been ideal to provide the required pedestrian

				pathway via a straight north/south route, site constraints impacted vehicle parking and circulation. A safe pedestrian pathway meeting the intent of the code has been provided by a rough-about path through the site.
7.0603(A)(8)(C)(5) or 7.0603(A)(8)(D)(5) Walkway Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pedestrian walkways are concrete and are a minimum of 5 feet wide except for walkways at the head of the parking stalls which are 7 feet wide. The design standard has been met.
7.0603(A)(8)(C)(6) or 7.0603(A)(8)(D)(6) Pedestrian Circulation Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pedestrian walkways are separated from vehicular traffic by a raised curb. The design standard has been met.
7.0603(A)(8)(C)(7) or 7.0603(A)(8)(D)(7) Sidewalk Locations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public street frontages do not exist for this site and primary internal drives are not required. This design element does not apply.
7.0603(A)(8)(C)(8) or 7.0603(A)(8)(D)(8) Parking Area Walkways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking area walkways are perpendicular to drive aisles, have a direct connection to the hotel, do not intersect primary internal drives, connect to on-site pedestrian circulation system, extend less than 3 parking modules, and are provided with landscaping on at least one side. The design standard has been met.

#### 7.0603(A)(9) – Site Lighting

	G	S	N/A	Findings
7.0603(A)(9)(C)(1) or 7.0603(A)(9)(D)(1) Illumination Levels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is designed to achieve uniform illumination levels with minimum glare to adjacent properties. The requirements in Table 7.0603(A)(9)(D)(1) have been followed in the included Photometric Plan. The design standard has been met.

#### 7.0603(A)(10) – Service and Loading Areas

	G	S	N/A	Findings
7.0603(A)(10)(C)(1) or 7.0603(A)(10)(D)(1) Location & Screening of Loading Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A dedicated loading space is provided near the rear/side of the building. The loading space does not impede pedestrian circulation and a loading dock is not required. The design standard has been met.
7.0603(A)(10)(C)(2) or 7.0603(A)(10)(D)(2) Buffering and Perimeter Site Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Buffering and Perimeter Screening are not required for this development. This design

				element is not applicable.
7.0603(A)(10)(C)(3) or 7.0603(A)(10)(D)(3) Solid Waste Collection Areas Design and Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Solid Waste and Recycling Collection Area is entirely screened and enclosed by a 6-foot masonry wall which is designed in the same materials as the building. The design standard has been met.

**7.0603(B)(1) – Building Rhythm and Façade Articulation**

	<b>G</b>	<b>S</b>	<b>N/A</b>	<b>Findings</b>
7.0603(B)(1)(C)(1) or 7.0603(B)(1)(D)(1) Building Wall Articulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building design does not include long, monotonous, uninterrupted walls and utilizes design strategies including brick reveals and cornices which create depth and add interest to the façade. The design guideline has been met.
7.0603(B)(1)(C)(2) or 7.0603(B)(1)(D)(2) Façade Depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building design utilizes strategies which effectively add depth to the building and wall planes, providing elements that provide relief, depth and shadows to this façade. The design guideline has been met.
7.0603(B)(1)(C)(3) or 7.0603(B)(1)(D)(3) Façade Articulation and Rhythm Design Elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building design establishes a façade that exhibits a storefront character through detailing and various exterior materials. The design guideline has been met.
7.0603(B)(1)(C)(4) or 7.0603(B)(1)(D)(4) Projecting Façade Elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The front entrance gable gained appeal by using a 6:12 pitch which brings it above the horizontal ridgeline beyond. The design guideline has been met.
7.0603(B)(1)(C)(5) or 7.0603(B)(1)(D)(5) Building Base	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building design features an architecturally distinct base using darker brick to address and enhance the meeting of the building and ground. The design guideline has been met.
7.0603(B)(1)(C)(6) or 7.0603(B)(1)(D)(6) Commercial & Industrial First Floor Heights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>➤ The WoodSpring prototype has a floor-to-floor height of approximately 115”.</li> <li>➤ During our April 6, 2017, Optional Design Review presentation, the Design Review Committee encouraged us to find a way through color and materials to provide visual accents to raise the perception that the first floor is taller than our standard height.</li> <li>➤ The use of a richer, darker masonry shade on the first 16 feet of the building base allows us to ground the taller, four-story</li> </ul>

				<p>structure. It also gives the appearance of a much taller first floor base than our prototype.</p> <ul style="list-style-type: none"> <li>➤ The use of masonry soldier courses and a decorative architectural cornice have been incorporated in creating a taller, more distinctive base treatment with pleasant vertical proportions.</li> <li>➤ The entry canopy has been re-designed to not only address the blocked views from the 2<sup>nd</sup> floor, but also to raise the height perception through the inclusion of a reverse-slope.</li> <li>➤ The introduction of a “blade wall” has been used to give the entrance more prominence.</li> </ul>
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**7.0603(B)(2) – Building Entry Feature**

	<b>G</b>	<b>S</b>	<b>N/A</b>	<b>Findings</b>
7.0603(B)(2)(C)(1) or 7.0603(B)(2)(D)(1) Building Entry Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A “blade wall” extending up through the canopy is introduced to give the main entry more prominence. The design guideline has been met.
7.0603(B)(2)(C)(2) or 7.0603(B)(2)(D)(2) Building Entry Change in Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor to ceiling storefronts are incorporated into the entry design to help distinguish the main entry into the building. The design guideline has been met.
7.0603(B)(2)(C)(3) or 7.0603(B)(2)(D)(3) Building Entry Design Feature	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>➤ The focal point of every WoodSpring Hotel is the clear, uncluttered view of the entry canopy.</li> <li>➤ The Hotel has thoughtfully considered the suggestion of adding additional landscaping at the front entrance made at the Neighborhood Meeting and has determined that the clear view of the building element is of priority.</li> </ul>
7.0603(B)(2)(C)(4) or 7.0603(B)(2)(D)(4) Building Entry Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Materials surrounding the entry feature include brick columns and a wood trellis feature. The design guideline has been met.
7.0603(B)(2)(C)(5) or 7.0603(B)(2)(D)(5) Building Entry Weather Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>➤ Sheet A0.2 Color Elevation has been updated to show weather protection that is 4 feet deep on the north and south entrances.</li> <li>➤ No weather protection is provided on the west elevation since there are: 1)</li> </ul>

				no parking spaces on this side of the building, 2) this side will not be used for guest ingress/egress, and 3) there is no pedestrian sidewalk on this side. ➤ Manufacturer's information and cut sheets are included in this response.
7.0603(B)(2)(C)(6) or 7.0603(B)(2)(D)(6) Compliance with Accessibility Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building entries comply with accessibility standards outlined in the Building Code. The design standard has been met.
<b>Additional Guidelines and Standards Applicable to Buildings Greater than 30,000 Square Feet</b>				
7.0603(B)(2)(C)(7) or 7.0603(B)(2)(D)(7) Building Entry Transparency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The design incorporates expansive storefront concentrated around the building entry. The design guideline has been met.

### 7.0603(B)(3) – Prominent Façade Sections

	G	S	N/A	Findings
7.0603(B)(3)(C)(1) or 7.0603(B)(3)(D)(1) Prominent Façade Design Elements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As the project site does not front a public street and visibility from public spaces is minimal, this standard is not applicable.
7.0603(B)(3)(C)(2) or 7.0603(B)(3)(D)(2) Prominent Façade Profiles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As the project site does not front a public street and visibility from public spaces is minimal, this standard is not applicable.
7.0603(B)(3)(C)(3) or 7.0603(B)(3)(D)(3) Prominent Façade Architectural Expressions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As the project site does not front a public street and visibility from public spaces is minimal, this standard is not applicable.
7.0603(B)(3)(C)(4) or 7.0603(B)(3)(D)(4) Prominent Façade Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As the project site does not front a public street and visibility from public spaces is minimal, this standard is not applicable.

### 7.0603(B)(4) – Transparency

	G	S	N/A	Findings
<b>Guidelines and Standards Applicable to Buildings Up to and Including 30,000 Square Feet</b>				
7.0603(B)(4)(C)(1) or 7.0603(B)(4)(D)(1) Pedestrian Level Transparency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Because the size of the hotel is more than 30,000 square feet, this design element is not applicable.
7.0603(B)(4)(C)(2) or 7.0603(B)(4)(D)(2) Non-Street Facing Facades Transparency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Because the size of the hotel is more than 30,000 square feet, this design element is not applicable.
<b>Guidelines and Standards Applicable to Buildings Greater than 30,000 Square Feet</b>				
7.0603(B)(4)(C)(3) or 7.0603(B)(4)(D)(3) Entry Transparency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	➤ Sheet A0.2 Color Elevations includes a calculation of the front elevation glazing. ➤ With dimensions of 9.5' H x 60' L , there is 570 square feet of available area for glazing; the hotel shows 233 square feet of glazing or 47.5% of the available space.



				➤ Glazing has been incorporated as much as possible into the front entrance, including floor-to-ceiling storefronts, without interfering with guest room privacy.
7.0603(B)(4)(C)(4) or 7.0603(B)(4)(D)(4) Street Facing Facades Transparency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building design incorporates expansive storefront at the lowest level concentrated around the building entry. The design guideline is met.
7.0603(B)(4)(C)(5) or 7.0603(B)(4)(D)(5) Tenant Liner Spaces Transparency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The hotel does not include any tenant spaces, nor are there any liner spaces present. This design element is not applicable.
<b>Guidelines and Standards Applicable to All Developments</b>				
7.0603(B)(4)(C)(6) or 7.0603(B)(4)(D)(6) Vertical Window Proportions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proportion of windows does not contribute to a dominant horizontal geometry in the façade. The design guideline has been met.
7.0603(B)(4)(C)(7) or 7.0603(B)(4)(D)(7) Display Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Because the project is a hotel and not retail, the design of the windows does not incorporate display windows. This design element does not apply.
7.0603(B)(4)(C)(8) or 7.0603(B)(4)(D)(8) Maintenance of Visual Connection between Interior and Exterior Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Required windows within the pedestrian level will be free of shelving, signage or other items that reduces visibility by more than 50% between the interior and exterior spaces. The design guideline has been met.
7.0603(B)(4)(C)(9) or 7.0603(B)(4)(D)(9) Visible Transmittance Value	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows will have a visible transmittance value of no less than 60%. The design standard has been met.
7.0603(B)(4)(C)(10) or 7.0603(B)(4)(D)(10) Other Transparency Features at the Discretion of the Manager	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Structured parking is included in this project. This design element is not applicable.
7.0603(B)(4)(C)(11) or 7.0603(B)(4)(D)(11) Mixed-Use Transparency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project does not include mixed-use or residential use. This design element is not applicable.

### 7.0603(B)(5) – Roofs and Parapets

	<b>G</b>	<b>S</b>	<b>N/A</b>	<b>Findings</b>
7.0603(B)(5)(C)(1) or 7.0603(B)(5)(D)(1) Screening of Rooftop Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parapets will be of sufficient height to conceal necessary HVAC equipment. The design guideline is met.
7.0603(B)(5)(C)(2) or 7.0603(B)(5)(D)(2) Maximum Parapet Height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parapets are not excessively tall but will be sufficient in height to conceal HVAC equipment. The design guideline is met.
7.0603(B)(5)(C)(3) or 7.0603(B)(5)(D)(3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parapet walls return back to the building.

Maximum Parapet Depth				The design guideline is met.
7.0603(B)(5)(C)(4) or 7.0603(B)(5)(D)(4) Roof Surface Features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A slope of 4:12 has been provided as well as overhanging eaves extending at least 1 foot beyond the supporting wall. The design standard is met.

### 7.0603(B)(6) – Arcades

	G	S	N/A	Findings
7.0603(B)(6)(C)(1) or 7.0603(B)(6)(D)(1) Arcades in Front of or Integrated into a Building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The entry canopy is not considered an arcade. The design guideline is not applicable.
7.0603(B)(6)(C)(2) or 7.0603(B)(6)(D)(2) Arcade Columns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The entry canopy is not considered an arcade. The design guideline is not applicable.
7.0603(B)(6)(C)(3) or 7.0603(B)(6)(D)(3) Minimum Width of Walkway Beneath Arcade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The entry canopy is not considered an arcade. The design guideline is not applicable.
7.0603(B)(6)(C)(4) or 7.0603(B)(6)(D)(4) Prevention of Dark Spaces or Facades Beneath Arcade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The entry canopy is not considered an arcade. The design guideline is not applicable.

### 7.0603(B)(7) – Outdoor Sales and Storage Areas

	G	S	N/A	Findings
7.0603(B)(7)(C)(1) or 7.0603(B)(7)(D)(1) Outdoor Sales Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Because there are no outdoor sales or storage areas included in this project this design element is not applicable.
7.0603(B)(7)(C)(2) or 7.0603(B)(7)(D)(2) Minimum Outdoor Sales Enclosure Height	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Because there are no outdoor sales or storage areas included in this project this design element is not applicable.
7.0603(B)(7)(C)(3) or 7.0603(B)(7)(D)(3) Outdoor Sales Enclosure Dimensions and Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Because there are no outdoor sales or storage areas included in this project this design element is not applicable.
7.0603(B)(7)(C)(4) or 7.0603(B)(7)(D)(4) Outdoor Sales Area Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Because there are no outdoor sales or storage areas included in this project this design element is not applicable.

### 7.0603(B)(8) – Materials

	G	S	N/A	Findings
7.0603(B)(8)(C)(1) or 7.0603(B)(8)(D)(1) Primary Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building design primary materials include brick and glass for no less than 65% of the building facades. The design standard has been met.
7.0603(B)(8)(C)(2) or 7.0603(B)(8)(D)(2) Secondary Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Secondary materials including fiber reinforced cement siding and panels are not more than 35% of building facades. The design standard has been met.

7.0603(B)(8)(C)(3) or 7.0603(B)(8)(D)(3) Accent Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accent materials including flashing are no greater than 5% of the façade. The design standard has been met.
7.0603(B)(8)(C)(4) or 7.0603(B)(8)(D)(4) Prohibited Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No prohibited materials will be utilized in building design. The design standard has been met.
7.0603(B)(8)(C)(5) or 7.0603(B)(8)(D)(5) Fencing Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No plastic or vinyl fencing or chain-link fencing is utilized. The design standard has been met.
7.0603(B)(8)(C)(6) or 7.0603(B)(8)(D)(6) Materials Not Listed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All materials being utilized on the exterior of the building are listed in Section 7.0603(B)(D). The design standard has been met.

### 7.0603(B)(9) – Building Harmony

	G	S	N/A	Findings
7.0603(B)(9)(C)(1) or 7.0603(B)(9)(D)(1) Consistent and Complimentary Design Between Multiple Buildings on a Site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Because there is only a single building on the site, this design element is not applicable.
7.0603(B)(9)(C)(2) or 7.0603(B)(9)(D)(2) Common Building Material or Color	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Because there is only a single building on the site, this design element is not applicable.
7.0603(B)(9)(C)(3) or 7.0603(B)(9)(D)(3) Consistent and Complimentary Design Strategies	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Because there is only a single building on the site, this design element is not applicable.

