



CITY OF GRESHAM
Urban Design & Planning
1333 NW Eastman Parkway
Gresham, Oregon 97030-3825

**STAFF REPORT - DESIGN REVIEW E
FINDINGS AND RECOMMENDATION**

HEARING DATE: November 15, 2017, 6:30 p.m.

REPORT DATE: November 8, 2017

TO: Design Commission

FROM: Joshua Williams, AICP, Senior Planner

FILE NUMBER: DRE/SUR/TR/LL 17-26000145

APPLICANT: Chad Vallely, Empire Building Co.

REPRESENTATIVE: Edward Radulescu, EPR Design LLC

LOCATION: 19725 SE Stark Street, Portland, OR 97233

PARCEL DESCRIPTION: 1N3E32DD -09700/R943320260
1N3E32DD -09600/R943322040

PROPOSAL: Type III Design Review E for a new 52-bed senior care facility, with a Type II Special Use Review, Type II Tree Removal, and a Lot Consolidation.

RECOMMENDATION: **APPROVAL WITH CONDITIONS of the Type III Design Review**

EXHIBITS: A. Vicinity Map
B. Application Package - Narrative and Plans
C. Public Comments

I. FINDINGS OF FACT

- A. LOCATION:** The subject property of 38,271 square feet (0.88 acres) is comprised of two lots located at the northeast corner of SE Stark Street and SE 197th Avenue. The site addressed 19725 SE Stark St. was occupied by a single-family residence that has since been demolished. The abutting property, with frontage on SE 197th Avenue, is vacant.
- B. ZONING:** The subject property is designated Corridor Multi-Family (CMF). Elderly housing is permitted in the CMF land use district with a Special Use Review (SUR).
- C. PROPOSAL:** A 27,311 square-foot, two-story building with 52 units for use as an elderly care facility. A total of 13 off-street parking stalls will be provided with 7 spaces provided for staff and 6 guest parking stalls. Per the applicant's narrative, residents will not drive or own cars parked on site. The project will also include the removal of 11 regulated trees.
- D. SITE DESCRIPTION:** The 38,271 square-foot site is relatively flat and includes several regulated trees. The west lot (Lot 9700) was previously developed with a single-family residence which has since been removed. The smaller lot (Lot 9600) is presently vacant. Prior to any dedications, the site has a frontage of approximately 153.15 feet on SE Stark Street and 250 feet of frontage on SE 197th Avenue.
- E. SURROUNDING LAND USES:** This finding is based on the application submitted, City zoning maps, and City GIS information on land uses. The abutting site to the north is zoned Transition Residential (TR) and is developed with single family residential units. West of the site, in the CMF land use district, the property is developed with the Royal Villa Townhouses, a two-story apartment building. To the west, across SE 197th Avenue, in the CMF land use district, is a mobile home park with access provided via SE Stark Street; and to the south, across SE Stark Street, in the Station Center (SC) land use district, is a convenience store and residence on one lot, and a mobile home park on the abutting lot to the east.
- F. PUBLIC NOTICE AND COMMENTS:** The City of Gresham Development Planning Division sent notices of the proposal to surrounding property owners of record (as shown on the most recent property tax assessment roll) and residents within 300 feet of the subject property. **No written public comment was received at the date this report was issued.**
- Various agencies were sent notices; their comments and recommendations are attached to and made a part of this review and recommendation.
- Public and neighborhood association comments can be submitted at any time up until the hearing date or at the hearing on November 15, 2017.
- G. APPLICATION ACCEPTANCE DATE:** The application for design review was submitted on May 2, 2017. The application was deemed incomplete on May 25, 2017 and then again on July 31, 2017. It was subsequently deemed complete on September 14, 2017.

II. APPLICATION PROCESS FINDINGS

7.0003 - Design Review Applications. This section lists the types of Design Review levels as well as the applicability of each. In this particular case, the applicable Design Review is a Type

E (DRE) as the subject project includes an addition of 50 feet of new building frontage on a street and is proposing to use the discretionary review process. The development permit application is being processed as a Type III Design Review.

The applicant has chosen to follow the discretionary process. For all criteria, the application must:

- Meet the guideline, intent statement, and relevant principles; or
- Meet the guideline by complying with the relevant clear and objective design standard; or
- Receive approval from the Design Commission for a waiver of the guideline.

Compliance with Section 7.0100 Multi-Family Design Guidelines and Standards is proposed by meeting the relevant clear and objective standards for all guidelines except for the following discretionary items which will meet the guideline, relevant principles, and intent:

7.0103(A) – Site Design

- **7.0103(A)(1)(c)(1) and 7.0103(A)(1)(d)(1) – Building Orientation**

7.0103(B) - Building Design

- **7.0103(B)(2)(c)(4) and 7.0103(B)(2)(d)(4) – Street-Facing Windows**
- **7.0103(B)(3)(c)(2) and 7.0103(B)(3)(d)(2) – Walk Connection**

This Report will describe how the proposal will meet the Code sections as a summary overview with reference to the applicant’s narrative. The Report will also address how the proposal is meeting the guidelines and/or where a condition of approval can be required to bring the proposal into compliance.

This standard is met.

11.0101 - Development Permit Required. A development permit is being pursued in accordance with the Gresham Development Code standards and requirements. This Staff Report and the November 15, 2017 Design Commission public hearing represents the review of the proposed development as it relates to the Gresham Development Code standards and requirements for development.

This standard is met.

11.0203 - 11.0204 - Classification of Applications by Procedure and Review Authorities, Table 11.0204. Table 11.0204 shows proposal types and process information. The Design Review DR-E is a Type III review, the Special Use Review is a Type II review, and the Tree Removal is a Type II review. As these applications are being processed collectively, per 11.0203(B)(2), they are processed under the highest numbered procedure. This application requires both a pre-application conference and an early neighborhood meeting.

This standard is met.

11.0500 and 11.0900 - Type III Quasi-Judicial Procedures. This proposal is subject to the Type III procedure because it includes a request for a Type E Design Review. Under this Type III procedure, a pre-application conference (per 11.0700) was held April 12, 2016; a neighborhood meeting (per 11.0800) was held March 6, 2017; and verification of the neighborhood meeting and its mailed notice is provided as part of the development permit application.

The application for design review was submitted on May 2, 2017 and deemed incomplete on May 25, 2017, and then subsequently again on July 31, 2017. The application was deemed complete on September 14, 2017. The determination of completeness occurred within 180 days of the submittal of the initial application.

Copies of the complete application were transmitted to each affected agency and City department for review and comment on September 18, 2017. Per 11.0502(E), a public notice of this proposal was mailed to owners of property and residents within 300 feet of the site as well as to the applicable Neighborhood Association (Rockwood) on October 25, 2017. The notice was also posted on site October 23, 2017.

This standard is met.