### 7.0603(C)(1) – Sustainable Site and Building Design

	G	S	N/A	Findings
7.0603(C)(1)(C)(1) or 7.0603(C)(1)(D)(1) Landscape and Stormwater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaping reduces potable water usage by using a drip irrigation system with rain sensors. Stormwater management strategies include the use of rain gardens to treat and infiltrate to the maximum extent feasible. Site grading and drainage are designed to avoid any impact to neighboring properties. The design standard has been met.
7.0603(C)(1)(C)(2) or 7.0603(C)(1)(D)(2) Heat Island Reduction	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof surfaces are $\geq 2:12$ pitch. This design element does not apply.

### Applicable Guidelines and Additional Standards for Buildings Greater than 30,000 Square Feet

7.0603(C)(1)(C)(3) or 7.0603(C)(1)(D)(3) Water and Energy Usage Reductions Strategies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WoodSpring Hotels is currently evaluating incentives offered through the Energy Trust. Several incentives are already included in our new construction projects such as: low flow showerheads, bath faucets, and kitchen sink faucets. LED light
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				bulbs, energy efficient ice machines and refrigerators are also a part of a typical project. This standard is met.
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**9.0200 & 9.0300 Clear Vision Area and Easements**  
Standards to be addressed in narrative

**9.0201 Street and Rail Road Clear Vision Area (CVA)**

Standard	N/A	Findings
9.0201(A) – Height	<input checked="" type="checkbox"/>	As the lot has no street intersections of street and railroad intersections along the site perimeter, no CVA is required. This standard is not applicable.
9.0201(B) – Exceptions	<input checked="" type="checkbox"/>	A CVA is not required for this project site. This standard is not applicable.
9.0201(C) – CVA waiver	<input checked="" type="checkbox"/>	A CVA is not required for this project site. This standard is not applicable.
9.0201(C) – CVA Waiver Documentation	<input checked="" type="checkbox"/>	A CVA is not required for this project site. This standard is not applicable.

**9.0202 Driveway Clear Vision Area (CVA)**

Standard	N/A	Findings
9.0202(A) – Commercial, Industrial, Community Service and Three or more Attached Residential	<input checked="" type="checkbox"/>	As the project site is accessed by a private drive, no CVA is required. However, since City staff recommends and the hotel desires to provide a safe driving route for its guests and employees, a CVA is provided for on-site safety. Please see Site Plan for driveway CVA notations. This standard is not applicable.
9.0201(B) – One and Two Family Residential	<input checked="" type="checkbox"/>	This is a commercial project. This standard is not applicable.

**9.0300 Easements**

<i>Identify and describe the general placement of any existing easements that affect the development site.</i>		A Preliminary Title Report has been provided with this submittal. Existing easements include: A. Along Sandy Boulevard: variable width easement for slopes, water, gas, electric and communication services, fixtures and facilities Bk. 2527, pg. 2416 (4/8/1992) B. From Sandy Boulevard: 35-foot-wide access rights, Rec. N. 92-036898, Bk. 2527, pg. 2416 (4/8/1992). C. From US Bancorp Terrace Drive to the South Private vehicular & pedestrian ingress and egress easement for the benefit of subject property; Doc. No. 2101-0420002
<i>Are any structures proposed to be constructed over pre-existing or proposed easements?</i>		There are no structures proposed to be constructed over existing or proposed easements.
Standard	N/A	Findings

9.0301 – General Utility Easements	<input type="checkbox"/>	Because the project site does not abut a public right-of way and is in the Moderate Commercial Design Commercial District a new general utility easement is not required. A new easement will be required through the proposed north parcel for utility connections to Sandy Blvd. If US Bancorp is agreeable, a stormwater easement will need to be created along Sandy Blvd for a connection to the existing City of Gresham Storm Water Line. All easements will be provided to the City prior the recording. This standard is met.
9.0302 – Pedestrian Easements	<input checked="" type="checkbox"/>	A perpetual unobstructed pedestrian/bicycle access way easement has not been requested. This standard is not applicable.
9.0303 – Conservation Easements	<input checked="" type="checkbox"/>	A perpetual unobstructed easement for conservation purposes has not been requested. This standard is not applicable.
9.0304 – Open Space Easements	<input checked="" type="checkbox"/>	A perpetual unobstructed easement over open space has not been requested. This standard is not applicable.
9.0305 – Utility Easements Owned by the Public	<input type="checkbox"/>	A new easement will be required through the proposed north parcel for utility connections to Sandy Blvd. If US Bancorp is agreeable, a stormwater easement will need to be created along Sandy Blvd. For a connection to the existing City of Gresham Storm Water Line. An unobstructed easement will be provided across the property with satisfactory access to the street. This standard is met.
9.0306 – Public Trail Easements	<input checked="" type="checkbox"/>	The site is not located near a public trail system as per 1996 Gresham Trails Master Plan, or the 2009 Gresham Parks & Recreation, Trails, and Natural Areas Master. This standard is not applicable.

## 9.0400 Fencing

Standards to be addressed in narrative

### 9.0401 - General

Standard	N/A	Findings
9.0401 (A) – Barbed Wire for livestock	<input checked="" type="checkbox"/>	Because livestock will not be residing on this property, this standard is not applicable.
9.0401 (B) – Barbed wire for security	<input checked="" type="checkbox"/>	Because barbed or razor wire is not proposed for this project, this standard is not applicable.

### 9.0410 – Fencing of Lots

Standard	N/A	Findings
9.0401 (A)(1) – Maximum height 6’ from grade	<input checked="" type="checkbox"/>	Fencing is not proposed for this project. This standard is not applicable.
9.0401 (A)(2) – Maximum height 4’ near setback	<input checked="" type="checkbox"/>	Fencing is not proposed for this project. This standard is not applicable.
9.0401(B) – Pleasant Valley and Springwater Plan Districts setback requirements	<input checked="" type="checkbox"/>	This development is not located in the Pleasant Valley or Springwater Plan Districts. This standard is not applicable.

9.0401(C) – Clear Vision Area	<input checked="" type="checkbox"/>	Fencing is not proposed for this project. This standard is not applicable.
9.0401(D)(1) – Residential Districts fence standards	<input checked="" type="checkbox"/>	Fencing is not proposed for this project. This standard is not applicable.

**9.0411 – Fencing of Hazardous Area**

9.0411 – Fencing of Hazardous Areas	<input checked="" type="checkbox"/>	Hazardous conditions do not occur on this development site. This standard is not applicable.
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**9.0500 Grading, Drainage & Stormwater Standards to be addressed in narrative**

**9.0500 – General**

<i>Is a grading and drainage plan being submitted? Specify Title and Sheet Number(s)</i>	Yes, grading plan C4.1 and utility plan C5.0 – C5.1.
<i>Is the plan prepared by a professional civil engineer? Specify Name, Title, and Firm Name</i>	Yes, Matthew J. Dolan, PE, KPFF.
<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>	The project site is not located in the Hillside Overlay District.

**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. This standard is met.
9.0511 – Certification by Engineer for Cuts Greater than 2:1	<input type="checkbox"/>	There are no proposed cuts exceeding a 2:1 (horizontal to vertical) ratio. This standard is met.

**9.0512 Fills**

Standards	N/A	Findings
9.0512 – Steepness of Fills	<input type="checkbox"/>	Proposed fills shall not exceed a 2:1 (horizontal to vertical) ratio in steepness. This standard is met.
9.0512 – Certification by Engineer for Compaction of Fills	<input type="checkbox"/>	All fills, upon completion of project shall be certified by a professional engineer to be adequately compacted for the intended use. This standard is met.
9.0512(A) – Preparation of Ground to Receive Fill	<input type="checkbox"/>	The ground surface will 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. This standard is met.
9.0512(B) – Structural Fill Material	<input type="checkbox"/>	Detrimental amounts of organic material will 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 will be placed in a structural fill. This standard is met.
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 City of Gresham Building Code. The soils engineer shall certify all structural fills as meeting minimum bearing capacity for the intended use. This standard is met.
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. This standard is met.

### 9.0513 Required Drainage Facilities

Standards	N/A	Findings
9.0513(A) – Roof and Foundation Discharge	<input type="checkbox"/>	All roof and foundation drains are routed directly to a rain garden adjacent to the building. Please see Sheet 5.1 Utility Plan. This standard is met.
9.0513(B) – Drainage to Creek System; Infiltration Systems	<input checked="" type="checkbox"/>	None of the private storm lines, roof or foundation drains discharge to a creek. This standard is not applicable.
9.0513(C) – Private Drainage Easements	<input checked="" type="checkbox"/>	All stormwater runoff will drain to an on-site stormwater planter. No private drainage easements will be required. Please see Sheet C5.0 and C5.1 Utility Plan. This standard is not applicable.
9.0513(D) – Subsurface Drainage Facilities	<input checked="" type="checkbox"/>	No subsurface drainage facilities will be required. Please refer to the geotechnical recommendations included in the Development Permit Application. This standard is not applicable.
9.0513(E) – Developments Down Grade from Undeveloped Parcels; Diversion Ditch	<input checked="" type="checkbox"/>	The project site is not located down grade from an undeveloped parcel. This standard is not applicable.
9.0513(F) – Design to Drain to the Nearest Practical street, Storm Drain, or Natural Water Course	<input type="checkbox"/>	All on-site runoff will be directed to a new stormwater line to be installed along the west side of the site, extending a new line along Sandy Blvd then connecting to an existing 30-inch line in Sandy Blvd. Please refer to Sheet C5.0 and C5.1 Utility Plan. This standard is met.
9.0513(F) – Design to Prevent Damage to Excavations, Fill, Natural Slope, or Drainageway	<input type="checkbox"/>	Adequate provisions will be made to prevent any storm or surface water from damaging the face of an excavation, or the sloping face of a fill. See Grading Plan C4.0 and 4.1 and Notes on CO.1. This standard is met.
9.0513(G) – Maintenance Agreement	<input type="checkbox"/>	The hotel will enter a maintenance agreement with the City to ensure continued maintenance. This standard is met.

### 9.0514 Erosion Prevention and Sediment Control Measures During Construction

Standards	N/A	Findings
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9.0514(A) – Minimizing Vegetation Stripping	<input type="checkbox"/>	Project plans and specifications demonstrate the minimizing of stripping vegetation on the project. Please refer to Erosion Control Plans, Notes, and Details on Sheets C6.0 – C6.2. This standard is met.
9.0514(B) – Stabilization of Stockpiled Top Soil	<input type="checkbox"/>	If topsoil is to remain stockpiled during wet weather, seeding, mulching, or other stabilization measures will be taken per typical methods as outlined within the Erosion Control Plans, Note and Details on Sheets C6.0 - 6.2. This standard is met.
9.0514(C) – Bare Ground Seeding and Mulching; Rainy Season	<input type="checkbox"/>	All areas which will, by necessity, be left bare after October 1 will be seeded and mulched. See Erosion Control Plans, Notes, and Details on Sheets C6.0 – C6.2. This standard is met.
9.0514(D) – Filtration of Water Entering Public Facilities or Natural Watercourses	<input type="checkbox"/>	Erosion control measures will be installed to ensure no sediment laden water will enter the public storm sewer system or natural watercourses. Please refer to the Erosion Control Plans, Notes, and Details on Sheets C6.0 – C6.2. This standard is met.
9.0514(E) – Temporary Diversion Measures During Winter Months	<input type="checkbox"/>	In areas of concentrated flow, temporary diversion berms, chutes or downpipes and down drains sized for a 2-year storm may be required for projects left incomplete during the winter months. Please refer to the Erosion Control Plans, Notes, and Details on Sheets C6.0 – C6.2. This standard has been met.
9.0514(F) – Temporary Check Dam; Channel Scouring and Erosion Prevention	<input checked="" type="checkbox"/>	This project has no proposed channels to carry water that could cause scouring or erosion. This standard is not applicable.
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 manual. See the Erosion Control Plans, Notes, and Details on Sheets C6.0 – C6.2. This standard has been met.

**9.0515 Establishing Protective Vegetative Cover Upon Completion of Final Grading**

Standards	N/A	Findings
9.0515(A) – Timeframe for Establishing Vegetation	<input type="checkbox"/>	Vegetation will be established after grading is complete to minimize erosion with seed and mulch, or permanent landscaping prior to final project acceptance. See Erosion Control Plans, Notes and Details on Sheets C6.0-C6.2 and Landscape Plan on Sheet L1.0. This standard is met.
9.0515(B) – Permanent Stabilization of Swales & Channels	<input checked="" type="checkbox"/>	Swales and channels are not proposed as part of this project. All stormwater treatment facilities will be permanently stabilized with plantings prior to use. See Erosion Control Plans, Notes and Details on Sheets C6.0-C6.2 and Landscape Plan on Sheet L1.0. This standard is met.
9.0515(C) – Erosion Control Continuance Post Construction	<input type="checkbox"/>	Erosion control measures will continue after construction until the vegetative ground cover for the site is established such that erosion has ceased. See Erosion Control Plans, Notes and Details on Sheets C6.0-C6.2 for notes on establishing vegetative cover. This standard is met.
9.0515(D) – Erosion	<input type="checkbox"/>	The hotel recognizes that it will be responsible for all erosion



Prevention and Sediment Control Responsibility		prevention and sediment control. This standard is met.
9.0515(E) – Developer Responsible Until 1200-C Terminated by State	<input type="checkbox"/>	The hotel recognizes that it will be responsible for erosion prevention and sediment control until the 1200-C permit is terminated by the state. This standard is met.
9.0515(F) – Removal of Temporary Measures	<input type="checkbox"/>	The hotel will remove temporary sediment control measures when permanent stabilization or landscaping has been installed and is functioning per Erosion Control Plans, Notes and Details on Sheets C6.0-C6.2. This standard is met.

### 9.0516 Certification of Compliance upon Completion of the Project

9.0516 – Certification of Compliance by Engineer; As-Built Plan Submittal	<input type="checkbox"/>	The hotel will ensure that a registered professional civil engineer in the State of Oregon is responsible for the preparation of revised plans and the submission of as-graded plans upon completion of the project. The grading contractor will submit a statement of compliance to said as-built plans. The project geotechnical engineer will certify all areas of compaction as meeting the minimum standards for the intended use. This standard is met.
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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 the project because it includes more than 1000 ft. <sup>2</sup> of added impervious surface. The standard has been met.
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. This standard is not applicable.
9.0523 – Responsibility for Maintenance of Private Facilities	<input type="checkbox"/>	The hotel will enter a maintenance agreement with the City to ensure continued maintenance. Stormwater facility maintenance requirements will be outlined in an Operations and Maintenance Plan as part of the Stormwater Management Report for the project. This standard is met.
9.0523 – Submittal of Approved Maintenance Plan	<input type="checkbox"/>	An Operations and Maintenance Plan will be submitted prior to project acceptance. This standard is met.
9.0523 – Maintenance Agreement & Inspections	<input type="checkbox"/>	The hotel will enter a maintenance agreement with the City to ensure continued maintenance. This standard is met.

### 9.0700 Neighborhood Circulation & Future Street Plan(FSP)

Standards to be addressed in narrative

**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>		This project site is not affected by a previously approved FSP.
<i>Does the proposed development propose to either comply, or to alter the existing FSP, if any?</i>		This project site does not include a proposal to comply, or to alter an existing FSP.
<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.0702(A) – Neighborhood Circulation Plan	<input type="checkbox"/>	A neighborhood circulation was required with this development permit application. See Sheet C3.5 for neighborhood circulation requirements. This standard has been met.
9.0702(B) – Future Street Plan	<input checked="" type="checkbox"/>	A new future street plan was not required with this development permit application. This standard is not applicable.
9.0702(B) – Future Street Plan	<input checked="" type="checkbox"/>	A modification to the previously approved future street plan was not required with this development permit application. This standard is not applicable.

**9.0710 – Future Street Plan (FSP) Approval Criteria**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.0710(A)(1) – Adequately Serve Traffic in the Area	<input checked="" type="checkbox"/>	No future streets are proposed a part of this development. The existing site adequately serves traffic with an origin in, and destination to, the area of the plan. This standard does not apply.
9.0710(A)(2) – Logical Street Extension, Continuation, and Interconnection	<input checked="" type="checkbox"/>	No future streets are proposed as part of this development. There are roads that currently serve the property so there is no need to provide for the extension, continuation, and interconnection of streets, to serve circulation and access needs within the neighborhood. This standard does not apply.
9.0710(A)(3) – Multi-Directional Access & Circulation	<input checked="" type="checkbox"/>	No future streets are proposed as part of this development. There are roads that currently serve the property so there is no need to provide multi-directional access and circulation to the street system. This standard is not applicable.
9.0710(A)(4) – Balanced Traffic Distribution	<input checked="" type="checkbox"/>	No future streets are proposed as part of this development. The proposed circulation plan will not alter the balance of traffic distribution within an area. This standard is not applicable.
9.0710(B) – Street Connectivity	<input checked="" type="checkbox"/>	No future streets are proposed as part of this development. All existing streets, and pedestrian-bicycle access ways are from a private access point and provide connection to other streets outside the development. This standard is not applicable.
9.0710(C) – Planning for Streets Outside the Development	<input checked="" type="checkbox"/>	No future streets are proposed as part of this development. The neighborhood circulation plan shows current site and surrounding circulation with connection to the existing street system. This standard is not applicable.
9.0710(D) – Allowing Access for Future Development of Surrounding Area	<input checked="" type="checkbox"/>	No future street extensions are proposed or required as a part of this development. This standard is not applicable.

9.0710(E) – Pedestrian Accessways	<input type="checkbox"/>	Since public ROW is not available to the project site, pedestrian accessways are provided along the private road to the south. This standard is met.
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**9.0712 – Revision/Modification to Future Street Plan**

9.0712 – Compliance With/Or Revision to Adopted Future Street Plans	<input type="checkbox"/>	Currently, there is not an adopted Neighborhood Circulation Plan. A Circulation Plan is submitted with this Development Permit Application. This standard is met.
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**9.0720 – Downtown Future Street Plans**

Standard	N/A	Findings
9.0720(A) – Conceptual Nature of Downtown Future Street Plan	<input checked="" type="checkbox"/>	This project is not located within the Downtown Future Street Plan District. This standard is not applicable.
9.0720(B) – Conformance with Adopted Downtown FSP	<input checked="" type="checkbox"/>	This project is not located within the Downtown Future Street Plan District. This standard is not applicable.
9.0720(C) – Downtown FSP and Traffic Impact Analyses	<input checked="" type="checkbox"/>	This project is not located within the Downtown Future Street Plan District. This standard is not applicable.
9.0720(D) – Right-of-Way Dedication (Rough Proportionality)	<input checked="" type="checkbox"/>	This project is not located within the Downtown Future Street Plan District. This standard is not applicable.
9.0720(E) – Accommodation for Future Street ROW Acquisition	<input checked="" type="checkbox"/>	This project is not located within the Downtown Future Street Plan District. This standard is not applicable.

**9.0721 – Civic Neighborhood Future Street Plan**

9.0721(1)&(2) – Conformance with Civic Neighborhood FSP & Dedication of ROW	<input checked="" type="checkbox"/>	This project is not located within the Civic Neighborhood Future Street Plan District. This standard is not applicable.
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**9.0730 – Central Rockwood Future Street Plan**

Standard	N/A	Findings
9.0730 – Conceptual Nature of Central Rockwood FSP	<input checked="" type="checkbox"/>	This project is not located within the Central Rockwood Future Street Plan District. This standard is not applicable.
9.0731 – Future Street Designation on a Development Site	<input checked="" type="checkbox"/>	This project is not located within the Central Rockwood Future Street Plan District. This standard is not applicable.
9.0732 – Requirements of Traffic Analysis	<input checked="" type="checkbox"/>	This project is not located within the Central Rockwood Future Street Plan District. This standard is not applicable.
9.0733 – Dedication of Future Street (Rough Proportionality)	<input checked="" type="checkbox"/>	This project is not located within the Central Rockwood Future Street Plan District. This standard is not applicable.
9.0734 – Reserving Site Area for Future Street	<input checked="" type="checkbox"/>	This project is not located within the Central Rockwood Future Street Plan District. This standard is not applicable.

**9.0800 Parking Standards**

Standards to be addressed in narrative

**9.0802 – General Provisions**

Standard	N/A	Findings
9.0802(A) – Provision of Off-Street Parking and Loading	<input type="checkbox"/>	All required off-street parking and loading is provided. This standard is met.
9.0802(B) – Issuance of C of O	<input type="checkbox"/>	The hotel understands that a Certificate of Occupancy will not be granted until the parking areas are complete and ready for use. This standard is met.
9.0802(C) – Use of Parking Spaces	<input type="checkbox"/>	The hotel understands that required vehicle parking spaces will be available for the parking of operable automobiles of hotel guests, customers, or employees, and not used for the storage of vehicles or materials. This standard is met.
9.0802(D) – Modification or Expansion of Buildings	<input checked="" type="checkbox"/>	There is no existing building or structure on the project site. This standard is not applicable.

**9.0820 – General Location for Surface Parking Lots**

Standard	N/A	Findings
9.0820 – Parking Proposed On-site	<input type="checkbox"/>	All vehicle parking spaces are planned to be on the same lot as the main structure. This standard is met.
<b>9.0820 – Parking Proposed Off-Site</b>		
9.0820(A) – Safe, Direct, Attractive, Lighted, Convenient Walkway	<input type="checkbox"/>	A safe, direct, attractive, lit and convenient pedestrian route has been located between the vehicle parking area and the building. This standard is met.
9.0820(B) – Assurance of Use of Parking Spaces	<input type="checkbox"/>	The preliminary title work submitted with this Development Permit Application illustrates that the project will purchase all parcels required for the construction and operation of its business, including all off-street parking. This standard is met.
9.0820(C) – Location of Loading Spaces	<input type="checkbox"/>	Loading spaces and vehicle maneuvering areas are located on or abutting the project site. This standard has been met.
9.0820(D) – Off-Site Parking and On-Site Commercial/ Residential Densities	<input checked="" type="checkbox"/>	There is no off-site parking included as part of this project. This standard is not applicable.

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

Standard	N/A	Findings
9.0821(A) – Placement	<input checked="" type="checkbox"/>	The project site is not located within the Civic Neighborhood Plan District. This standard is not applicable.
9.0821(B) – Placement Not Between Street Façade with Primary Entrance and Street	<input checked="" type="checkbox"/>	The project site is not located within the Civic Neighborhood Plan District. This standard is not applicable.
9.0821(C) – 50% of Street Frontage in Civic	<input checked="" type="checkbox"/>	The project site is not located within the Civic Neighborhood Plan District. This standard is not applicable.
9.0821(D) – Restrictions When Adjacent to Intersections	<input checked="" type="checkbox"/>	The project site is not located within the Civic Neighborhood Plan District. This standard is not applicable.

Standard	N/A	Findings
9.0821(E) – Civic Neighborhood Primary Pedestrian Streets	<input checked="" type="checkbox"/>	The project site is not located within the Civic Neighborhood Plan District. This standard is not applicable.
<b>9.0821(F) – Placement Restrictions Exemption Criteria</b>		
9.0821(F)(1) – Direct On-Site Pedestrian Connection	<input checked="" type="checkbox"/>	The project site is not located within the Civic Neighborhood Plan District. This standard is not applicable.
9.0821(F)(2) – Accessible Route	<input checked="" type="checkbox"/>	The project site is not located within the Civic Neighborhood Plan District. This standard is not applicable.
9.0821(F)(3) – Transit Standards Applying to Non-Transit Street	<input checked="" type="checkbox"/>	The project site is not located within the Civic Neighborhood Plan District. This standard is not applicable.
9.0821(F)(4) – Adjacent Street Parking Lot Location	<input checked="" type="checkbox"/>	The project site is not located within the Civic Neighborhood Plan District. This standard is not applicable.

### 9.0822 – Surface Parking Lot Design

Standard	N/A	Findings
9.0822(A)(1) – Surface & Striping	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>◆ Proposed asphalt sections are 4-inch AC over 12-inch aggregate base for heavy asphalt, and 3-inch AC over 12-inch aggregate base for light asphalt.</li> <li>◆ Proposed concrete section is 6-inch PCC over 6-inch aggregate base.</li> <li>◆ Striping will consist of 4-inch white strips for parking stalls and thermoplastic markings for ADA stalls.</li> <li>◆ Compact parking stalls will be marked “Compact.”</li> <li>◆ Signage will be provided to indicate ADA parking spaces.</li> <li>◆ Please refer to Site Plan for additional information.</li> <li>◆ This standard is met.</li> </ul>
9.0822(A)(2) – Curb Cuts/Access Points	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>◆ An existing driveway location from the private road will be used with adjustments to create a 26-foot wide width, and 25-foot radius to allow fire truck entrance.</li> <li>◆ Internal access between the project site and adjacent properties to the north and east is proposed for future development.</li> <li>◆ This standard is met.</li> </ul>
9.0822(A)(3) – Driveways/Driveway Approach Width and Grade	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>◆ The proposed driveway is 26-foot wide, which meets maximum driveway approach width for commercial driveways.</li> <li>◆ Driveway locations and approach width standards to Tables A5.503(A) and A5.503(B) do not apply since the only access point will be from an existing private road to the south.</li> <li>◆ Section 9.0870(H) for shared driveways does not apply to this project as this project included a single driveway from a private street.</li> <li>◆ This standard has been met.</li> </ul>
9.0822(A)(4) – Driveways/Drive Aisle Width	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>◆ The width of the driveway and drive aisle for fire access is 26 feet.</li> <li>◆ The drive aisle for standard parking spaces is 26 feet wide, while the drive aisle for compact parking spaces is 24 feet wide.</li> </ul>

Standard	N/A	Findings
		◆ This standard has been met.
9.0822(A)(5) – Turnaround Areas	<input type="checkbox"/>	All parking spaces have drive aisles that allow vehicles to enter the street in a forward manner. This standard has been met.
9.0822(A)(6) – Setbacks for Parking Spaces and Drive Aisles	<input type="checkbox"/>	The setbacks for the property are 0 feet front, side and rear. This standard has been met.
9.0822(A)(7) – Cluster of Spaces	<input type="checkbox"/>	As shown on the Site Plan, clusters of parking spaces do not exceed 50 spaces. Parking clusters are separated by landscaping strips no less than 5 feet wide and a large scale, high canopy shade tree has been placed 20 to 30 feet on center all in accordance with section 9.0823(C)(5)(c). This standard is met.
9.0822(A)(8) – Connect Parking Lots	<input type="checkbox"/>	The parking lot layout allows for future connection to the property to the north and the Hampton Inn Suites property to the east. ◆ As part of the Hampton Inn Suites development a retaining wall was constructed, and there is a 3.5-foot grade difference at the potential connection point. The horizontal layout of the hotel’s parking lot will allow for a connection; however, the vertical separation between these 2 lots makes this connection impractical. ◆ This standard is met to the maximum extent feasible.
9.0822(A)(9) – Minimum Clearance	<input type="checkbox"/>	No vertical impediments exist in the parking areas. This standard is met.
9.0822(A)(10) – Drainage	<input type="checkbox"/>	The parking lot is graded to direct runoff to stormwater treatment planters located between the rows of parking stalls. These planters will prevent stormwater from sheet flowing onto sidewalks, adjacent properties, and right-of-way’s. This standard is met.
9.0822(A)(11) – Clear Vision Area	<input checked="" type="checkbox"/>	As stated in 9.0202(A), and the Pre-Application Summary, because this project is accessed by an internal drive no Clear Vision Area standards are required. However, because the hotel desires to provide a safe driving route to its customers, a clear vision area is provided for on-site safety. This standard is not applicable.
9.0822(A)(12) – Service & Loading Areas Placement	<input type="checkbox"/>	◆ The project site does not abut a light rail station or adjacent street, transit way, Design Street, or a primary or secondary pedestrian street. The loading area is located at the rear of the hotel. This standard is met.
9.0822(B) – DEQ Indirect Source Construction Permit	<input checked="" type="checkbox"/>	The project site contains 122 parking spots, which is less than the 250 parking spaces that trigger the review requirement from Oregon DEQ. This standard is not applicable.

### 9.0823 – Landscaping of Parking Lots

Standard	N/A	Findings
<b>9.0823(B) – General Provisions</b>		
9.0823(B)(1) – Existing Vegetation Retention	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.0823(B)(2) – Permanent Irrigation	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(B)(3)(a) – 70% Vegetation	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(B)(3)(b) – Minimum Tree Planting and Mature Size	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(B)(3)(c) – Minimum Evergreen Shrub Planting Size	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(B)(3)(d) – Minimum Ground Cover Size and Spacing	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.

**9.0823(C) – Parking Lot Landscape Design**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.0823(C)(1) -	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(C)(2) – Parking Area/Building Buffer	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(C)(3) – Landscaping/ Screening Along a Public Right-of-Way	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District. .
9.0823(C)(4) – Perimeter Screening	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(C)(4)(a) – Planting Strip	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(C)(4)(b) – Wall or Hedge	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section

		7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(C)(4)(c) – Landscape Berms	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(C)(5) – Interior Parking Lot Landscaping – 10% of Maneuvering Area	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(C)(5)(a) – Number of Trees	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(C)(5)(b) – Evergreen Ground Cover	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(C)(5)(c) – Landscape Strips	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(C)(5)(d) – Planting Bays	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(C)(5)(e) – Extruded Curbs or Wheel Stops	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0823(C)(6) – Alternate Landscaping Plan	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0823 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.

### 9.0824 – Pedestrian Circulation/Walkways

Standard	N/A	Findings
9.0824(A) – Protected Raised Walk	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0824 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0824(B) – Bicycle-to-Building Entrance Connection	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0824 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0824(C) – Raised Walks &	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0824 is not



Standard	N/A	Findings
Slip-Resistant Material		applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0824(D) – Marked Pedestrian Walkway Crossings	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0824 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0824(E) – Walk Widths Abutting Parking	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0824 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.
9.0824(F) – ADA Accessibility	<input checked="" type="checkbox"/>	As stated in the Pre-Application Summary, Section 9.0824 is not applicable. Instead, the project will comply with Section 7.0603(D)(5) as the project site is in the Moderate Commercial Corridor Design District.