III. FINDINGS

The Manager adopts the findings in the application submittal material as found in Exhibits A and B and the supporting evidence relied on therein, except to the extent inconsistent with the findings below. The Manager makes the following findings regarding this application file.

GENERAL

4.0420 – Corridor Multi-Family (CMF). Elderly Housing is permitted in the CMF district with a Special Use Review (SUR).

The standard is met.

Table 4.0430 – Corridor District Standards. The applicant’s drawings and Section 4.0430 narrative provides the findings that address the development standards, except as follows.

Table 4.0430(F) – Maximum Residential Density. Pursuant to Special Use Review standards in Section 8.0114 for Elderly Housing, a maximum of 62 units per acre is permitted in the land use district, which would permit a maximum of 54 units based on the lot size. A total of 52 units (resident rooms) are proposed.

The standard is met.

Table 4.0430(G) – Minimum Building Setbacks. The development code establishes minimum front (5 feet), side-street (5 feet) and side-interior (0 feet), and rear (15 feet) setbacks.

The narrative and plans identify inconsistent setbacks at the front, side-street, and side-interior yards. The minimum side-interior yard setbacks shown on the plans is 8 feet, 4 inches, not 8 feet, 9 inches as indicated in the narrative. Further, the minimum side-street yard setback shown on the plans is 6 feet, 3 inches, not 6 feet, 8 inches as indicated in the narrative. Both side yard setbacks will comply with the minimum setback requirement.

The minimum front yard setback, as shown on the submitted site plan is 4 feet, 10 ½ inches. A condition of approval requiring the setback to be no closer than 5 feet to the property line (after the right-of-way dedication) shall be required in order to meet the standard.

The standard is met with Condition of Approval #35a.

Table 4.0430(M) – Screening and Buffering. The development will provide a Type-C Buffer (Option 2 – 15 feet) on the north side of the site, abutting single-family residential properties. Along the site’s western property line, abutting a multi-family residential development, a Type-A Buffer (10 feet) will be provided. Five feet, of the ten-foot buffer will be provided on the subject site with the remainder of the buffer width provided on the adjoining lot.

The standard is met.

6.0000 – Land Divisions. The applicant is proposing a lot consolidation of Lots 9600 and 9700. The new lot will meet the standard

The proposal complies with the criteria stated in Section 6.0100 and 3.0100 – Definition of Lot Line Adjustment/Consolidation.

The new lot will meet the standards for minimum lot size, minimum street frontage and minimum lot width/depth ratio.

Conditions of approval requiring recordation of the final map with the County prior to issuance of the building permit are included as part of this approval.

This standard is met with Conditions of Approval #5 - #7.

7.0202 - Non-Residential Site Design. This narrative was included in the applicant’s submittal, however because the project is classified as a residential use, this development code section is not applicable.

The standards are not applicable.

7.0220(A), 7.0221 and 7.0222 - Landscaping, Installation and Irrigation. Staff concurs with the applicant’s findings as stated in the narrative except as follows.

- Landscaping must be installed prior to occupancy or a funding mechanism (such as bonding) must be provided. A condition of approval will be provided to insure installation occurs by occupancy or an appropriate funding mechanism is

provided at 110 percent of the value of plant materials and labor as determined by the Manager.

These standards are met with Condition of Approval #37.

7.0223 - Maintenance Responsibility. Site improvements including landscaping, paving, striping, and signage must be properly maintained and landscaping replaced if it becomes dead or damaged.

For landscaping, the City has developed a maintenance agreement which the applicant shall be required to sign and record prior to issuance of the building permit as a condition of approval.

This standard is met with Condition of Approval #4.

8.0100 – Special Use Review. Staff concurs with the applicant’s narrative for the Special Use Review to allow an Elderly Care facility in the CMF land use district, except as follows:

- Illumination on-site is subject to the requirements of Section 7.0103(A)(1)(d)(5), which provides standards for illumination of parking areas, loading areas, walkways, building entrances (frequent use) and building entrances (infrequent use), as well as maximum illumination at property lines. Average foot candles are the average amount of light at three feet in height above a surface.
- The submitted photometric plan proposes an average of five-foot candles for onsite recreation and pedestrian areas, and illumination levels far exceeding the required average measurements at most locations around the site, including at the property line.
- On-site lighting intensity shall be reduced and shall comply with the standards of Section 7.0103(A)(1)(d)(5) and Table 7.0103(A)(1)(a). A new photometric plan demonstrating compliance shall be provided as part of the building permit submittal.

The standard is met with Condition of Approval #35b.

9.0100 - Buffering and Screening Requirements. Staff concurs with the applicant’s findings as stated in the narrative and in the buffer area depicted in the submitted landscape plan except as follows.

- A 15-foot, Type C buffer (Option 2) is being proposed along the property’s northern property line. The buffer will require one tree per 15 linear feet (or 10 trees required) and 50 shrubs per 100 feet (or 76 shrubs required). The submitted plans identify 5 trees and 20 shrubs provided in the buffer, which is partially occupied by a rain garden. A condition of approval requiring the addition of 5 trees from the city’s buffer tree list and 56 shrubs is required to meet the standard.

The standard is met with Condition of Approval #35c.

9.0500 - Grading and Drainage and Stormwater Quality Control Requirements. These standards apply and are addressed by the Development Engineering and Development Transportation Planning Agency Comments.

These standards are met with Conditions of Approval #2 and #8 - #11.

9.0823(B)(3)(c) – Landscaping of Parking Lots. The narrative and plans identify that evergreen shrubs shall be planted a minimum of one gallon in size. The standard also requires that evergreen shrubs shall be at least 24 inches in height from finished grade at time of planting. A condition of approval requiring the shrubs to meet the minimum height of 24 inches a time of planting is required to meet the standard.

The standard is met with Condition of Approval #35d.

A5.000 - Public Facilities. The majority of the public facilities standards apply and are specifically addressed by the Development Engineering and Development Transportation Planning Agency Comments.

These standards are met by Conditions of Approval #2, #3 and #12 - #17.

DESIGN REVIEW

7.0100 – Multi-Family Design Guidelines and Standards. Applicants can choose to meet the design criteria of Section 7.0103 by either meeting the design guidelines through the discretionary process or by meeting the standards through the clear and objective process. The applicant in this case has chosen to follow the discretionary process. For all criteria, the applicant must show compliance with the design guideline or the corresponding design standard. Alternatively, the Design Commission can choose to waive a guideline to achieve the flexibility necessary to support a particularly creative proposal.

The findings which follow will describe how the proposal has either:

- Met the design guideline by meeting the corresponding design standard as described in the applicant’s narrative;
- Met the design guideline by meeting the corresponding design standard with a condition of approval;
- Met the guideline, the intent and the principles in a specified fashion;
- Not met the guideline but is requesting a waiver of the guideline for a particularly creative proposal; or
- Not met the guideline and cannot do so through a condition of approval.