#### 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 is designed to meet Figure 9.0825A. Standard parking stalls are 9' x 18.5' with a 26-foot two-way drive aisle. This standard is met.
9.0825(B) – Standard to Compact Stall Ratio	<input type="checkbox"/>	The project site is designed with 122 parking stalls, 74 standard stalls, 48 compact stalls, and 5 ADA. This meets the minimum of 50% of vehicle parking stalls to be of standard size, and a maximum of 50% of vehicle parking stalls to be compact size. This standard is met.
9.0825(C) – Parallel Parking Space Striping	<input checked="" type="checkbox"/>	There are no parallel parking stalls on this site. This standard is not applicable.
9.0825(D) – Parallel Parking Space Dimensions	<input checked="" type="checkbox"/>	There are no parallel parking stalls on this site. This standard is not applicable.

#### 9.0826 – Accessible Parking

Standard	N/A	Findings
9.0826(A) – Accessible Parking Location & Dimensions	<input type="checkbox"/>	The parking lot contains 122 parking spaces which require 5 accessible parking spaces per 2014 OCCS Table 1106.1. There are 4 standard accessible parking stalls and 1 “wheel chair only” van stall provided adjacent to the entrance sidewalk. All accessible parking spaces are located on the shortest possible route from the entrance. The route does not cross drive aisles, and wheel stops are provided to ensure the sidewalk and ramps will not be obstructed by parked vehicles. Standard ADA accessible stalls are 9 feet wide with a 6-foot wide access aisle. This standard is met.
9.0826(A)(1) – Van Accessible Parking	<input type="checkbox"/>	Parking stall widths for van accessible parking is 11 feet x 6 feet. This meets the 9 feet x 8 feet requirement. The access aisle is located on the passenger side of the parking space. Since the

Standard	N/A	Findings
		parking lot contains more than 100 parking spaces, the van stall will be signed with a van and “wheel chair user only” sign per 2014 OSSC Table 1106.1. This standard is met.
9.0826(A)(2) – Marking	<input type="checkbox"/>	Paint markings and appropriate signage are included as described above. Please refer to Site and Details Plans for additional information. This standard is met.
9.0826(A)(3) – Medical Care	<input checked="" type="checkbox"/>	This Development Permit application is for a 122-room hotel and not a Medical Care facility. This standard is not applicable.
9.0826(A)(4) – Passenger Drop-Off and Loading Zones	<input checked="" type="checkbox"/>	There are no passenger drop-off stalls or loading zones included in this Application. This standard is not applicable.
9.0826(B) – Building Code Standards Govern if Conflict	<input type="checkbox"/>	As stated in the response to 9.0826(A): <ul style="list-style-type: none"> <li>◆ The parking lot contains 122 parking spaces which require 5 accessible parking spaces per 2014 OCCS Table 1106.1.</li> <li>◆ 4 standard accessible parking stalls and 1 “wheel chair only” van stall is provided adjacent to the entrance sidewalk.</li> <li>◆ All accessible parking spaces are located on the shortest possible route from the entrance. The route does not cross drive aisles, and wheel stops are provided to ensure the sidewalk and ramps will not be obstructed by parked vehicles.</li> <li>◆ Standard ADA accessible stalls are 9 feet wide with a 6-foot wide access aisle.</li> <li>◆ This standard is met.</li> </ul>

**9.0827 – Electric Vehicle (EV) Charging Units**

Standard	N/A	Findings
9.0827(A) – EV Charging Unit Placement	<input checked="" type="checkbox"/>	EV charging units are not included in this Development Permit Application. This standard is not applicable.
9.0830(B) – Parking Space Size	<input checked="" type="checkbox"/>	EV charging units are not included in this Development Permit Application. This standard is not applicable.
9.0830(C)(1) – Signage	<input checked="" type="checkbox"/>	EV charging units are not included in this Development Permit Application. This standard is not applicable.
9.0830(D)(1) – Charging Unit Equipment, Outlets	<input checked="" type="checkbox"/>	EV charging units are not included in this Development Permit Application. This standard is not applicable.
9.0830(D)(2) – Cord and Connector Securement	<input checked="" type="checkbox"/>	EV charging units are not included in this Development Permit Application. This standard is not applicable.
9.0830(D)(3) – Exemption from Screening Standards	<input checked="" type="checkbox"/>	EV charging units are not included in this Development Permit Application. This standard is not applicable.

**9.0830 – Bicycle Parking Design Standards**

Standard	N/A	Findings
9.0830(B) – Minimum Number of Spaces	<input type="checkbox"/>	For this project, the minimum long-term bicycle parking requirement is 1 per 20 guestrooms, and the minimum stalls for short-term bicycle parking at 1 per 40 guestrooms. Seven long-term bicycle parking stalls and 4 short-term bicycle parking stalls have

Standard	N/A	Findings
		been provided which meet the minimum stalls per Table 9.0851. This standard is met.

### 9.0831 – Bicycle Parking Standards

Standard	N/A	Findings
9.0831(A)(1) – Long Term Bicycle Parking	<input type="checkbox"/>	Long term bicycle parking will be provided using <i>CycleSafe</i> lockers as the basis of design. See attached locker cut sheets for product details. <ul style="list-style-type: none"> <li>➤ The locker material is high strength poly-resin composites that are high impact resistant.</li> <li>➤ We will purchase them in Sandstone.</li> <li>➤ Each locker is 77 5/8" deep and 50 1/2" tall.</li> <li>➤ Manufacturer's information has been included in this response.</li> </ul> Lockers are indicated on A0.2 Color Elevations. This standard has been met.
9.0831(A)(2) – Location	<input type="checkbox"/>	Long term bicycle parking has been provided for bicycle lockers at the rear of the building. This standard has been met.
9.0831(A)(3) – Covered Spaces	<input type="checkbox"/>	There is no need to have an additional covering over the long-term bicycle parking area since these lockers are fire-retardant, weather and vandal resistant. See attached locker cut sheets for product details and building elevations for locker placement. This standard has been met.
9.0831(A)(4) – Security	<input type="checkbox"/>	Bicycle lockers will be secured via a security camera. This standard has been met.
9.0830(B)(1) – Short Term Bicycle Parking	<input type="checkbox"/>	Short term bicycle parking has been provided via racks. This standard has been met.
9.0830(B)(2) – Location	<input type="checkbox"/>	Short term bicycle parking has been provided at the same grade as the sidewalk, within 50 feet of a main entrance, and visible from the street. Please refer to the Site Plans for confirmation. This standard is met.
9.0830(B)(3) – Pedestrian Conflicts	<input type="checkbox"/>	Short term bicycle parking has been located to avoid conflicts with pedestrians. Please refer to the Site Plans for confirmation. This standard is met.

### 9.0832 – Additional Standards for All Bicycle Parking

9.0832(A) – Bicycle Lockers	<input type="checkbox"/>	Bicycle lockers will be anchored per manufacturer's instructions. This standard is met.
9.0832(B) – Bicycle Rack	<input type="checkbox"/>	Bicycle racks will be provided on the floor and will comply with the requirements of the City of Gresham. This standard is met.
9.0832(C) – Bicycle Parking and Maneuvering Areas	<input type="checkbox"/>	The site has been designed so that each bicycle parking space is accessible without moving another bicycle, with a 5-foot-wide aisle behind all bike parking, and is on hard surface. This standard is met.
9.0832(D) – Covered Parking	<input type="checkbox"/>	Covered parking will be provided via a bicycle locker. This standard is met.
9.0832(E) – Size of Space	<input type="checkbox"/>	Parking spaces have been designed to be 2 feet x 6 feet. This standard is met.

Standard	N/A	Findings
9.0832(F) – Signs	<input type="checkbox"/>	Signage will be posted at the building main entrance showing the bicycle parking locations. Signage will meet the requirements of Section 6.050(C). This standard is met.

**9.0840 – Off-Street Loading Requirements**

Standard	N/A	Findings
<b>9.0840(C) – General Loading Requirements</b>		
9.0840(C)(1) – Quantity	<input type="checkbox"/>	One loading area is required per table 9.0840(C). This standard is met.
9.0840(C)(2) – Provision and Maintenance Responsibility	<input type="checkbox"/>	The hotel acknowledges that the provision and maintenance of off-street loading facilities is a continuing obligation. This standard has been met.
9.0840(C)(3) – Surfacing	<input type="checkbox"/>	The surface of the loading and maneuvering areas will be heavy duty asphalt pavement. Area is concrete. This standard has been met.
9.0840(C)(4) – Dual Purpose (Loading/Parking) Requirements	<input type="checkbox"/>	The hotel understands that if the parking of passenger vehicles is allowed in off-street loading areas, that parking time limits will be clearly posted. This standard is met.
9.0840(C)(5) – Loading Space and Maneuvering Area Dimensions	<input type="checkbox"/>	Off-street loading space has been design with a length of 30 feet, a width of 12 feet, and a vertical clearance of 14 feet – 6 inches, inside dimensions, with a 30-foot maneuvering apron. Please see Site Plans for additional information. This standard is met.
9.0840(C)(6) – Setback and Perimeter Landscaping Compliance	<input type="checkbox"/>	Setbacks for the project site are 0 feet for front, side and rear. The loading area meets property setback requirements. This standard is met.
9.0840(C)(7) – Loading for Uses Not Specifically Mentioned	<input checked="" type="checkbox"/>	The hotel off-street loading space is specifically mentioned in table 9.0840(C) This standard is not applicable.
9.0840(C)(8) – Concurrent Different Uses	<input checked="" type="checkbox"/>	The hotel site is in the Moderate Commercial Design District. This standard is not applicable.
<b>9.0840(C)(9) – Loading Space Requirements in Certain Design Districts</b>		
9.0840(C)(9)(a)(i) – Quantity Reduction on Basis of Alternate On-Site or On-Street Placement	<input checked="" type="checkbox"/>	The hotel site is in the Moderate Commercial Corridor Design District. This standard is not applicable.
9.0840(C)(9)(a)(i) – Quantity Reduction on Basis of Compliance with Specific Criteria	<input checked="" type="checkbox"/>	The hotel site is in the Moderate Commercial Corridor Design District. This standard is not applicable.
9.0840(C)(9)(b) – Maximum Space Requirement	<input checked="" type="checkbox"/>	The hotel site is in the Moderate Commercial Corridor Design District. This standard is not applicable.
9.0840(C)(9)(c) – Reduction in Dimensional Requirements if Van Deliveries Only	<input checked="" type="checkbox"/>	The hotel site is in the Moderate Commercial Corridor Design District. This standard is not applicable.
<b>9.0840(D) – Location of the Required Loading Facilities</b>		

Standard	N/A	Findings
9.0840(D)(1) – Same Lot and Required Off-Street Parking	<input type="checkbox"/>	The off-street loading facility is on the same lot as the hotel. This standard is met.
9.0840(D)(2) – Setbacks, Driveways, Required Parking Spaces	<input type="checkbox"/>	The off-street loading facility is located on the northwest corner of the property and not within required setbacks, driveways, or required parking spaces during loading activities. This standard is met.
9.0840(D)(3) – Public Streets – Use	<input type="checkbox"/>	The off-street loading facility is at the northwest corner of the property and located so that a vehicle using the loading space does not project into the public street. This standard is met.
9.0840(D)(4) – Public Streets – Parallel in Industrial Districts	<input checked="" type="checkbox"/>	The project site is not located within an industrial zone. This standard is not applicable.
9.0840(D)(5) – Restrictions Near Arterial Streets	<input checked="" type="checkbox"/>	The project does not include loading bays or overhead doors. This standard is not applicable.
<b>9.0840(E) – Approval Criteria for Modification of Loading Facilities</b>		
9.0840(E)(2)(a) – Adverse Impacts	<input checked="" type="checkbox"/>	There will be no request for modifications of loading facilities. This standard is not applicable.
9.0840(E)(2)(b) – Vehicular and Pedestrian Interference	<input checked="" type="checkbox"/>	There will be no request for modifications of loading facilities. This standard is not applicable.
9.0840(E)(2)(c) – Off-Street Loading Needs	<input checked="" type="checkbox"/>	There will be no request for modifications of loading facilities. This standard is not applicable.
9.0840(E)(2)(d) – Loading Dimensions and On-Site Circulation	<input checked="" type="checkbox"/>	There will be no request for modifications of loading facilities. This standard is not applicable.

### 9.0850 - Minimum and Maximum Required Off-Street Parking

Standard	N/A	Findings
<b>9.0850 – General</b>		
9.0850(A) – Exceptions to the Maximum Parking Requirements	<input checked="" type="checkbox"/>	There will be no variance request for number of parking spaces. This standard is not applicable.
9.0850(B) – Fleet Vehicle and Inventory Vehicle Exclusions	<input checked="" type="checkbox"/>	There will be no on-site fleet vehicle parking or parking for vehicles that are for sale. This standard is not applicable.
9.0850(C) – Residential Fee Charge Parking Exclusion	<input checked="" type="checkbox"/>	There are no dwelling structures where residents are charged a fee or surcharge for a parking space. This standard is not applicable.
9.0850(D) – Accommodation for Future Development	<input checked="" type="checkbox"/>	The surface parking does not exceed the maximum parking requirements. This standard is not applicable.
9.0850(E) – EV charging Units	<input checked="" type="checkbox"/>	There will be no EV's charged on-site. This standard is not applicable.
9.0851 – Minimum/Maximum Auto & Bicycle Parking Quantity Standards	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>◆ There are 4 short-term bicycle parking stalls and 7 long-term bicycle parking stalls that meet the minimum stalls for long-term bicycle parking at 1 per 20 guestrooms, and the minimum stalls for short-term bicycle parking at 1 per 40 guestrooms as per Table 9.0851 of the Gresham Development Code.</li> <li>◆ There are 122 parking spaces which meets the minimum of one</li> </ul>

Standard	N/A	Findings
		space per guest room or suite as per Table 9.0851 of the Gresham Development Code. ◆ This standard is met.

**9.0852(A) – Civic Neighborhood Plan District**

9.0852(A)(1) – Minimum Off-Street Parking	<input checked="" type="checkbox"/>	The project site is not within the Civic Neighborhood Plan District. This standard is not applicable.
9.0852(A)(2) – Maximum Off-Street Parking	<input checked="" type="checkbox"/>	The project site is not within the Civic Neighborhood Plan District. This standard is not applicable.
<b>9.0852(A)(3) – Waiver to Increase Maximum Off-Street Parking Quantity</b>		
9.0853(A)(3)(a) – Highly Supportive of Civic Neighborhood Plan Intent	<input checked="" type="checkbox"/>	The project site is not within the Civic Neighborhood Plan District. This standard is not applicable.
9.0853(A)(3)(b) – Demonstrated Need	<input checked="" type="checkbox"/>	The project site is not within the Civic Neighborhood Plan District. This standard is not applicable.
9.0853(A)(3)(c) – Supportive of Transit and Pedestrians	<input checked="" type="checkbox"/>	The project site is not within the Civic Neighborhood Plan District. This standard is not applicable.
9.0853(A)(3)(d) – Complies with Minimum Density	<input checked="" type="checkbox"/>	The project site is not within the Civic Neighborhood Plan District. This standard is not applicable.
9.0853(A)(3)(e) – Select Special Features Included	<input type="checkbox"/>	The project site is not within the Civic Neighborhood Plan District. This standard is not applicable.

**9.0852(B) – Downtown Plan District**

9.0852(B)(1) – Minimum Off-Street Parking	<input checked="" type="checkbox"/>	The project site is not within the Downtown Plan District. This standard is not applicable.
9.0852(B)(2) – Maximum Off-Street Parking	<input checked="" type="checkbox"/>	The project site is not within the Downtown Plan District. This standard is not applicable.
<b>9.0852(B)(3) – Waiver to Increase Maximum Off-Street Parking Quantity</b>		
9.0852(B)(3)(a) - Highly Supportive of Downtown Plan Intent	<input checked="" type="checkbox"/>	The project site is not within the Downtown Plan District. This standard is not applicable.
9.0852(B)(3)(b) - Demonstrated Need	<input checked="" type="checkbox"/>	The project site is not within the Downtown Plan District. This standard is not applicable.
9.0852(B)(3)(c) - Supportive of Transit and Pedestrians	<input checked="" type="checkbox"/>	The project site is not within the Downtown Plan District. This standard is not applicable.
9.0852(B)(3)(d) – Select Conditions are Met	<input checked="" type="checkbox"/>	The project site is not within the Downtown Plan District. This standard is not applicable.
9.0852(B)(4) – Maximum Surface Lot Size	<input checked="" type="checkbox"/>	The project site is not within the Downtown Plan District. This standard is not applicable.
9.0852(B)(5) – Fee Charge Surface Lot Restrictions	<input checked="" type="checkbox"/>	The project site is not within the Downtown Plan District. This standard is not applicable.
9.0852(B)(6) – Surface Lot in Conjunction with an Allowed Use	<input checked="" type="checkbox"/>	The project site is not within the Downtown Plan District. This standard is not applicable.

9.0852(B)(7) – Project Phasing Restriction	<input checked="" type="checkbox"/>	The project site is not within the Downtown Plan District. This standard is not applicable.
9.0852(B)(8) – Bicycle Parking	<input checked="" type="checkbox"/>	The project site is not within the Downtown Plan District. This standard is not applicable.
9.0852(B)(9) – Occupation of an Existing Building	<input checked="" type="checkbox"/>	The project site is not within the Downtown Plan District. This standard is not applicable.
9.0852(C) – Accommodation for Future Development	<input checked="" type="checkbox"/>	The project site is not within the Downtown Plan District. This standard is not applicable.

**9.0853 – Exceptions to Minimum Parking Space Standards**

9.0853(A) – Parking District Waiver	<input checked="" type="checkbox"/>	The minimum of 122 off-street parking spaces is satisfied and the project site is not within the boundaries of a public parking district. There is no need for a parking space waiver. This standard is not applicable.
9.0853(B) – Allowed Motor Vehicle Parking Reductions	<input checked="" type="checkbox"/>	There will be no requests for a reduction in off-street parking. This standard is not applicable.
9.0853(C) – Reduction for Bike Parking	<input checked="" type="checkbox"/>	There will be no requests for a reduction in off-street parking. This standard is not applicable.
9.0853(D) – Motor Vehicle Parking Reductions near LRT Stations	<input checked="" type="checkbox"/>	There will be no requests for a reduction in off-street parking. This standard is not applicable.
9.0853(E) – Additional Motor Vehicle and Bicycle Parking Reductions	<input checked="" type="checkbox"/>	There will be no requests for a reduction in off-street parking. This standard is not applicable.
9.0853(F) – Motor Vehicle Parking Reductions for Existing Uses	<input checked="" type="checkbox"/>	There will be no requests for a reduction in off-street parking. This standard is not applicable.
9.0853(G) – Modifications of Regulations (10.1521)	<input checked="" type="checkbox"/>	There will be no requests for a reduction in off-street parking. This standard is not applicable.

**9.0854 – Exceptions to Maximum Parking Space Standards**

9.0854(A) – Exceptions for Small Developments	<input checked="" type="checkbox"/>	The project site is under the maximum of off-street parking space requirements. No exceptions to the maximum parking space requirements will be requested. This standard is not applicable.
<b>9.0854(B)(1) – Station Center and Rockwood Town Center</b>		
9.0854(B)(1)(a) – RTC and Transit Street Purposes	<input checked="" type="checkbox"/>	The project site is not in either the Station Center or Rockwood Town Center District. This standard is not applicable.
9.0854(B)(1)(b) – On-Street and Shared Parking	<input checked="" type="checkbox"/>	The project site is not in either the Station Center or Rockwood Town Center District. This standard is not applicable.
9.0854(B)(1)(c) – Transit & Pedestrian Activity	<input checked="" type="checkbox"/>	The project site is not in either the Station Center or Rockwood Town Center District. This standard is not applicable.
9.0854(B)(1)(d) – Potential Redevelopment of Excess Parking	<input checked="" type="checkbox"/>	The project site is not in either the Station Center or Rockwood Town Center District. This standard is not applicable.
9.0854(B)(1)(e) – Special	<input checked="" type="checkbox"/>	The project site is not in either the Station Center or Rockwood

Features		Town Center District. This standard is not applicable.
9.0854(B)(2) – Downtown and Civic Neighborhood Districts	<input checked="" type="checkbox"/>	The project site is not in either the Station Center or Rockwood Town Center District. This standard is not applicable.
<b>9.0854(B)(3) – All Other Districts – Type II Exceptions</b>		
9.0854(B)(3)(a) – Unique or unusual characteristics	<input checked="" type="checkbox"/>	There are no unique or unusual characteristics with the site that would require the parking to exceed the maximum ratio of 1.3 parking stalls per guest room. This standard is not applicable.
9.0854(B)(3)(b) – Shared or Joint Parking	<input checked="" type="checkbox"/>	All parking for the project is accommodated on site. This standard is not applicable.
9.0854(B)(3)(c) – Minimum Necessary	<input checked="" type="checkbox"/>	There will be no requests for a variation from the standard parking requirements. This standard is not applicable.

### 9.0855 – Joint Vehicle Parking Lots

9.0855 – General	<input checked="" type="checkbox"/>	There is no joint vehicle parking on-site. This standard is not applicable.
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### 9.0856 – Parking in Mixed-Use Projects

Standard	N/A	Findings
9.0856(A) – Parking District Waiver	<input checked="" type="checkbox"/>	The project is not a mixed-use. This standard is not applicable.
9.0856(B) – Allowed Motor Vehicle Parking Reductions	<input checked="" type="checkbox"/>	The project is not a mixed-use. This standard is not applicable.
9.0856(C) – Reduction for Bike Parking	<input checked="" type="checkbox"/>	The project is not a mixed-use. This standard is not applicable.

### 9.0857 – Required Carpool and Vanpool Parking

9.0857 – Required Carpool and Vanpool Parking Lot	<input checked="" type="checkbox"/>	The hotel will not have more than 50 employees. This standard is not applicable.
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### 9.0858 – Fleet Motor Vehicle Parking

9.0858 – Fleet Motor Vehicle Parking	<input checked="" type="checkbox"/>	There will be no on-site fleet parking. This standard is not applicable.
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### Other Public Parking

Standard	N/A	Findings
<b>9.0860 – Interim Parking</b>		
9.0860(A) – In Dedicated ROW	<input checked="" type="checkbox"/>	There will be no request for interim parking. This standard is not applicable.
9.0860(B) – Blocks Within Civic Neighborhood	<input checked="" type="checkbox"/>	The project is not within the Civic Neighborhood District. This standard is not applicable.
<b>9.0861 – Parking Structures</b>		
9.0861(A) – Ground Floor Use	<input checked="" type="checkbox"/>	There are no multilevel parking structures on site. This standard is not applicable.
9.0861(B) – Ground Floor Windows	<input checked="" type="checkbox"/>	There are no multilevel parking structures on site. This standard is not applicable.



Standard	N/A	Findings
9.0861(C) – Landscaping, Buffering, and Setbacks	<input checked="" type="checkbox"/>	There are no multilevel parking structures on site. This standard is not applicable.
9.0861(D) – Site Design Review	<input checked="" type="checkbox"/>	There are no multilevel parking structures on site. This standard is not applicable.
9.0861(E) – Building Code	<input checked="" type="checkbox"/>	There are no multilevel parking structures on site. This standard is not applicable.
9.0861(F) – Parking Layout & Internal Circulation	<input checked="" type="checkbox"/>	There are no multilevel parking structures on site. This standard is not applicable.
<b>9.0863 – MAX Park-and-Ride</b>		
9.0863(A) – Maximum Number of Spaces	<input checked="" type="checkbox"/>	There will be no Park-And-Ride facilities serving MAX stations on this site. This standard is not applicable.
9.0863(B) – Exception to Maximum	<input checked="" type="checkbox"/>	There will be no Park-And-Ride facilities serving MAX stations on this site. This standard is not applicable.
9.0863(C) – Expansion	<input checked="" type="checkbox"/>	There will be no Park-And-Ride facilities serving MAX stations on this site. This standard is not applicable.
<b>9.0864 – On-Street Parking</b>	<input checked="" type="checkbox"/>	The hotel project will not require on-street parking. This standard is not applicable.
<b>9.0865 – Minor Access Street Parking</b>	<input checked="" type="checkbox"/>	The hotel project will not require the creation of a minor access street. This standard is not applicable.

## 9.0900 Projections

Standards to be addressed in narrative

### 9.0901- General

Standard	N/A	Findings
9.0901(A)(1) - Paved terraces, decks and stairs	<input checked="" type="checkbox"/>	Paved terraces, decks, and exteriors stairs are not proposed as a part of this development. This standard is not applicable.
9.0901(A)(2) - Unroofed landings and stairs	<input checked="" type="checkbox"/>	Unroofed landings and stairs are not proposed as a part of this development. This standard is not applicable.
9.0901(A)(3) - Incidental Architectural Features	<input type="checkbox"/>	Incidental architectural features will extend 1 foot in the required yard. This standard is met.
9.0901(A)(4) - Eaves	<input type="checkbox"/>	Eaves will extend 1 foot into the required yard. This standard is met.
9.0901(A)(5) - Open fire escapes	<input checked="" type="checkbox"/>	Open fire escapes are not proposed as a part of this development. This standard is not applicable.
9.0901(A)(6) - Chimneys	<input checked="" type="checkbox"/>	Chimneys are not proposed as a part of this development. This standard is not applicable.
9.0901(A)(7) - Solar energy collecting structures	<input checked="" type="checkbox"/>	Because this project is not located in a residential zoning district, this standard is not applicable.
9.0901(A)(8) - Energy systems	<input type="checkbox"/>	Energy systems for this project will be located at the rear of the building, screened from view. This standard has been met.
9.0901(A)(9) - Yard accessories	<input checked="" type="checkbox"/>	Yard accessories are not proposed as a part of this project. This

Standard	N/A	Findings
		standard is not applicable.
9.0901(B)(1) Medium and large scale solar energy systems	<input checked="" type="checkbox"/>	Solar energy systems are not proposed as a part of this project. This standard is not applicable.
9.0901(B)(2) – Small and medium scale wind energy systems	<input checked="" type="checkbox"/>	Wind energy systems are not proposed as a part of this project. This standard is not applicable.
9.0901(B)(3) - Antennas	<input checked="" type="checkbox"/>	Antennas are not proposed as a part of this project. This standard is not applicable.
9.0901(B)(4) - Spires or turrets	<input checked="" type="checkbox"/>	Spires or turrets are not proposed as a part of this project. This standard is not applicable.
9.0901(B)(5) - Elevator equipment and stair enclosures	<input type="checkbox"/>	The elevator enclosure will not project above the roof. This standard has been met.
9.0901(B)(6) - Energy systems	<input checked="" type="checkbox"/>	Roof-top energy systems are not proposed as part of this project. This standard is not applicable.
9.0901(B)(7) - Roof gardens	<input checked="" type="checkbox"/>	A roof garden is not proposed as part of this project. This standard is not applicable.
9.0901(C)(1) - Yard Accessories	<input checked="" type="checkbox"/>	Yard accessories are not proposed as part of this project. This standard is not applicable.
9.0901(C) (2) - Religious symbols	<input checked="" type="checkbox"/>	Religious symbols area not proposed as part of this project. This standard is not applicable.
9.0901(D) – GBSV District projections	<input checked="" type="checkbox"/>	The project site is not located in the GBSV District. This standard is not applicable.

## 9.1000 Tree Regulations

Standards to be addressed in narrative

### 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 checked="" type="checkbox"/>	The project site plan does not require street trees. This standard is not applicable.
Table 9.1013 – Street Tree at Intersection Minimum Planting Size and Height and Spread at Maturity	<input checked="" type="checkbox"/>	The project site plan does not require street trees. This standard is not applicable.
Table 9.1013 – Parking Lot Tree Minimum Planting Size and Height and Spread at Maturity	<input type="checkbox"/>	See Landscape Plan on Sheet L1.0 for the exact location of all plants, with plant legend for specific plan species, size at the time of installation and estimated size at maturity. This standard is met.
Table 9.1013 – Buffer Tree	<input type="checkbox"/>	See Landscape Plan on Sheet L1.0 for the exact location of all

Standard	N/A	Findings
Minimum Planting Size and Height and Spread at Maturity		plants, with plant legend for specific plan species, size at the time of installation and estimated size at maturity. This standard is met.
Table 9.1013 – Perimeter Tree Minimum Planting Size and Height and Spread at Maturity	<input type="checkbox"/>	See Landscape Plan on Sheet L1.0 for the exact location of all plants, with plant legend for specific plan species, size at the time of installation and estimated size at maturity. This standard is met.
Table 9.1013 – Significant Tree Minimum Planting Size and Height and Spread at Maturity	<input checked="" type="checkbox"/>	This standard is not applicable.
Table 9.1013 – Landscaping Tree Minimum Planting Size and Height and Spread at Maturity	<input type="checkbox"/>	See Landscape Plan on Sheet L1.0 for exact location for all plants, with plant legend for specific plan species, size at the time of installation and estimated size at maturity. This standard is met.

## II. GENERAL STANDARDS

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

Standard	N/A	Findings
9.1020 – Used Include:	<input checked="" type="checkbox"/>	The proposed use of the site as a hotel is classified as a Business and Retail Service and Trade use. This standard is not applicable.
• Single-family detached	<input checked="" type="checkbox"/>	
• Duplexes	<input checked="" type="checkbox"/>	
• Single-family attached residential homes	<input checked="" type="checkbox"/>	

### 9.1021 Exemptions

Standard	N/A	Findings
9.1021(A) – Exemptions to Tree Removal Permit for Regulated Trees	<input checked="" type="checkbox"/>	Because the proposed use is not listed in 9.1020 (above), this standard is not applicable.
9.1021(A)(1) – Not Subject to Conditions of Approval from Previous Development Permit	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1021(A)(2) – Not in Overlay	<input type="checkbox"/>	The project site is in the Moderate Commercial Corridor Design District. This standard is met.
9.1021(A)(3) – Not Significant Tree	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1021(A)(4) – Number of Regulated Trees Removed Per 12-Month Period	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1021(B) – City of Gresham Exemption	<input checked="" type="checkbox"/>	The project site is not located on a parcel impacted by a City of Gresham maintenance project. This standard is not applicable.
9.1021(C) – Electric Utility Exemption	<input checked="" type="checkbox"/>	The project site is not located on a parcel impacted by a City of Gresham maintenance project. This standard is not applicable.