The Manager adopts the findings in the application submittal material as found in Exhibits A and B and the supporting evidence relied on therein except to the extent inconsistent with the findings below, with the exception that this Report will also

describe how the proposal will meet the standards that are proposed to be met through the discretionary review process. The Manager makes the following findings regarding this application file.

7.0103(A) – Integrated Site Planning

7.0103(A)(1)(c)(1) and 7.0103(A)(1)(d)(1) – Building Orientation

ISSUE: The applicant must either:

- Meet the 7.0103(A)(1)(d)(1) standard; or
- Meet the 7.0103(A)(1)(c)(1) guideline; or
- The Design Commission may waive the guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Any building abutting a public street right-of-way shall be oriented to the street... The primary entry or entries for all ground floor units abutting the street shall open directly onto the street right-of-way, not to the interior of the site or the parking lot.

PROPOSAL: The project is an elderly care facility. One primary entry for the building will be provided on Stark Street and one primary entry to the rear of the building, facing the parking lot. There are no individual unit entries facing the street, primarily due to the operation of the use which is different from a typical apartment development – i.e., the use includes 24-hour care for residents in rooms with limited facilities.

GUIDELINE: *Buildings shall be located with the principal façade oriented to the street or a street-facing open space such as a courtyard*

RECOMMENDATION: The applicant has included a primary entry, which is designed to be distinct and visible, on the Stark Street frontage. Due to the nature of the use, an elderly care facility, providing individual entries for each ground floor, street facing unit to the sidewalk is not feasible with the operation of the use, which is designed to provide 24-hour care to elderly residents who will be monitored and attended to by staff. The inclusion of the single entry on Stark Street will satisfy the guideline requirement.

Staff recommends that the Design Commission find that the guideline is met.

7.0103(A)(1)(c)(5) and 7.0103(A)(1)(d)(5) – Illumination. The standard requires that sites shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties. The standard (per 7.0103(A)(1)(d)(5)(b)) states that maximum illumination at the property line shall not exceed one-half (0.5) foot candles. Further maximum average lighting will be governed by the 6:1 ratio of maximum average to minimum illumination of the surface being lit as stated in Table 7.0103(A)(1)(a). The submitted photometric plan demonstrates illumination levels at property lines, entrances, and walkways that

exceed the permitted maximum average. A condition of approval will be necessary requiring an updated photometric plan to be submitted at building permit submittal demonstrating compliance with the illumination levels required by Section 7.0103(A)(1)(d)(5)(b) and Table 7.0103(A)(1)(a).

The standard is met with Condition of Approval #35b.

7.0103(A)(2)(c)(5) and 7.0103(A)(2)(d)(5) – Site Furnishings. The applicant is proposing to comply with the standard by providing site furnishings that are constructed with 20 percent sustainably harvested materials, such as Forestry Stewardship Council (FSC) certified wood and recycled content materials, excluding plastics. The intent of this standard can also be achieved by using locally sourced materials, originating within 500 miles of the site. In order to track compliance with the standard, a condition of approval requiring the applicant to provide documentation with notations consistent with the USGBC LEED standards for specifying and tracking recycled content and locally sourced materials shall be necessary.

The standard is met with Condition of Approval #35e.

7.0103(A)(2)(c)(6) and 7.0103(A)(2)(d)(6) – Recycled Hardscape Materials. The applicant is proposing to comply with the standard by incorporating a minimum of 20 percent recycled content pavement or pavement base, such as concrete grindings for base materials or blast furnace slag additives or asphalt with glass for hardscape elements such as streets, sidewalks, paths, parking areas and courtyards. A condition of approval requiring the applicant to track the use of recycled hardscape materials with documentation and notations consistent with USGBC LEED standards for tracking recycled content shall be required.

The standard is met with Condition of Approval #35e.

7.0103(A)(5)(c)(6) and 7.0103(A)(5)(d)(6) – Yard Setback Landscaping and Trees. The standard requires all yard setbacks to be landscaped and provide at least five deciduous shade trees (2.5-inch caliper at time of planting, capable of growing at least 25 feet in height) per 100 lineal feet. New evergreen trees may substitute for the required deciduous trees on a one-to-one basis, provided the trees are capable of growing to at least 25 feet in height and are eight feet in height at time of planting. Where yards abut required buffers, the yard setback trees may be credited towards any trees required for the buffer. The submitted landscape plan does not provide for any new trees (not including street trees) in the yards along the Stark Street and 197th Avenue street frontages.

- Based on the 250-foot frontage along 197th Avenue, 13 new trees shall be required in the setback area.
- In the interior side yard setback, 10 trees are shown, therefore three additional trees shall be provided in that setback area, resulting in a total of 13 trees.

- In the front yard setback adjacent to Stark Street, which measures approximately 153 feet in length, eight new trees shall be provided.
- By meeting the Type C Buffer requirements along the northern property line (providing a total of 10 trees) the requirement for yard setback landscaping (eight trees) will be satisfied.

The standard is met with Condition of Approval #35f and #35g.

7.0103(A)(7)(c)(1) and 7.0103(A)(7)(d)(1) – Entry Weather Production. The standard requires that all building entrances provide weather covers a minimum depth of four feet. The submitted plans show a weather cover at the Stark Street entrance of approximately 3 feet in depth. A condition of approval requiring a weather cover of 4 feet in depth at the Stark Street entry is required.

The standard is met with Condition of Approval #36a.

7.0103(B) – Building Design

7.0103(B)(2)(c)(3) and 7.0103(B)(2)(d)(3) – Exterior Window Depth. The standard requires exterior windows to provide a minimum 2-inch reveal (depth). The applicant’s narrative states that a 2-inch reveal will be provided. A condition of approval requiring the applicant to provide a detail at building permit submittal demonstrating compliance with the standard is required.

The standard is met with Condition of Approval #36d.

7.0103(B)(2)(c)(4) and 7.0103(B)(2)(d)(4) – Street-Facing Façade Windows.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(2)(d)(4) standard; or
- Meet the 7.0103(B)(2)(c)(4) guideline; or
- The Design Commission may waive the guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Windows shall occupy a minimum of 25 percent of the total street-facing façade.

PROPOSAL: The submitted plans identify that 23 percent of the street-facing façade on Stark Street is occupied by windows. On the 197th Avenue street-facing façade, 24 percent of the façade is occupied by windows.

GUIDELINE: *Windows shall be used on the façade to provide articulation to the façade and visibility into the street.*

RECOMMENDATION: Overall, transparency on the building’s street facing facades will fall short of the standard. However, the level of transparency at the ground floor

on both street facing facades meets or exceeds the 25 percent transparency requirement – 26 percent on the Stark Street façade and 25 percent on the 197th Avenue façade. Staff looked at the potential of adding additional transparency to both facades through the inclusion of lower transom windows on the central modules, similar to the three paneled windows at the building ends. However, the impact on transparency percentage was negligible. The smaller windows on the façade correspond internally to bathrooms and storage rooms. Increasing the size of those windows would not significantly improve building articulation or visibility to the street. Windows in the most active rooms of the facility (the bedrooms and entry lobbies) provide adequate visibility and internal lighting.