### 9.1022 Tree Protection During Development

Standard	N/A	Findings
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<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.1022(A) – Applicability of Tree Protection Standards and Submittal Requirements	<input type="checkbox"/>	No existing trees will remain on site during construction. This standard is met.
9.1022(B) – Tree Protection Plan	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1022(C) – Significant Tree Preservation Plan and Conservation Easement	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1022(D) – Prior Written Approval	<input type="checkbox"/>	The hotel will acquire prior written approval from the City Gresham if a trees(s) designated for protection or conservation is removed. This standard is met.
9.1022(E) – Minimum Tree Protection Measures	<input type="checkbox"/>	No existing trees will remain on site during construction. This standard is met.
9.1022(F) – Soil Hydrology and Site Drainage within Protection Zone	<input checked="" type="checkbox"/>	This standard is not applicable.

#### **9.1023 Street Tree Planting During Development**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.1023(A) – Street Tree Plan	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.
9.1023(B) – Size Requirement	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.
9.1023(C) – Tree Spacing and Quantity	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.
9.1023(D) – Attached Single Family Dwelling Tree Quantity	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.
9.1023(E) – Setbacks from Street Lights, Stormwater Catch Basins, Driveway Cuts and Underground Public Utilities	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.
9.1023(F) – Setbacks from Crosswalks and Intersections	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.
9.1023(G) – Approved Tree List	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.
9.1023(H) – Planting Exception if infeasible and Tree Fund	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.

#### **9.1024 Tree Removal During Development**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.1024(A) – Slope Prohibition	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1024(B) – Single Family Dwelling Tree Removal	<input checked="" type="checkbox"/>	This project is a commercial project. This standard is not applicable.

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.1024(C) – Removal Standards for Required and Significant Trees	<input type="checkbox"/>	The project will remove more than 6 existing trees as part of construction under a type II permit. See tree removal exhibit that identifies the existing trees to be removed and the landscape plan that specifies new trees to be installed as part of the project. This standard is met.
9.1024(D) – Type II Permit Threshold	<input type="checkbox"/>	The hotel understands that any regulated trees planned to be removed during construction will be reviewed under a Type II procedure. This standard is met.
9.1024(E) – Type II Permit Retention Criteria	<input type="checkbox"/>	The hotel understands that all Type II tree removal permits will be required to adhere to the listed retaining criteria. This standard is met.
9.1024(E)(1) – Water Quality Resource Areas	<input checked="" type="checkbox"/>	The project site is not a part of a Water Quality Resource Area or Habitat Conservation Area Class 1. This standard is not applicable.
9.1024(E)(2) -Stands of Trees	<input checked="" type="checkbox"/>	There are no existing conifers in the project site. This standard is not applicable.
9.1024(E)(3) – Structure Relocation	<input checked="" type="checkbox"/>	There is no existing structure on the project site to be relocated because it is planned to be demolished. This standard is not applicable.
9.1024(E)(4) – Mitigation Guarantee	<input type="checkbox"/>	The hotel understands that any required mitigation will need to be guaranteed prior to issuance of a grading permit. This standard is met.
9.1024(E)(5) – Mitigation Plan or Wind Throw Assessment Reports	<input type="checkbox"/>	The hotel understands that a mitigation plan or wind throw assessment may be requested. This standard is met.
9.1024(F) – Clear Cutting	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1024(G) – Overlay Tree Removal	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1024(G)(1) – Street, Buffer and Landscape Trees	<input type="checkbox"/>	Please refer to the Landscape Plan on Sheet L1.0. This standard is met.
9.1024(G)(2) – Significant Trees	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1024(G)(3) – Regulated Trees	<input checked="" type="checkbox"/>	This standard is not applicable.

### **9.1025 Tree Replacement for Trees Removed During Development**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.1025(A) – Required Tree Requirements	<input type="checkbox"/>	Please refer to the Landscape Plan on Sheet L1.0. This standard is met.
9.1025(B) –Approved Tree List	<input type="checkbox"/>	Please refer to the Landscape Plan on Sheet L1.0. This standard is met.

### **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
9.1030 – Uses Include: • Attached dwellings on a single lot	<input checked="" type="checkbox"/>	A hotel is a commercial use. This standard is met.
• Elderly housing and residential facilities	<input checked="" type="checkbox"/>	
• Commercial uses	<input type="checkbox"/>	
• Industrial uses	<input checked="" type="checkbox"/>	
• Institutional uses	<input checked="" type="checkbox"/>	

### 9.1031 Exemptions

9.1031(A) – Exemptions to Tree Removal Permit for Regulated Trees:	<input type="checkbox"/>	There are no significant trees on the project site in need of removal or protection during construction. This standard is met.
9.1031(A)(1) – Not Subject to Conditions of Approval from Previous Development Permit	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1031(A)(2) – Not in Overlay	<input type="checkbox"/>	The project site is in the Moderate Commercial Corridor Design District. This standard is met.
9.1031(A)(3) – Not Significant Tree	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1031(A)(4) – Number of Regulated Trees Removed Per 12 Month Period	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1031(B) – City of Gresham Exception	<input checked="" type="checkbox"/>	The project site is not located on a parcel impacted by a City of Gresham maintenance project. This standard is not applicable.
9.1031(C) – Electric Utility Exemption	<input checked="" type="checkbox"/>	The project site is not located on a parcel impacted by a City of Gresham maintenance project. This standard is not applicable.

### 9.1032 Tree Replacement for Trees Removed During Development

Standard	N/A	Findings
9.1032(A) – Applicability of Tree Protection Standards and Submittal Requirements	<input checked="" type="checkbox"/>	There are no significant trees on the project site in need of protection during construction. This standard is not applicable.
9.1032(B) – Tree Protection Plan	<input checked="" type="checkbox"/>	There are no significant trees on the project site in need of protection during construction. This standard is not applicable.
9.1032(C) – Significant Tree Preservation Plan and Conservation Easement	<input checked="" type="checkbox"/>	There are no significant trees on the project site in need of protection during construction. This standard is not applicable.
9.1032(D) – Prior Written Approval	<input type="checkbox"/>	The hotel will acquire prior written approval from the City Gresham if a trees(s) designated for protection or conservation is removed. This standard is met.
9.1032(E) – Minimum Tree Protection Measures	<input checked="" type="checkbox"/>	This standard is not applicable.

### 9.1033 Street Tree Planting During Development

Standard	N/A	Findings
9.1033(A) – Street Tree Plan	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.
9.1033(B) – Size Requirement	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.
9.1033(C) – Tree Spacing and Quantity	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.
9.1033(D) – Setbacks from Street Lights, Stormwater Catch Basins, Driveway Cuts and Underground Utilities	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.
9.1033(E) – Setbacks from Crosswalks and Intersections	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.
9.1033(F) – Approved Tree List	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.
9.1033(G&H) – Planting Exception if Infeasible and Tree Fund	<input checked="" type="checkbox"/>	There are no street trees planned as part of this project. This standard is not applicable.

### 9.1034 Tree Removal During Development

Standard	N/A	Findings
9.1034(A) – Slope Prohibition	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1034(B) – Standards for Required and Significant Trees	<input checked="" type="checkbox"/>	There are no significant trees on the project site in need of protection during construction. This standard is not applicable.
9.1034(C) – Type II Permit Threshold	<input type="checkbox"/>	The hotel understands that if Regulated Trees are removed as part this project, the request will be reviewed as a Type II procedure. This standard is met.
9.1034(D) – Type II Permit Retention Criteria	<input type="checkbox"/>	The hotel understands that all Type II tree removal permits will be required to adhere to the listed retaining criteria. This standard is met.
9.1034(D)(1) – Water Quality Resource Areas	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1034(D)(2) – Stands of Trees	<input checked="" type="checkbox"/>	There are no existing conifers in the project site. This standard is not applicable.
9.1034(D)(3)- Structure Relocation	<input checked="" type="checkbox"/>	There is no existing structure on the project site to be relocated because it is planned to be demolished. This standard is not applicable.
9.1034(D)(4) – Mitigation Guarantee	<input type="checkbox"/>	The hotel understands that any required mitigation will need to be guaranteed prior to issuance of a grading permit. This standard is met.
9.1034(D)(5) – Mitigation Plan or Wind throw Assessment Reports	<input type="checkbox"/>	The hotel understands that a mitigation plan or wind throw assessment may be required. This standard is met.
9.1034(D)(6) – Health Removal	<input type="checkbox"/>	There are no significant trees on the project site in need of removal

Standard	N/A	Findings
Reasons for Required Trees		or protection during construction. This standard is met.
9.1034(D)(7) – Non-Health Removal Reasons for Required Trees	<input type="checkbox"/>	There are no significant trees on the project site in need of protection during construction. This standard is met.
9.1034(E) – Clearcutting with Concurrent Development	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1034(F) – Clearcutting with Non-Concurrent Development	<input checked="" type="checkbox"/>	This project is for a commercial use, not an industrial use. This standard is not applicable.
9.1034(G) – Overlay Tree Removal	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1034(G)(1) – Street, Parking Lot, Buffer, Perimeter and Landscape Trees	<input checked="" type="checkbox"/>	The removal of a street, parking lot, buffer, perimeter or landscape tree is not planned as part of this project. This standard is not applicable.
9.1034(G)(2) – Significant Trees	<input checked="" type="checkbox"/>	There are no significant trees on the project site in need of removal or protection during construction. This standard is not applicable.
9.1034(G)(3) – Regulated Trees	<input checked="" type="checkbox"/>	There are no significant trees on the project site in need of removal or protection during construction. This standard is not applicable.

#### 9.1035 Tree Replacement for Trees Removed During Development

Standard	N/A	Findings
9.1035(A) – Required Tree Requirements	<input checked="" type="checkbox"/>	There are no significant trees on the project site in need of removal or protection during construction. This standard is not applicable.
9.1035(B) – Approved Tree List	<input type="checkbox"/>	Trees from the City of Gresham Approved Tree List will be utilized. This standard is met.
9.1035(C) – Planting Exception if Infeasible and Tree Fund	<input checked="" type="checkbox"/>	There are no significant trees on the project site in need of removal or protection during construction. This standard is not applicable.

#### IV. SIGNIFICANT TREES

##### 9.1053 Criteria for Designation of Significant Trees

Standard	N/A	Findings
<b>9.1053(A) Individual Tree</b>		
9.1053(A) – Documentation of Healthy Growing Condition	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1053(A)(1) – Documentation of Distinction	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1053(A)(2) – Documentation of Exceptional Beauty	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1053(A)(3) – Documentation of Function or Aesthetic Relationship to a Natural Resource	<input checked="" type="checkbox"/>	This standard is not applicable.
9.1053(A)(4) – Documentation of Historical Association	<input checked="" type="checkbox"/>	This standard is not applicable.
<b>9.1053(B) Groves</b>		



Standard	N/A	Findings
9.1053(B) – Documentation of Healthy Growing Condition	<input checked="" type="checkbox"/>	There are no existing groves of trees on the project site. This standard is not applicable.
9.1053(B) – Documentation of Maturity, Age, and Species Composition OR Rarity	<input checked="" type="checkbox"/>	There are no existing groves of trees on the project site. This standard is not applicable.
9.1053(B) – Documentation of Function or Aesthetic Relationship to a Natural Resource	<input checked="" type="checkbox"/>	There are no existing groves of trees on the project site. This standard is not applicable.
9.1053(B) – Documentation of Historical Association	<input checked="" type="checkbox"/>	There are no existing groves of trees on the project site. This standard is not applicable.
9.1053(C) – Unreasonable Interference with Use of Property	<input checked="" type="checkbox"/>	This standard is not applicable.

### 10.1500 Variances

Standards to be addressed in narrative

### 10.1510 Type II Minor Variance Provisions

Standard	N/A	Findings
10.1510(A) – Need for the Variance	<input type="checkbox"/>	➤ Sheet A3.1a illustrates our building cross section of the roof truss system, elevator shaft and 4 <sup>th</sup> floor ceiling height. The elevator shaft is tied into the bottom of the roof truss.
10.1510(B) – Minimum Necessary	<input type="checkbox"/>	➤ The building height, as shown, is 46’11”, which exceeds the development code by 23” or 4.2%.
10.1510(C) – Impetus for Variance (grievance of Denial of Substantial Property Right)	<input type="checkbox"/>	➤ Flattening out the slope to meet a 45’ building height would be difficult to do since the roof structure is tied into the elevator equipment.
10.1510(D) – Meeting Purpose of Code	<input type="checkbox"/>	➤ The depth of the fascia was increased per Design Commission input.

### 10.1500 Adjustments

Standards to be addressed in narrative

### 10.1520 Reduction in Minimum Street Frontage

Standard	N/A	Findings
10.1520(A) – Topographical Constraints	<input checked="" type="checkbox"/>	There will be no request to reduce the minimum street frontage. This standard is not applicable.
10.1520(B) – Infill Process	<input checked="" type="checkbox"/>	There will be no request to reduce the minimum street frontage. This standard is not applicable.
10.1520(C) – Feasibility of	<input checked="" type="checkbox"/>	There will be no request to reduce the minimum street frontage.

Standard	N/A	Findings
extending the public system		This standard is not applicable.

### 10.1521 Modification of Regulations

Standard	N/A	Findings
10.1521(A)(1) – Major Alterations of the Site	<input checked="" type="checkbox"/>	There will be no request to modify City Development Code Standards to reduce the need for major alterations of the project site. This standard is not applicable.
10.1521(A)(2) – Recreational Facilities	<input checked="" type="checkbox"/>	There will be no request to modify City Development Code Standards to accommodate major recreational facilities. This standard is not applicable.
10.1521(A)(3) – Retention of Natural Features	<input checked="" type="checkbox"/>	There will be no request to modify City Development Code Standards due to the presence of natural topographic features. This standard is not applicable.
10.1521(A)(4) – Solar Orientation	<input checked="" type="checkbox"/>	There will be no request to modify City Development Code Standards to maximize solar orientation. This standard is not applicable.
10.1521(B)(1) – Yard Setbacks	<input checked="" type="checkbox"/>	Front, side and rear yards already have a zero-foot setback. This standard is not applicable.
10.1521(B)(2)(a) – Sidewalks/Parking – detached dwellings	<input checked="" type="checkbox"/>	The hotel is commercial use, not residential. This standard is not applicable.
10.1521(B)(2)(b) – Sidewalks/Parking – attached dwellings	<input checked="" type="checkbox"/>	The hotel is commercial use, not residential. This standard is not applicable.
10.1521(B)(3)- Height Limitations	<input type="checkbox"/>	The Moderate Commercial Corridor District allows a maximum building height of 45 feet. ♦ The submitted elevations have a building height of 46 feet 11 inches; a difference of 4.2%. ♦ A variance will be requested to address the standard.
10.1521(B)(4)- Lot coverage	<input checked="" type="checkbox"/>	There will be no request to increase building lot coverage. This standard is not applicable.
10.1521(B)(5) – Parking Requirements	<input checked="" type="checkbox"/>	There will be no request to decrease parking requirements. This standard is not applicable.