Staff recommends that the Design Commission find that the guideline is met.

7.0103(B)(2)(c)(7) and 7.0103(B)(2)(d)(7) – Mechanical and Communication Screening. The applicant’s narrative states that all mechanical systems will be screened by the building, fencing, or landscaping. As shown on the submitted plans, ground mounted air conditioning/heating units are proposed around the exterior of the building. Per the standard, transformers, heating and cooling, electric meters and other utility equipment shall be screened with evergreen landscape materials of a height and spacing at the time of planting that will screen the equipment or with fencing that is opaque and screens the equipment. Mechanical equipment shall be screened so as not to be visible from streets and other street level public spaces. Staff recommends a condition of approval requiring a detail showing typical ground mounted equipment and demonstrating how units/equipment will be screened to address the standard; providing detail of evergreen shrubs, including height at time of planting, height at maturity, and spacing of plants.

The standard is met with Condition of Approval #36b.

7.0103(B)(3)(c)(2) and 7.0103(B)(3)(d)(2) – Walk Connections

ISSUE: The applicant must either:

- Meet the 7.0103(B)(3)(d)(2) standard; or
- Meet the 7.0103(B)(3)(c)(2) guideline; or
- The Design Commission may waive the guidelines to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Developments with multiple ground floor units and street facing units, such as apartments and townhouses, shall provide a direct connection from the sidewalk to the front door of each street-facing ground floor unit.

PROPOSAL: The project is an elderly care facility. One primary entry for the building will be provided on Stark Street and one primary entry to the rear of the building, facing the parking lot. There are no individual unit entries facing the street, primarily due to the operation of the use which is different from a typical

apartment development – i.e., the use includes 24-hour care for residents in rooms with limited facilities.

GUIDELINE: *Walk connections. Walkways shall connect the internal sidewalks to the front doors.*

RECOMMENDATION: The building's primary street facing entry on Stark street will include a direct connection to the sidewalk. Individual unit entries from the sidewalk are not being proposed and would be inconsistent with the operation of the elderly care facility, which provides limited exterior access for residents for safety purposes.

Staff recommends that the Design Commission find that the guideline is met.

7.0103(B)(3)(c)(5) and 7.0103(B)(3)(d)(5) – Weather Protection. The standard duplicates the requirement found in 7.0103(A)(7)(d)(1) – Entry Weather Production, requiring a minimum four-foot overhang projection at ground floor common entries. The submitted plans show a weather cover at the Stark Street entrance of approximately 3 feet in depth. A condition of approval requiring a weather cover of four feet in depth at the Stark Street entry is required.

The standard is met with Condition of Approval #36a.

7.0103(B)(4)(c)(1) and 7.0103(B)(4)(d)(1) – Energy Efficiency. The standard requires sunshades that effectively limit summer sun and allow for winter sun penetration. The applicant is proposing window blinds on all windows. The intent of the requirement, as required by the Design Commission in the past, is the inclusion of projecting sun shades on the exterior of the building (south and west facades). To meet the standard, sun shades projecting a minimum of two feet from the building façade over bedroom windows on the south and west facades will be required as a condition of approval.

The standard is met with Condition of Approval #36c.

7.0103(B)(4)(c)(2) and 7.0103(B)(4)(d)(2) – Sustainable Materials. The applicant is proposing to comply with the standard that requires one of the following: A minimum of 20 percent building materials containing recycled materials; a minimum of 20 percent of building materials are manufactured regionally within a radius of 500 mile of the site; a minimum of 5 percent of the building materials contain rapidly renewable materials; or a minimum of 20 percent of wood based materials are certified in accordance with the Forest Stewardship Council (FSC) and have been used in construction. A condition of approval is necessary to require the applicant to identify the proposed inclusion of sustainable materials and to track the use of the materials with documentation and notations consistent with USGBC LEED standards for tracking sustainable materials.

The standard is met with Condition of Approval #35e.

7.0103(B)(5)(c)(1) and 7.0103(B)(5)(d)(1) – Primary Building Materials. The narrative and submitted plans indicate the use of brick or brick veneer on the building exterior. A condition of approval requiring the use of fully dimension brick is required to ensure that building materials meet the standard.

The standard is met with Condition of Approval #36e

III. AGENCY COMMENTS

ADDRESSING COMMENTS

FROM: Carrie Osborn, Planning Technician II

DATE: September 20, 2017

The site is currently addressed 19725 SE Stark St., Portland OR 97233. With the demo of the pervious dwelling, the site will need to be readdressed.

A new address will be assigned and released once the applicant receives approval for a development permit application and has submitted for building permits. The applicant and/or representative may contact the Addressing Coordinator at 503-618-2809 if there are any questions or concerns. Addresses will be assigned in accordance with the City of Gresham Street Naming and Property Numbering Guidelines of Gresham Development Code Appendix 13.

RECYCLING & SOLID WASTE COMMENTS

FROM: Shannon Martin, Recycling & Solid Waste Program Manager

DATE: September 27, 2017

The size of the enclosure is adequate for garbage, recycling, food scraps, glass, and oil containers.

- Recommend moving half wall closer to the building so there is a small, separate space for oil/grease container which allows more room for containers.
- Demonstrate the dimensions of the gate. Widen the gate as much as possible to allow the garbage container to be facing out to permit a direct stab by truck; and allowing room for other containers to be pulled out.

A typical garbage container is seven feet wide.

TRANSPORTATION PLANNING COMMENTS

FROM: Jessica Snodgrass

DATE: October 4, 2017

See Development Engineering Comments.

DEVELOPMENT ENGINEERING COMMENTS

FROM: Jessica Snodgrass

DATE: October 4, 2017

The proposed project area is located at the northwest corner of the intersection of SE Stark Street and SE 197th Avenue in the Corridor Multi-Family (CMF) Land Use District. The site consists of Tax Lots 9700 and 9600 (located in tax map 1N3E32DD). The applicant proposes to consolidate these two lots and construct a new two-story, 27,311 square foot, 52-bed elderly care facility and associated parking lot, covered garbage/recycling area, landscaped areas, and associated public improvements.

The following comments are from Development Engineering and refer to the plans submitted by NW Civil Design, LLC dated 8/2/2017.

A5.000: GENERAL

The applicant shall schedule and attend a pre-design meeting with Colin Stout, Development Engineering, at 503-618-2635 prior to further public facilities design work to discuss technical requirements, design and construction schedules, and to review processes.

With construction plan submittal, the applicant will provide an engineer's estimate of the cost of public improvements; enter into an agreement with City of Gresham for plan review, administrative, inspection and material testing services; and pay deposits based on the estimate.

Approvable public facilities construction plans and a performance bond for 110% of the engineer's estimate shall be provided prior to issuance of the notice to proceed. Approved plans are valid for one year, and all public improvements must be completed within two years of the Notice to Proceed unless otherwise approved by the Manager.

Any project that includes construction of public facilities shall comply with City of Gresham survey standards. Plans shall reference a City of Gresham control point on the City's standard datum, NGVD 1929, 1947 adjustment. Coordinates must be based on Lambert State Plane Coordinate System, Oregon North Zone. Basis of bearing for all measurements must be taken from the City Control Network. Control Points can be found at <http://greshamoregon.gov/maps/>. Plans that reference Multnomah County or City of Portland control points are not approvable.

A5.100: SANITARY SEWER FACILITIES

Existing Facilities and Approved Point of Discharge:

City Records currently show an existing 30-inch diameter main in SE Stark Street and existing six-inch diameter laterals serving each of the two lots. As the two lots will be consolidated into one lot, either of the two existing laterals may be used to serve the proposed development as proposed in the preliminary plan. The unused lateral must be abandoned at the main.

9.0520, 9.0521, and A5.200: SURFACE WATER MANAGEMENT SYSTEMS

Approved Point of Discharge:

Tax lot 9600 lies in the Fairview Creek drainage basin while tax lot 9700 lies in both the Fairview Creek and the Columbia Slough drainage basins. Both lots are located within the designated

infiltration area, thus all runoff must be managed onsite since there is no public conveyance system available for discharge.

Water Quality Treatment and Retention:

Per the Gresham Community Development Code (GCDC), onsite water quality treatment is required for the proposed development prior to subsurface disposal, and green development practices must be utilized to the maximum extent practicable to treat site runoff.

Stormwater quality requirements are dictated per GCDC Sections 9.0520 and 9.0521 and the Stormwater Quality Manual (WQM). Retention requirements must comply with the current Public Works Standards (PWS). The minimum requirements for retention are described in PWS 4.02 and design guidance can be found in PWS 4.08.

The applicant has proposed an onsite infiltration rain garden, sized according to the 6% sizing factor specified in the City's Green Development Practices (GDP) Manual, to provide onsite water quality treatment and retention for the new impervious parking lot and roof areas prior to discharge. While the Addendum to the Preliminary Storm Report (dated 8/1/2017) calculations show that the rain garden is adequately sized to retain to and through the 100-year 24-hour storm event, the wrong 24-hour event depth for the 100-year event was used in the preliminary storm report calculations. A depth of 4.9 inches should have been used for the 100-year 24-hour rainfall event depth given that the project site is located off 197th Avenue (between 192nd and 242nd). The preliminary storm report also fails to include a statement regarding how water quality treatment will be adequately met; the applicant's engineer will need to review the description of the City's "Form SIM: Simplified Sizing Approach for Green Development Practices" (which can be found in the GDP Manual) in Section 6.0 of the GDP Manual and revise the storm report accordingly.

A 2.4-foot deep, 24-inch diameter NDS FLO-WELL drywell has been provided to discharge overflow from the onsite rain garden for subsurface disposal. While the Addendum to the Preliminary Storm Report (dated 8/1/2017) states that the onsite infiltration rain garden will sufficiently handle all runoff and that the proposed drywell will only be utilized for overflow, this drywell seems too shallow to serve its intended purpose for this project site given the estimated total proposed impervious area. The storm report will need to be updated as no calculations have been provided to justify the drywell size for overflow. If in the final storm report calculations the engineer determines a deeper drywell (or multiple drywells, considering the estimated groundwater depth is at +/- 30 feet per the geotechnical engineer's report) are necessary for overflow and subsurface disposal, the applicant's engineer shall ensure that infiltration testing has been performed to a depth that is adequate for design of the drywell(s) in accordance with the Public Works Standards.

Underground Injection Control (UIC) Program:

All infiltration facilities require review by Oregon Department of Environmental Quality (DEQ). DEQ will determine if infiltration facilities will be allowed, and if they require registration under the Underground Injection Control (UIC) program. DEQ may require water quality treatment that is in excess of that required by the City. Information can be obtained by calling DEQ at 503-

229-5945, or visiting their website at <http://www.oregon.gov/deq/wq/wqpermits/Pages/UIC.aspx>.

While shallow infiltration designs for planter boxes, rain gardens, and porous pavements found in Gresham's GDP manual do not fall under DEQ's UIC program, drywells are among the facilities that are regulated by this program. Any drywells required to retain overflow from the onsite rain garden must be registered according to DEQ's UIC program requirements; documentation of UIC registration from DEQ must be provided to the City of Gresham prior to building permit issuance.

Private Conveyance:

All proposed private (onsite) conveyance shall meet Uniform Plumbing Code (UPC) requirements. All applicable permits for the onsite private stormwater system must be obtained from the City prior to construction plan approval.

Private Stormwater Facilities:

Private stormwater facilities are subject to periodic inspection by the City to ensure proper maintenance and performance. The property owner shall execute and record a maintenance agreement with the City to ensure the implementation of a maintenance plan for the proposed private stormwater facilities. Maintenance of private stormwater facilities shall be the responsibility of the owner. Maintenance requirements shall be specified in an approved maintenance plan at the time of issuance of the building permit and must include all elements of the system.

Final Drainage Report:

A final drainage report as well as construction plans for the required water quality treatment and retention facilities shall be submitted for review at the time of construction plan submittal. The final drainage report shall contain revised narrative and calculations that demonstrate how the City's water quality treatment and retention standards will be met for the proposed development.

In accordance with the above comments in the "Water Quality Treatment and Retention" section, the final drainage report must revise the narrative and calculations to address the following:

- The correct 100-year, 24-hour rainfall event depth must be used in the sizing calculations (4.9 inches);
- Documentation for determination of the impervious surface curve number (CN) of 98 needs to be included in the narrative (i.e. Table 2-2d of 2nd Edition TR-55 Manual);
- A statement explaining how water quality treatment requirements will be met via the onsite rain garden (see City's Water Quality Manual and GDP Manual Section 6.0 for reference). In addition, the SIM form must be included in the final storm report for use of the six percent sizing factor;
- Calculations showing how the onsite drywells are sized to retain overflow from the rain garden must be included in the final storm report. If the calculations determine deeper drywells are needed for overflow purposes, documentation must be provided to

demonstrate that infiltration testing has been performed to a depth that is adequate for design of the drywells in accordance with the Public Works Standards;

- Documentation for where the “Rain Garden Sizing Calculator (24 Hour Storm, SBUH Type 1A Rainfall Distribution)” spreadsheet comes from needs to be included in the rain garden sizing narrative.
- Provide an “impervious area exhibit” showing a plan view of the existing impervious area at the project site and the proposed new impervious area that will be installed with this project.