### A5.000 Public Facilities

Standards to be addressed in narrative

### A5.000 General

Standard	N/A	Findings
A5.002(A)&(B) – Compliance with Public Works Standards	<input type="checkbox"/>	The design and construction of all public facility improvements will be in accordance with City of Gresham requirements. This standard is met.
A5.003(A) – Guarantee of	<input type="checkbox"/>	The hotel will provide a Guarantee of Completion for 110% of the

Standard	N/A	Findings
Completion		estimated plan check, administration, inspection and construction costs of the improvement. This standard is met.
A5.004(A) – Warranty Guarantee	<input type="checkbox"/>	The hotel understands that the Guarantee of Completion will be returned upon acceptance by the City. This standard is met.
A5.005(A) – Timing of Right-of-Way and/or Utility Easement Recordation	<input type="checkbox"/>	The hotel understands that the public utility easement will be approved and recorded prior to the construction of utilities within that easement. This standard is met.
A5.005(B) – Easement Description on Plat Maps	<input checked="" type="checkbox"/>	The hotel project is not in a subdivision. This standard is not applicable.
A5.005(C) – Easement Description by Separate Instrument	<input type="checkbox"/>	Since the hotel project does not include a plat, the utility easement will be prepared as a separate instrument. This standard is met.
A5.005(D) – Easement Size	<input type="checkbox"/>	The utility easement size is based on City of Gresham Public Works Standards and shown on Utility Plan Sheet C5.1. This standard is met.

#### **A5.006 – Subdivisions**

A5.006(A) – Design & Construction of Public Facilities	<input type="checkbox"/>	The hotel project site is not part of a subdivision or land partition. Utilities will be served across the north parcel to the hotel site. These utilities will conform to City of Gresham Public Works Standards. This standard is met.
A5.006(B) – Extension of Public Facilities to Plat Boundaries	<input type="checkbox"/>	Utilities will be served across the north parcel to the hotel site. Utilities will conform to City of Gresham Public Works Standards. This standard is met.
A5.006(C) – Plat Recording prior to Building Permits	<input type="checkbox"/>	Plat will be recorded prior to the City of Gresham issuing a full building permit. This standard is met.

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

Standard	N/A	Findings
A5.007(A) – Engineering Drawings and Guarantee Prior to Building Permits	<input type="checkbox"/>	The hotel understands that a building permit will not be issued until the receipt of engineered drawings and a Guarantee of Completion is provided. This standard is met.
A5.007(B) – Public Improvement Completion Prior to Occupancy	<input type="checkbox"/>	The hotel understands that all public improvements must be completed before an occupancy permit is issued. This standard is met.
A5.007(C) – Staging of Public Facilities Improvements	<input type="checkbox"/>	Since public improvements will consist only of utilities crossing the north parcel, staging the construction of these improvements will coincide with the construction of the hotel. This standard is met.

#### **A5.100 Sanitary Sewer Facilities**

Standard	N/A	Findings
<b>A5.101 – General Provisions</b>		
A5.101(A) – Installation per DEQ & City of Gresham	<input type="checkbox"/>	Per pre-application meeting minutes, the City of Gresham records show that the project can connect to an existing 8-inch line in

Standard	N/A	Findings
Standards and Determination of Adequate Capacity		Sandy Boulevard. There is an existing 6-inch stub for a point of connection. This standard is met.
A5.101(B) – Connections per City of Gresham GRC & DEQ	<input type="checkbox"/>	Sanitary sewer facilities will be in conformance to DEQ and City of Gresham Public Works Standards. This standard is met.
A5.101(C) – Design & Construction per Public Works Standards	<input type="checkbox"/>	Sanitary sewer facilities will be in conformance to City of Gresham Public Works Standards. This standard is met.
A5.102 – Separate Connections	<input type="checkbox"/>	The hotel lot will have its own connection to the public sanitary sewer system. This standard is met.
A5.103 – Sewage Pumps/Lift Stations	<input type="checkbox"/>	This project will have a gravity sanitary sewer service. This standard is met.
A5.104 – System Design – City Sewer Master Plan Conformance	<input type="checkbox"/>	The project sanitary sewer system has been designed assuming the hotel will be at 100% capacity. The design has been based on the City's Sewer Master Plan. This standard has been met.
<b>A5.105 – Subsurface Sewage Disposal</b>		
A5.105(A) – Permitted Locations	<input checked="" type="checkbox"/>	Subsurface sewage disposal is not proposed for this development. This standard does not apply.
A5.105(B) – New Subsurface Disposal Systems	<input checked="" type="checkbox"/>	Subsurface sewage disposal is not proposed for this development. This standard does not apply.
A5.106 – Termination of Subsurface Disposal Systems – See GRC Chapter 4 & DEQ Regulations	<input type="checkbox"/>	Existing residential septic tank and drain field decommissioning will be performed in accordance with City of Gresham Revised Code Chapter 4 and DEQ regulations. See Demolition Plan on Sheet C1.0 for related demolition notes. This standard has been met.
<b>A5.108 – Easements</b>		
A5.108(A) – Limitation to Use of Easements	<input type="checkbox"/>	Sanitary sewer to serve both the hotel and north lots will be located within a public utilities easement. See Utility Plans on Sheets C5.0-C5.1. This standard is met.
A5.108(B) – Easement Language, Forms, Timing for Recordation	<input type="checkbox"/>	Easement documents will be written on the form provided by the City of Gresham, and will be provided to the City for review and approval prior to recording. This standard is met.
A5.108(C) – Design & Dimensioning per Public Works Standards	<input type="checkbox"/>	Easement dimensions will comply with City of Gresham Public Works Standards. See Utility Plans on Sheets C5.0-C5.1. This standard is met.

### A5.200 Surface Water Management Systems

Standard	N/A	Findings
<b>A5.201 – General Provisions</b>		
A5.201(A)(1) – Adequacy of Stormwater Drainage System	<input type="checkbox"/>	As included in the Pre-Application meeting minutes, the project site will connect to a private storm system located west of the property on an easement provided by US Bancorp since this system does not have any identified deficiencies. This standard has been met.
A5.201(A)(2) – Conveyance to an Approved Point of Disposal	<input type="checkbox"/>	Site stormwater will be conveyed to the storm drainage system in Sandy Boulevard. This standard has been met.
A5.201(A)(3) – Extension of	<input type="checkbox"/>	The hotel project will extend a public storm line to Sandy

Standard	N/A	Findings
Storm Drainage System		Boulevard, then west along US Bancorp property to connect to the existing 30-inch line. This standard has been met.
A5.201(A)(4) – Design & Construction of Stormwater Drainage Systems per Public Works Standards	<input type="checkbox"/>	Storm drainage facilities have been designed in accordance with City of Gresham Public Works Standards. This standard has been met.
A5.201(B)(1) – Stormwater Quality Treatment Controls	<input type="checkbox"/>	Stormwater quality has been incorporated into the site design in accordance with Green Development Practices for Storm Water Management Guide adopted by the City of Gresham. This standard has been met.
A5.201(B)(2) – Design & Construction of Stormwater Quality Treatment Controls per Public Works Standards	<input type="checkbox"/>	Stormwater quality facilities have been design in conformance with City of Gresham Public Works Standards. This standard has been met.
A5.202 – Accommodation of Upstream Drainage	<input checked="" type="checkbox"/>	There is no potential stormwater runoff to be accommodated on this project site. This standard is not applicable.
A5.203 – Effect of Downstream Drainage	<input checked="" type="checkbox"/>	It is anticipated that that additional runoff will not overload an existing drainage facility. Additionally, the development of this project site will not increase or concentrate runoff across any adjacent private property. This standard is not applicable.
A5.205 – Downstream Management Practices	<input type="checkbox"/>	The storm drainage system is compliant with the Detention Requirements of Section A5.206. This standard has been met.
<b>A5.206 – Detention Requirements</b>	<input type="checkbox"/>	As included in the Pre-Application meeting minutes, the hotel project may connect to a private storm system west of the property on an easement on US Bancorp property. This system does not have any identified deficiencies. Please see response to A5.201(A)(1). This standard has been met.
A5.206(A) – Exceptions	<input type="checkbox"/>	This project will add or replace less than 1,000 square feet of impervious area. There will be no exception requested. This standard is met.
<b>A5.207 – Subsurface Storm Drainage Facilities – Design &amp; Construction per Public Works Standards</b>		
A5.207 – Facility Design, Construction, and Maintenance Requirements	<input checked="" type="checkbox"/>	The stormwater design for this site does not rely on the use of a private, on-site, infiltration-groundwater recharge stormwater disposal system. This standard is not applicable.
A5.207(A) – Geotechnical Investigation	<input checked="" type="checkbox"/>	This standard is not applicable.
A5.201(B) – Conformance with City Stormwater Master Plan	<input checked="" type="checkbox"/>	This standard is not applicable.
A5.201(C) – DEQ Compliance	<input checked="" type="checkbox"/>	This standard is not applicable.
A5.208 – Minimum Design Standards – Design Storm	<input type="checkbox"/>	The design, size and use of the stormwater easement will be compliant with City of Gresham Public Works Standards. This standard is met.
<b>A5.209 – Easements</b>		
A5.209(A) – Limitation to Use of Easements	<input type="checkbox"/>	The connecting line to the stormwater line in Sandy Boulevard will be placed in an easement along the north side of the north parcel.

Standard	N/A	Findings
		This standard is met.
A5.209(B) – Easement Language, Forms, Timing for Recordation	<input type="checkbox"/>	All easement documents will be substantially in the form provided by the City of Gresham. Easement documents will be provided to the City for review and approval prior to recording. This standard is met.
A5.209(C) – Design & Dimensioning per Public Works Standards	<input type="checkbox"/>	The design, dimensioning and use of stormwater easement will be completed in accordance with City of Gresham Public Works Standards. This standard is met.
A5.210 – Criteria for Private Drainage Systems	<input checked="" type="checkbox"/>	The project is not located in a subdivision. This standard is not applicable.

#### A5.220 Stormwater Quality Control Requirements

Standard	N/A	Findings
A5.220 – In Accordance with other code	<input type="checkbox"/>	Project stormwater quality requirements have been prepared in accordance with Section 9.0520 and the City’s Water Quality Manual. Section 90521 is not included in the Design Narrative worksheet as a requirement. This standard has been met.

#### A5.300 Water Facilities

Standard	N/A	Findings
<b>A5.301 – General Provisions</b>		
A5.301(A) – Designed to Meet State Water Administrative Rules and Conform to the City Water Master Plan	<input type="checkbox"/>	Water facilities are designed to meet State Water Administrative rules. This standard is met.
<b>A5.301(B) – Minimum Required Water System Demands</b>	<input type="checkbox"/>	As stated in the Pre-Application meeting summary, 3500 GPM at 69 PSI is available in the City system at the proposed point of connection to the public water system. The required fire flow for the hotel is 2,000 GPM at 20 PSI as provided in a 6-inch service line. The required domestic water flow for the hotel development is 150 GPM as provided in a 3-inch service line. This public water system has adequate capacity to provide these water and fire demands. This standard is met.
A5.301(B) – Approved Water Connection & Locational Requirements	<input type="checkbox"/>	As stated in the Pre-Application meeting summary, 3500 GPM at 69 PSI is available in the City system at the proposed point of connection to the public water system. The required fire flow for the hotel is 2,000 GPM at 20 PSI as provided in a 6-inch service line. The required domestic water flow for the hotel development is 150 GPM as provided in a 3-inch service line. This public water system has adequate capacity to provide these water and fire demands. This standard is met.

A5.301(B) – Adequacy of Water Facilities	<input type="checkbox"/>	As stated in the Pre-Application meeting summary, 3500 GPM at 69 PSI is available in the City system at the proposed point of connection to the public water system. The required fire flow for the hotel is 2,000 GPM at 20 PSI as provided in a 6-inch service line. The required domestic water flow for the hotel development is 150 GPM as provided in a 3-inch service line. This public water system has adequate capacity to provide these water and fire demands. This standard is met.
<b>A5.301(C) – Private Water Well Exception</b>	<input checked="" type="checkbox"/>	The hotel project is not proposing the installation of an on-site well, nor is it further than 300 feet from a public water system. This standard is not applicable.
A5.301(C) – Consideration of a Main Adjacent to a Lot Served by a Well	<input checked="" type="checkbox"/>	The hotel project is not proposing the installation of an on-site well, nor is it further than 300 feet from a public water system. This standard is not applicable.
A5.301(C) – Fair Share Payment and Agreement to Pay	<input checked="" type="checkbox"/>	The hotel project is not proposing the installation of an on-site well, nor is it further than 300 feet from a public water system. This standard is not applicable.
A5.301(D) – Public Water System Connections	<input type="checkbox"/>	The public water system in Sandy Boulevard is owned by the Portland Water Bureau. The project will be allowed to connect to the existing water line through an Intergovernmental Agreement between the City of Portland and City of Gresham. This standard is met.
A5.301(E) – Conformance with the Public Works Standards	<input type="checkbox"/>	Water facilities are designed to meet applicable design standards. This standard is met.
<b>A5.302 – System Design</b>		
A5.302 – Extension of Storm Drainage System	<input checked="" type="checkbox"/>	The water connection to the public main is a lateral rather than a main extension. Because the hotel is surrounded by development, it will not be required to extend a water line for future development. This standard is not applicable.
A5.302 – Provision of Fire Flows per GRC Chapter 5	<input type="checkbox"/>	As stated in the Pre-Application meeting summary, 3500 GPM at 69 PSI is available in the City system at the proposed point of connection to the public water system. The required fire flow for the hotel is 2,000 GPM at 20 PSI as provided in a 6-inch service line. The required domestic water flow for the hotel development is 150 GPM as provided in a 3-inch service line. This public water system has adequate capacity to provide these water and fire demands. This standard is met.
A5.303 – Grid System – Looped Water Lines	<input checked="" type="checkbox"/>	Water and fire protection serving the hotel will not be an extension of a main water line, but rather a lateral connection. This standard is not applicable.
A5.304 – Connection to Public Water Lines	<input type="checkbox"/>	There is only one available water line for connection, and it is part of the Portland Water Bureau system. This standard is met.
A5.305 – Water Line Oversizing and Reimbursement	<input checked="" type="checkbox"/>	There has not been any indication from either City of Gresham Planning Staff or Development Engineering staff that oversizing the water service line will be required. The new water line will be sized to accommodate only the Hotel. This standard is not applicable.

<b>A5.306 – Easements</b>		
A5.306(A) – Limitation to Use of Easements	<input type="checkbox"/>	The connecting line to the public water line in Sandy Boulevard will be placed in an easement along the north side of the north parcel. This standard is met.
A5.306(B) – Easement Language, Forms, Timing for Recordation	<input type="checkbox"/>	All easement documents will be in substantially in the form provided by the City of Gresham. Easement documents will be provided to the City for review and approval prior to recording. This standard is met.
A5.306(C) – Design & Dimensioning per Public Works Standards	<input type="checkbox"/>	The easements were sized based on Public Works Standards. For the utility corridor easement, all pipes are spaced greater than the minimum required 1-foot horizontal separation. The easement width was determined by offsetting the closest pipe’s vertical depth horizontally to obtain the offset on either side of the utility corridor. It was then rounded up to the nearest 5-foot increment. The storm utility easement is not deep enough to exceed the minimum easement width of 20 feet. This standard is met.