Erosion Prevention and Sediment Control Requirements:

Erosion and sedimentation control shall comply with the Erosion Prevention and Sediment Control Manual, January 2006.

A5.300: WATER FACILITIES

Water and Fire Flow Requirements:

The site lies in the Rockwood Water People's Utility District (PUD). The applicant will need to contact Rockwood PUD at 503-665-4179 to determine water availability. Rockwood Water will provide the applicant with a form that states the pressure and available flow in the system so the City can determine if fire flow demands can be satisfied from the existing system. The applicant must provide this form to the City at time of building permit review.

All existing and proposed Rockwood water lines and fire hydrants shall be shown on the construction plans, as well as any required easements.

Fire flow requirements are determined by Gresham Fire Department and not by Development Engineering. Only the Fire Marshal or the Building Official can reduce or increase these requirements.

Cascade Well Field Area Comments:

While the development site is located within the Cascade Well Field Area, it is anticipated that the proposed development project will not be affected by the well field area regulations as no hazardous materials /wastes or petroleum products will be stored or created on the site in excess of the limits specified in the City’s Cascade Well Field Manual.

9.0700, A5.400 and A5.500: STREETS, TRANSPORTATION

Right-of-Way Dedication and Street Improvements:

The required right-of-way (ROW) dedications and improvements for the SE Stark Street and SE 197th Avenue frontages are detailed below:

1. SE Stark Street is classified as a Standard Arterial street, requiring a 48-foot ROW width to centerline for each side of the street. As the current ROW width is 40 feet to centerline, an 8-foot wide dedication must be provided along the Stark frontage as proposed in the preliminary plan. Behind curb improvements meeting the “Standard Arterial” street standard must be constructed along the Stark frontage to replace the

existing curb tight sidewalk with a new 8-foot planter strip and 6-foot sidewalk. At the westernmost end of the Stark frontage, the new 8-foot sidewalk will need to transition back to the existing curb tight sidewalk.

2. SE 197th Avenue is classified as a Local Transitional Residential street, requiring a 26-foot ROW width to centerline for each side of the street. There is currently +/- 30 feet of existing ROW to centerline along the 197th frontage due to the +/- 21-foot wide existing pavement width to centerline. While this is larger than the standard ROW width needed to centerline, the larger existing pavement width and required behind curb improvements necessitate a 1-foot dedication along the 197th frontage. As proposed in the preliminary plan, 1-foot of ROW must be dedicated and behind curb improvements meeting the "Local Transitional Residential" street standard (4-foot planter strip, 5-foot sidewalk, and 0.5-foot monumentation strip behind the existing curb) must be constructed along the 197th frontage.
3. The "long chord" must be dedicated to the public ROW at the corner of the SE 197th Avenue and SE Stark Street intersection.

Access:

Following the proposed lot consolidation, the proposed development site's access is proposed off of SE 197th Avenue. The proposed location and width of the access from SE 197th Avenue are acceptable to the City.

ADA Improvements:

All proposed sidewalk and the proposed driveway off 197th Avenue must be constructed in accordance with current City and ADA standards. The proposed frontage improvements along Stark and 197th will require the existing ADA ramp at the corner of Stark and 197th to be removed and replaced to align with the new sidewalk. As such, the existing ADA ramp at the corner of Stark and 197th must be removed and replaced with dual ADA ramps to meet current City and ADA standards.

Street Lighting:

Per Section 6.02.14 of the PWS, street lighting with LED fixtures shall be provided on all street frontages at an appropriate spacing based on each street's classification. The street lighting requirements for SE Stark Street and SE 197th Avenue are dictated below:

- New street lights with underground feed are required to be installed along the Stark frontage on 18-foot pendant poles at a spacing of 90 feet. The pendant poles shall be located two feet from back of curb within the proposed eight-foot planter strip.
- The existing street light along the 197th frontage is currently fed from overhead power lines running along the Stark frontage. The power line feeding the existing street light will need to be undergrounded along 197th Avenue and across Stark Street.
- The existing distance between street lights along the 197th Avenue frontage does not meet the current 140-foot spacing requirement per the PWS. As such, two (2) lights on 25-foot fiberglass poles will be required along the subject property's 197th Avenue frontage, one located 40 feet from the corner and another located 125 feet north of the

light closest to the corner. The existing streetlight could be relocated to either of the aforementioned locations to fill one of the two streetlight requirements.

A streetlight plan including a photometric analysis and a plan showing the connection to Portland General Electric's (PGE's) current system per Section 6.02.14 of the PWS shall be submitted with the public facilities construction plans for building permit review. The street light construction plan submitted to the City shall include the configuration following electrical system elements:

- existing and proposed street lights along all street frontages,
- conduit and junction box configurations per City Standard, and
- the anticipated location of PGE's transformers.

Overhead Utilities:

Overhead utility lines shall be undergrounded along the SE Stark Street and SE 197th Avenue frontages where warranted per Section A5.510 of the GCDC. Should the estimated cost of undergrounding existing overhead facilities exceed ten percent of the estimated cost to construct public improvements required in conjunction with the proposed development or exceed one percent of the total development project value, then the applicant shall be responsible for undergrounding an amount of overhead utilities equivalent to ten percent of the estimated cost to construct public improvements required in conjunction with the development or one percent of the total development project value, whichever is less, as the applicant's proportional share of its impacts. Only primary feeder lines over 50,000 volts are exempt from undergrounding.

CHARGES AND FEES:

A check of engineering records indicates no liens or assessments for the properties included in this project.

System Development Charges (SDCs) and connection fees for parks, transportation, stormwater, water and wastewater are due to the City of Gresham prior to building permit issuance.

For the required public improvements (transportation, stormwater, wastewater and water facilities), the developer shall enter into a contract to pay City staff for plan review and inspection services. A deposit will be paid based on the engineer's estimate, and these services will be paid for at actual rates.

CONCLUSION:

Findings submitted under each proceeding code section are generally consistent with section A5.000 of the Community Development Code and the Public Works Standards. Recommended conditions will ensure that the Community Development Code and the Public Works Standards are met and adequate public facilities to serve this development are constructed.