**A5.400 Streets**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
<b>A5.401 – General Provisions</b>		
A5.401 – Frontage or Approved Access to a Public Street	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.401 – Abutting Street Dedicated and Approved per Public Works Standards	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.401 – Adequacy of Transportation Facilities	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.401 – Dangerous or Hazardous Traffic Conditions	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.401 – Approved Access Alternative for Flag Lots, Mixed Use, Commercial Centers and Industrial Parks	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
<b>A5.402 – General Design Requirements</b>		
A5.402(A) – Performance Standards	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.402(B) – Identification per A5.501	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.402(C) – Level of Service Criteria	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.

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

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
A5.402(D) - Primary Local Street Classification	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.



A5.402(D) – Cul-de-sac, Minor Access Street, or Termination of Existing Temporary Cul-de-sac	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.402(D) – Rectilinear Street Layouts and Discourage Non-Local Traffic from Collectors and Arterials	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.402(D) – Maximum Block Length and Maximum Block Perimeter	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.402(D) – Exceptions to Maximum Block and Perimeter Lengths	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.402(D) – Mid-Block Pedestrian Crosswalk	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.

**A5.400 Streets (ctnd.)**

A5.402(E) – Permanent Dead-End Street Criteria	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.402(F) – Limitation on Access to a Permanent Dead-End Street	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.403 – Truck Restrictions	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.

**A5.404 – Residential Lot Access to Arterials**

A5.404(A) – Single-Family Residential Lot	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.404(B) – Shared Driveway Requirement	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.404(C) – Access Control Strip	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.

**A5.405 – Street Surfacing and Improvements**

A5.405(A) – Public Streets & Alleys Improved per Public Works Standards	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.405(B) – Limited Reimbursement for Certain Improvements to Collector or Arterial-Type Streets	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.

**A5.406 – Street Lighting**

A5.406(A) – Provision of Complete Lighting System	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.406(B) – PGE Lighting Plan	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.

A5.406(C) – Street Light Type per Public Works Standards	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.407 – Street and Traffic Control Sign Standards	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.408 – Half Street Minimum Width and Abutting Undeveloped Lot	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.409 – Additional Right-of-Way and Street Improvements	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.410 – Street Names	<input checked="" type="checkbox"/>	The construction of public streets is not required as part of this project. This standard is not applicable.
A5.411 – Traffic Analysis – Thresholds and Submittal of Complete Report	<input type="checkbox"/>	A traffic analysis based on a scope of work defined by ODOT is included in this Development Permit Application. This standard is met.

#### **A5.500 Transportation System Description and Function**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
<b>A5.501 – Streets</b>		
A5.501(B)(1) – Major Arterial	<input checked="" type="checkbox"/>	The construction of a major arterial street is not required as a part of this project. This standard is not applicable.
A5.501(B)(2) – Standard Arterial	<input checked="" type="checkbox"/>	The construction of a standard arterial street is not required as a part of this project. This standard is not applicable.
A5.501(C) – Minor Arterial	<input checked="" type="checkbox"/>	The construction of a minor arterial street is not required as a part of this project. This standard is not applicable.
A5.501(D)(1) – Major Collector	<input checked="" type="checkbox"/>	The construction of a major collector street is not required as a part of this project. This standard is not applicable.
A5.501(D)(2) – Standard Collector	<input checked="" type="checkbox"/>	The construction of a standard collector street is not required as a part of this project. This standard is not applicable.
A5.501(D)(3) – Minor Collector	<input checked="" type="checkbox"/>	The construction of a minor collector street is not required as a part of this project. This standard is not applicable.
<b>A5.501(F) – Local Streets</b>		
A5.501(F)(1) – Queuing Street	<input checked="" type="checkbox"/>	The construction of a queuing street is not required as a part of this project. This standard is not applicable.
A5.501(F)(2) – Transitional Street	<input checked="" type="checkbox"/>	The construction of a transitional street is not required as a part of this project. This standard is not applicable.
A5.501(F)(3) – Industrial	<input checked="" type="checkbox"/>	The construction of an industrial street is not required as a part of this project. This standard is not applicable.
A5.501(F)(4) – Commercial	<input checked="" type="checkbox"/>	The construction of a commercial street is not required as a part of this project. This standard is not applicable.
A5.501(F)(5) – Cul-de-sac	<input checked="" type="checkbox"/>	The construction of a cul-de-sac is not required as a part of this project. This standard is not applicable.
A5.501(F)(6) – Minor Access Streets	<input checked="" type="checkbox"/>	The construction of a minor access street is not required as a part of this project. This standard is not applicable.
A5.501(F)(7) – Public Park Access Road	<input checked="" type="checkbox"/>	The construction of a public park access road is not required as a part of this project. This standard is not applicable.

<b>A5.501(G) – Other Classifications</b>		
A5.501(G)(1) – Transit Street	<input checked="" type="checkbox"/>	The construction of a transit street is not required as a part of this project. This standard is not applicable.
A5.501(G)(2) – Transitway	<input checked="" type="checkbox"/>	The construction of a transitway is not required as a part of this project. This standard is not applicable.
A5.501(G)(3) – Transit Route	<input checked="" type="checkbox"/>	The construction of a transit route is not required as a part of this project. This standard is not applicable.
A5.501(G)(4) – Private Driveway Accesses	<input checked="" type="checkbox"/>	The construction of a private driveway access is not required as a part of this project. This standard is not applicable.
A5.501(G)(5) – Scenic Routes	<input checked="" type="checkbox"/>	The construction of a scenic route is not required as a part of this project. This standard is not applicable.
A5.501(G)(6) – Alleys	<input checked="" type="checkbox"/>	The construction of an alley is not required as a part of this project. This standard is not applicable.
<b>A5.502 – Intersections</b>		
A5.502 – Arterial Intersections	<input checked="" type="checkbox"/>	The construction of an arterial intersection is not required as a part of this project. This standard is not applicable.
A5.502 – Collector Street and Local Street Intersections	<input checked="" type="checkbox"/>	The construction of a collector street and local street intersection is not required as a part of this project. This standard is not applicable.
A5.502 – Intersection Angles	<input checked="" type="checkbox"/>	The construction of intersection angles is not required as a part of this project. This standard is not applicable.
A5.502 – Intersection Off-Sets	<input checked="" type="checkbox"/>	The construction of intersection off-sets are not required as a part of this project. This standard is not applicable.
<b>A5.503 – Driveways</b>		
A5.503 – Number of Driveways on Arterial & Collector Streets	<input checked="" type="checkbox"/>	Driveway access is provided to the hotel from a private roadway. This standard is not applicable.
A5.503 – Driveway Proximity to Street Intersection Queue Length (Collector & Higher)	<input checked="" type="checkbox"/>	Driveway access is provided to the hotel from a private roadway. This standard is not applicable.
A5.503 – Curb Cut Proximity to Property Line	<input checked="" type="checkbox"/>	Driveway access is provided to the hotel from a private roadway. This standard is not applicable.
A5.503 – Commercial, Industrial & Multi-Family Residential Shared Driveways and Internal Access	<input checked="" type="checkbox"/>	Driveway access is provided to the hotel from a private roadway. This standard is not applicable.
A5.503 – Multi-Family Residential Driveway Standards	<input checked="" type="checkbox"/>	Driveway access is provided to the hotel from a private roadway. This standard is not applicable.
A5.503 – Driveway Locations Distance to Curb Return	<input checked="" type="checkbox"/>	Driveway access is provided to the hotel from a private roadway. This standard is not applicable.
A5.503 – Driveway Approach Widths	<input checked="" type="checkbox"/>	Driveway access is provided to the hotel from a private roadway. This standard is not applicable.
<b>A5.504 – Transit Facility Standards</b>		

A5.504(A) – Adjacent to Transit Streets or Transit Routes (Existing or Future)	<input checked="" type="checkbox"/>	The project site is not located adjacent to transit streets or transit routes either existing or future. This standard is not applicable.
A5.504(B) – Provision of Transit Facilities	<input checked="" type="checkbox"/>	There is no portion of the project site in which the site’s major or standard arterial street frontage is greater than 600 feet from a controlled intersection or other transit improvements. This standard is not applicable.
A5.504(C) – Transit Facility Standards	<input checked="" type="checkbox"/>	This project does not include a transit facility. This standard is not applicable.
A5.504(C)(1) – New Transit Stops or Upgrades	<input checked="" type="checkbox"/>	This project does not include a new transit stop or upgrading an existing transit stop. This standard is not applicable.
A5.504(C)(2) – Bus Turnouts or Other Facilities	<input checked="" type="checkbox"/>	This project does not include a bus turnout. This standard is not applicable.
A5.504(C)(3) – Bus Stop Improvements and Dimensions	<input checked="" type="checkbox"/>	This project does not include a new bus stop or improving an existing bus stop. This standard is not applicable.
A5.504(C)(4) – Bus Stop Location	<input checked="" type="checkbox"/>	This project does not include the construction of a new bus stop. This standard is not applicable.

#### A5.505 Transit Standards for Light Rail

Standard	N/A	Findings
A5.505(A) – Location	<input checked="" type="checkbox"/>	Light Rail Transitways are not on or near the hotel project site. This standard is not applicable.
A5.505(B) – Within an Arterial	<input checked="" type="checkbox"/>	Light Rail Transitways are not on or near the hotel project site. This standard is not applicable.
A5.505(C) – 24-Hour Activity Location	<input checked="" type="checkbox"/>	Light Rail Transitways are not on or near the hotel project site. This standard is not applicable.
A5.505(D) – ADA Accessibility Design	<input checked="" type="checkbox"/>	Light Rail Transitways are not on or near the hotel project site. This standard is not applicable.
A5.505(E) – Pedestrian Crossings	<input checked="" type="checkbox"/>	Light Rail Transitways are not on or near the hotel project site. This standard is not applicable.
A5.505(F) – Platforms	<input checked="" type="checkbox"/>	Light Rail Transitways are not on or near the hotel project site. This standard is not applicable.
A5.505(G) – Lighting	<input checked="" type="checkbox"/>	Light Rail Transitways are not on or near the hotel project site. This standard is not applicable.
A5.505(H) – Provision of Telephones	<input checked="" type="checkbox"/>	Light Rail Transitways are not on or near the hotel project site. This standard is not applicable.
A5.505(I) – Light Rail Shelters	<input checked="" type="checkbox"/>	Light Rail Transitways are not on or near the hotel project site. This standard is not applicable.

#### A5.506 Sidewalks

Standard	N/A	Findings
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A5.506(A) – Requirement for Sidewalks & Guarantee for Residential Sidewalk Improvements	<input type="checkbox"/>	There is an existing sidewalk along the private street that generally takes pedestrians from the project site east to 181 <sup>st</sup> Street. As part of this project, the hotel will construct a short connecting side walk to connect the existing sidewalk to the new parking lot. Please refer to the Site Plan. This standard is met.
A5.506(B) – Location of Sidewalk Within the Right-of-Way	<input checked="" type="checkbox"/>	Because the construction of a new sidewalk along the private street is not included as part of this project, this standard is not applicable.
A5.506(C) – Obstructions in the Sidewalk	<input checked="" type="checkbox"/>	Because the construction of a new sidewalk along the private street is not included as part of this project, this standard is not applicable.
A5.506(D) – ADA Clearances	<input checked="" type="checkbox"/>	Because the construction of a new sidewalk along the private street is not included as part of this project, this standard is not applicable.
A5.506(E) – Modification of Sidewalk Design and Location	<input checked="" type="checkbox"/>	A modification of sidewalk design and location will not be requested for this project. This standard is not applicable.
A5.506(F) – Sidewalk Meander	<input checked="" type="checkbox"/>	Because the construction of a new sidewalk along the private street is not included as part of this project, this standard is not applicable.
A5.506(G) – Sidewalks on Both Sides of Street	<input checked="" type="checkbox"/>	Because the construction of a new sidewalk along the private street is not included as part of this project, this standard is not applicable.

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

Standard	N/A	Findings
<b>A5.507 Bicycle Facilities</b>	<input checked="" type="checkbox"/>	The construction or improvement of an arterial, boulevard or collector street is not a requirement of this project. This standard is not applicable.
<b>A5.508 – Pedestrian/Bicycle Accessways</b>	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(A)(1) – Bicycle & Pedestrian Connections	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(A)(2)(a) – Access to Pedestrian/Bicycle Destinations	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(A)(2)(b) – Access to Permanent Dead-End Streets to Destinations	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(A)(2)(c) – Access to Permanent Dead-End Streets to Arterials or Collectors	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(A)(2)(d) – Accessway Spacing	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.

A5.508(A)(3) – Accessway Type and Purpose	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(A)(4) – Exceptions	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(B) – Street Entry	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.

<b>A5.508(C) – Accessway Design Standards</b>		
A5.508(C)(1) – Public Right-of-Way or Easement	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(C)(2) – Right-of-Way or Easement Width	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(C)(3) – Clear Vision	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable..
A5.508(C)(4) – Lighting	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable
A5.508(C)(5) – Slope and Stairs	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(C)(6) – Fencing & Screening	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(C)(7) – Motor Vehicle Prohibition	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(C)(8) – Cross-Slopes & Stormwater Runoff	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(C)(9) – Pavement Width & Materials	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.
A5.508(C)(10) – Constructed per Public Works Standards	<input checked="" type="checkbox"/>	The project site is not located near a residential area, neighborhood activity center, industrial or commercial center, transit facility, park school, open space or trail facility. This standard is not applicable.

<b>A5.509 – Public Paths and Trails</b>		
A5.509(A)(1) – Trail Easement Width	<input checked="" type="checkbox"/>	The construction of a public path or trail is not a requirement of this project. This standard is not applicable.

A5.509(A)(2) – Conformance with City Trails Master Plan	<input checked="" type="checkbox"/>	The construction of a public path or trail is not a requirement of this project. This standard is not applicable.
A5.509(A)(3) – Location of Trail for Buffering	<input checked="" type="checkbox"/>	The construction of a public path or trail is not a requirement of this project. This standard is not applicable.
A5.509(A)(4) – Location for Avoiding Non-Pedestrian Uses & Activities	<input checked="" type="checkbox"/>	The construction of a public path or trail is not a requirement of this project. This standard is not applicable.
A5.509(B) – Trail Easements & Open Space/Landscaping Requirements	<input checked="" type="checkbox"/>	The construction of a public path or trail is not a requirement of this project. This standard is not applicable.

<b>A5.510 – Underground Utilities</b>		
A5.510(B)(1) – Applicability	<input type="checkbox"/>	The hotel will comply with City of Gresham and Portland General Electric for installing new and underground facilities. This standard has been met.
A5.510(B)(2) – Electrical Line & Equipment Exceptions	<input type="checkbox"/>	The hotel will comply with City of Gresham and Portland General Electric for installing new and underground facilities. This standard has been met.
A5.510(B)(3) – Costs Exception	<input type="checkbox"/>	The hotel will comply with City of Gresham and Portland General Electric for installing new and underground facilities. This standard has been met.
A5.511 – Street Trees	<input checked="" type="checkbox"/>	Street trees are not required as part of this project. This standard does not apply.
A5.512 – Additional Public Facilities Requirements	<input checked="" type="checkbox"/>	As included in the Pre-Application meeting notes, there are no additional public facilities require for this project. This standard does not apply.