FIRE COMMENTS

FROM: Kyle Stuart, Gresham Fire

DATE: September 28, 2017

NOTE: Building permit plans shall include a separate "FIRE ACCESS AND WATER SUPPLY PLAN" indicating all of the following:

1. Provide fire flow per Oregon Fire Code Appendix B. **OFC App B Table B105.1.**
2. Temporary addresses of 6 inches shall be provided at EACH construction entrance prior to ANY construction materials or workers are onsite. **OFC 505 & 3301**
3. The building addressing shall meet the Gresham Fire Addressing Policy. **OFC 505.1**
4. Fire hydrant locations are not indicated on the plans. They must be shown. Without knowing the building construction types or sizes, a PUBLIC fire hydrant is required to be within 225 feet of the main entrance driveway. Hydrants may not be across a major thoroughfare. The furthest point on each building shall be no more than 400 feet from a hydrant. Public/Private fire hydrants will be required to be installed. All fire hydrants shall have STORZ quick adapters on the large port. The model required is Harrington HPHA50-45NHWCAP. **OFC 507**
5. A fire hydrant shall be within 50 feet of the fire sprinkler system "FDC". **OFC Appendix C 102.2 & NFPA 13E**
6. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be BLUE. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the marker accordingly. **OFC 508.5.4**
7. Prior to applying for a building permit, provide a fire flow test report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. **OFC 507.3 & B-101.1**
8. All Fire Department Access Roads shall be drawn to scale and shown clearly on plans. The access roads shall be constructed and maintained prior to and during construction. The minimum width is required to be 26 feet to provide access for aerial ladder trucks and if the highest point of a building is over 30 feet high. **OFC 503.2.1 & D103.1**
9. Required Fire Dept. Access Roads on site shall be designed to support an apparatus weighing 75,000 lb. gross vehicle weight. Provide an engineer's letter stating the access road meets those requirements at time of building permit submittal. **OFC, Appendix D, Section D102.1**
10. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 feet to 26 feet wide do not allow parking on either side within that space. Parking spaces outside of that space are acceptable. Indicate signage or curb marking on the building permit plans. The policy can be emailed to the applicant upon request. **OFC D 103.6**
11. Fire sprinklers will be required and shall be monitored by the fire alarm system. **OFC 903, 903.2.6**
12. A fire alarm system will be required. **OFC 907, 907.2.6.1**

13. If a gate is installed on a fire access road, it must meet the requirements of the Gresham Fire Gate Policy. **OFC 506.1**
14. The turning radius for all emergency apparatus roads shall be: 28 feet inside and 48 feet outside radius. **OFC 503.2.4**
15. All Fire Department Access Roads shall be constructed and maintained prior to and during construction. **OFC 1410**
16. Access roads shall not exceed 10 percent grade. **OFC 503.2.7**
17. A lockbox will be required for fire department access. The lockbox form can be found on our city website or can be mailed to the applicant upon request. You must use the form with our key code. We will verify the location of the lockbox before installation. **OFC 506**
18. At least one of the required aerial fire access roads shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. This will be required to be approved by the fire code official. **OFC App D-105.3**
19. Fire apparatus access shall comply with the requirements of OFC 503 and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. **OFC 503.1.1**
20. Covered areas are not allowed over fire access roads. **OFC Appendix D**

IV. CONCLUSION

This development proposal is consistent with the applicable development procedures and standards or can reasonably be made to comply with the applicable standards and criteria through the imposition of conditions of approval. While the development proposal is generally consistent with the applicable development standards, conditions of approval are aimed at assuring the criteria are met when the applicant's narrative and plans do not provide enough information to assure each criterion is met.

V. RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of the Type III Design Review E for the construction of new 27,311 square-foot, 52-unit elderly care facility and associated parking and landscape improvements, a Type II Special Use Review, a Type II Tree Removal, and a Lot Consolidation.

If the Design Commission chooses to approve the proposal with conditions, the following **conditions of approval** are recommended.

Note that this recommendation for approval with conditions is based on the applicant's submitted narrative and plans and staff's analysis of the proposal based on Code compliance; any conditions are aimed at assuring the criteria are met when the applicant's narrative and plans do not provide enough information to assure each criterion is met. Consistency with the

submitted plans is required. Where Code standards or guidelines could be met with conditions of approval, the finding “This standard or guideline is met by Condition of Approval____” is made.

GENERAL CONDITIONS

1. This approval is valid for one year from the date of decision (the end of the appeal period). An application for a building permit must be submitted within one year of this decision (per Section 11.0105). An extension, as permitted under Section 11.0106, is possible. Any changes to the plans must comply with the Gresham Development Code, City of Gresham Public Works Standards, the Building Code and Uniform Fire Code. Changes to the plans that require a discretionary decision will be reviewed, at minimum, as a Type II procedure, except changes that affect standards under Section 7.10103, which will be reviewed under a Type III procedure.
2. The applicant shall provide adequate public facilities and services including access, drainage, water and sanitary sewer, as applicable, per all applicable sections of Appendix 5 of the Gresham Community Development Code and the Public Works Standards.
3. The applicant shall schedule and attend a pre-design meeting with Colin Stout, Development Engineering, at 503-618-2635 prior to further public facilities design work to discuss permit processes, technical requirements, design and construction schedules, and plan review processes.

PRIOR TO BUILDING PERMIT ISSUANCE

4. The “owner” shall enter into and record a Landscape Maintenance Agreement as approved by the City. The specific requirements of the agreement are also found in subsections (a)-(d) of Section 7.0103(A)(5)(d)(13). The City will provide the Landscape Maintenance Agreement template upon request.
5. Submit to the City three copies of the final survey map along with legal descriptions for the consolidated lots. The final map shall comply with the approved preliminary plan and with the applicable requirements of ORS Chapters 92 and 209. Final map submittal shall occur at the City of Gresham Permit Center and include the appropriate fees, application, and copies.
6. After the City has approved the final map, the applicant shall file the approved final survey map with the Multnomah County Surveyor. Record with Multnomah County Deed Records the approved final map along with the deeds transferring ownership. Deliver a copy of the stamped approved final lot line adjustment map to Multnomah County Assessment and Taxation.
7. Provide to the City of Gresham Development Planning Division a copy of all newly recorded documents with book and page numbers.
8. Erosion and sedimentation control shall comply with the Erosion Prevention and Sediment Control Manual, January 2006.

9. A final drainage report as well as construction plans for the required water quality treatment and retention facilities shall be submitted for review at the time of construction plan submittal. The final drainage report shall contain revised narrative and calculations that demonstrate how the City's water quality treatment and retention standards will be met for the proposed development.
10. A stormwater maintenance plan and agreement with the City shall be implemented for the proposed private stormwater facilities prior to issuance of the building permit.
11. Any drywells required to retain overflow of stormwater runoff from the onsite rain garden must be registered according to Oregon DEQ's UIC program requirements; documentation of UIC registration from DEQ must be provided to the City of Gresham prior to building permit issuance.
12. An 8-foot wide ROW dedication must be provided along the SE Stark Street frontage as proposed in the preliminary plan. Behind curb improvements meeting the "Standard Arterial" street standard must be constructed along the Stark frontage to replace the existing curb tight sidewalk with a new 8-foot planter strip and 6-foot sidewalk.
13. As proposed in the preliminary plan, one-foot of ROW must be dedicated and behind curb improvements meeting the "Local Transitional Residential" street standard (4-foot planter strip, 5-foot sidewalk, and 0.5-foot monumentation strip) must be constructed along the SE 197th Avenue frontage.
14. The "long chord" must be dedicated to the public ROW at the corner of the SE 197th Avenue and SE Stark Street intersection.
15. The existing ADA ramp at the corner of Stark and 197th must be removed and replaced with dual ADA ramps to meet current City and ADA standards.
16. Per Section 6.02.14 of the PWS, street lighting with LED fixtures shall be provided on all street frontages at an appropriate spacing based on each street's classification.
17. Overhead utility lines shall be undergrounded along the SE Stark Street and SE 197th Avenue frontages where warranted per Section A5.510 of the GCDC.

WITH BUILDING PERMIT

18. Provide fire flow per Oregon Fire Code Appendix B. ***OFC App B Table B105.1.***
19. Temporary addresses of 6 inches shall be provided at EACH construction entrance prior to ANY construction materials or workers are onsite. ***OFC 505 & 3301***
20. The building addressing shall meet the Gresham Fire Addressing Policy. ***OFC 505.1***
21. Fire hydrant locations are not indicated on the plans. They must be shown. Without knowing the building construction types or sizes, a PUBLIC fire hydrant is required to be within 225 feet of the main entrance driveway. Hydrants may not be across a major thoroughfare. The furthest point on each building shall be no more than 400 feet from a hydrant. Public/Private fire hydrants will be required to be installed. All fire hydrants shall

have STORZ quick adapters on the large port. The model required is Harrington HPHA50-45NHWCAP. **OFC 507**

22. A fire hydrant shall be within 50 feet of the fire sprinkler system "FDC". **OFC Appendix C 102.2 & NFPA 13E**
23. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be BLUE. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the marker accordingly. **OFC 508.5.4**
24. Prior to applying for a building permit, provide a fire flow test report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. **OFC 507.3 & B-101.1**
25. All Fire Department Access Roads shall be drawn to scale and shown clearly on plans. The access roads shall be constructed and maintained prior to and during construction. The minimum width is required to be 26 feet to provide access for aerial ladder trucks and if the highest point of a building is over 30 feet high. **OFC 503.2.1 & D103.1**
26. Required Fire Department Access Roads on site shall be designed to support an apparatus weighing 75,000 lb. gross vehicle weight. Provide an engineer's letter stating the access road meets those requirements at time of building permit submittal. **OFC, Appendix D, Section D102.1**
27. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 feet to 26 feet wide do not allow parking on either side within that space. Parking spaces outside of that space are acceptable. Indicate signage or curb marking on the building permit plans. The policy can be sent to the applicant upon request. **OFC D 103.6**
28. Fire sprinklers will be required and shall be monitored by the fire alarm system. **OFC 903, 903.2.6**
29. A fire alarm system will be required. **OFC 907, 907.2.6.1**
30. All Fire Department Access Roads shall be constructed and maintained prior to and during construction. **OFC 1410**
31. A lockbox will be required for fire department access. The lockbox form can be found on our city website or can be sent to the applicant upon request. The applicant must use the form with the Fire Department's key code. The Fire Department will verify the location of the lockbox before installation. **OFC 506**
32. At least one of the required aerial fire access roads shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. This will be required to be approved by the fire code official. **OFC App D-105.3**
33. Fire apparatus access shall comply with the requirements of OFC 503 and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first

story of the building as measured by an approved route around the exterior of the building.
OFC 503.1.1

34. Recycling and Solid Waste:

- a. Relocate the half-wall inside the trash enclosure area to the south (closer to the building) to accommodate a small, separate area for the oil/grease container.
- b. Provide a detail of the trash enclosure demonstrating the dimension of the gate. The gate shall be widened to the maximum extent possible to allow for ease of access by truck and maneuvering of containers.

35. Site Plan:

- a. No portion of the building shall be closer than five feet to the property line on Stark Street, after the right-of-way dedication. A revised site plan demonstrating compliance with the setback shall be submitted as part of the building permit submittal.
- b. The applicant shall submit a new photometric plan as part of the building permit submittal which demonstrates compliance with the standards of Section 7.0103(A)(1)(d)(5) and Table 7.0103(A)(1)(a) for site lighting.
- c. The required buffer area along the north property line shall include a total 10 trees and 76 shrubs, with the trees selected from the city's Buffer Tree List.
- d. Shrubs in the parking lot planter areas shall be planted at a minimum height of 24 inches as measured from finished grade.
- e. Provide documentation and drawings with notations consistent with the USGBC LEED standards for specifying and tracking recycled content and locally sourced materials to be used on this project, indicating materials that are reclaimed; contain recycled content; and are locally harvested or manufactured to include locally manufactured windows, lumber and plywood, and recycled content material used in the concrete or asphalt paving or paving base material.
- f. The interior and street (along SE 197th Avenue) side yard setbacks shall include a total of 13 deciduous trees each, capable of at least 25 feet in height and spread at maturity and may not be less than ten feet in height and 2.5 inches in caliper size at the time of planting. Evergreen trees may be substituted, provided the trees are capable of growing to at least 25 feet in height and are at least eight feet in height at the time of planting.
- g. The front yard setback, along SE Stark Street, shall include a total of eight new trees capable of at least 25 feet in height and spread at maturity and may not be less than ten feet in height and 2.5 inches in caliper size at the time of planting. Evergreen trees may be substituted, provided the trees are capable of growing to at least 25 feet in height and are at least eight feet in height at the time of planting.

36. Building:

- a. A four-foot weather cover shall be provided at the building entry on SE Stark Street.

- b. A detail shall be included as part of the landscape plans demonstrating how ground mounted mechanical equipment will be screened using evergreen landscape materials. Details of the height and width of the mechanical equipment shall be provided, in addition to landscape screening details identifying the height of evergreen shrubs at time of planting and at maturity, and the spacing of plants.
- c. Sun shades (in the form of projecting canopies), extending a minimum of two feet from the building façade, shall be provided above all bedroom windows on the south and west building facades. The canopies shall be constructed of a durable, primary, secondary, or accent material, as listed in Table 7.0103(B)(5). Approval of the canopy design shall be at the discretion of the Manager during building permit review.
- d. All windows on the building's exterior façades shall provide a 2-inch reveal (depth) as measured from the surrounding building façade (not including trim) to the window pane. A detail demonstrating compliance with the standard for a minimum 2-inch reveal (depth) at all windows on the building's facades shall be provided as part of the building permit submittal.
- e. All brick used on the building façade shall be fully dimensioned brick (i.e., thin brick is not a permitted material).

PRIOR TO OCCUPANCY

- 37. Installation of landscaping and irrigation system shall be provided prior to temporary building occupancy unless an appropriate financial guarantee (such as a cash deposit or surety bond) is provided at a 110 percent value to insure said installation. Installation of landscaping and irrigation system shall be provided prior to any final occupancy.

End of Staff Report