



**CITY OF GRESHAM**  
**Urban Design & Planning**  
1333 N.W. Eastman Parkway  
Gresham, Oregon 97030-3825

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

HEARING DATE: January 3, 2018, 6:30 p.m.

REPORT DATE: December 27, 2017

TO: Design Commission

FROM: Joshua Williams, AICP, Senior Planner

FILE NUMBER: DRE/SD/TR 17-26000291

APPLICANT: Harry Henke, HTA Properties, LLC

REPRESENTATIVE: Thomas Johnson, Thomas Johnson Architect, LLC

LOCATION: SW corner of NE 4<sup>th</sup> Street and NE Beech Avenue

PARCEL DESCRIPTION: 1S3E10BD -06900

ZONE DISTRICT: Downtown Commercial Core (DCC)

DESIGN DISTRICT: Downtown Design District

PROPOSAL: Type III Design Review E for the construction of 7 single-family attached row houses with associated site improvements, a Type II Subdivision to create seven lots, and Type II Tree Removal.

RECOMMENDATION: **APPROVAL WITH CONDITIONS of the Type III Design Review E, Subdivision and Type II Tree Removal**

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

## **I. FINDINGS OF FACT**

- A. LOCATION:** The subject property is a single lot located at the southwest corner of NE 4th Street and NE Beech Avenue in the Downtown Design District, with frontage on both streets.
- B. ZONING:** The subject property is designated DCC (Downtown Commercial Core). Attached single-family dwellings are allowed in the DCC I district.
- C. PROPOSAL:** The applicant proposes the construction of seven (7) attached single-family dwellings in two buildings. Building 1 will be oriented toward NE Beech Avenue and will contain five units with floor areas between 1,462 square feet and 1,486 square feet, with a total square footage of 9,318 square feet. Building 2 will be oriented toward NE 4th Street and will contain two units with floor areas of 1,618 square feet for the smaller unit and 3,267 square feet for the larger unit. All units are three stories, with a maximum height of 33 feet, 2 inches. Each unit includes a ground floor garage, accessed by a private internal driveway shared by all units. The shared driveway access is taken from 4th Street. A subdivision to create seven lots is proposed as part of the townhome development. In addition, approximately 11 trees located along the shared property line with the property to the south (addressed 333 NE 3rd Street) are proposed to be removed as part of the application.
- D. SITE DESCRIPTION:** The 11,496-square foot (0.26-acre) lot is located at the southwest corner of NE 4th Street and NE Beech Avenue with frontage on both streets. The lot is relatively flat and is unimproved. There are no environmental overlay districts on the property
- E. SURROUNDING LAND USES:** This finding is based on the application submitted, City zoning maps, and City GIS information on land uses. The property to the west is improved with the Pediatric Therapy Services building, approved under DRE 14-26000193, and associated parking and trash enclosure. The property to the south is developed with a single-story commercial use fronting NE 3rd Street. The property to the east, across Beech Avenue is developed with a single-story building occupied by commercial uses. The two lots to the north, across 4th Street, are in the DTM (Downtown Transit Mid-Rise) with one lot developed with a single-family residence and the other lot being vacant.
- 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 ft. of the subject property. One written public comment was received (see Exhibit C). See the Response to Public Notice section of this Report below for more information.

Various agencies were sent notice of the project application; 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 January 3, 2018.

- G. APPLICATION ACCEPTANCE DATE:** The application for design review was submitted on August 3, 2017 and deemed incomplete on August 30, 2017. It was subsequently resubmitted for completeness review of September 28, 2017 and was deemed incomplete a second time on October 17, 2017. Upon receipt of additional missing items on November 16, 2017, the application was deemed complete on November 17, 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. The Design Review for this application is a Type E (DRE) as the subject property is in a design district and is proposing to use the discretionary review track, using more than three discretionary standards. 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 4.1151 – Downtown 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:

### **Downtown Design Guidelines**

#### **4.1151(A) – Site Design**

- **4.1151(A)(2)(c)(13) and (d)(13) – Provision for Private Open Space for Single-Family Attached Complexes**

#### **4.1151(B) – Building Design**

- **4.1151(B)(2)(c)(17) and (d)(17) – Dwelling Unit Offset**
- **4.1151(B)(2)(c)(28) and (d)(28) – Minimum Transparency for Street Facing Facades**

- 4.1151(B)(5)(c)(2) and (d)(2) – Ground-floor Transparency Percentage by Street Type
- 4.1151(B)(9)(c)(1) and (d)(1) – Building Façade Primary Materials
- 4.1151(B)(9)(c)(2) and (d)(2) – Secondary Materials Restriction

This Report will describe how the proposal will meet the Code sections as a summary overview with references 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 January 3, 2018 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 DRE is a Type III review. The Subdivision and the Tree Removal are a Type II review. Per 11.0203(B)(2) all permits will be handled under the Type III process. 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 September 7, 2016; an Optional Design Commission Consult meeting (per 11.0703) was held on October 5, 2016; a neighborhood meeting (per 11.0800) was held April 26, 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 August 3, 2017 and deemed complete on November 17, 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 November 17, 2017. Per 11.0502(E), a public notice of this proposal was mailed to residents and owners of property within 300 feet of the site as well as to the applicable Neighborhood Association (Rockwood) on December 13, 2017. The notice was also posted on site on December 12, 2017. One written comment was received in response to

the public notice as of the date of this Staff Report and is addressed in Section IV, response to Public Notice.

This standard is met.

### **III. FINDINGS**

The Manager adopts the findings in the application submittal material as found in Exhibit 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**

**4.1130 – Downtown Commercial Core (DCC).** Staff concurs with the applicant’s findings as stated in the narrative.

This standard is met.

**6.0000 Land Divisions.** The applicant’s proposal includes a subdivision of the lot to create seven lots for development with single-family attached dwellings, as proposed as part of this application.

*The standards are met with Conditions of Approval #5, #8 - #11.*

**6.0011 – Residential District Lot and Parcel Configuration.** 6.0011(A) states that subdivision lots shall be rectilinear. The applicant’s narrative states that the lots are rectilinear. The definition of a “rectilinear lot” is “a lot where the side lot lines are perpendicular to the street upon which it faces, are radial to the street in the case of a curved street.”

The standard is met.

**6.0210 – Criteria for Approval of Tentative Plan.** Staff concurs with the applicant’s narrative. The subdivision of the lot will not result in any “remainder” properties. Further, the subdivision and development of the lot will not preclude access to or development of any adjoining lots.

The standard is met.

**7.0005 Models in the Downtown Plan Area.** At the discretion of the Manager:

- a. For proposals that were approved through the design review process in the area shown on Figure 7.0005, a three-dimensional, basswood (or similar material as approved by the Manager) model of the approved proposal is required for new developments or for existing buildings where expansion will increase the building footprint by more than 50 percent.

- b. The three-dimensional model of the proposal as approved must be submitted to be placed in the City's Downtown model prior to the issuance of a building permit.
- c. The scale of the model must be 1-inch equals 50 feet.

In lieu of the physical model, the applicant may provide a 3D digital model for conversion into Sketchup.

***This standard is met with Condition of Approval #36.***

**7.0212 - Standards for New Solid Waste and Recycling Collection Areas.** Staff concurs with the applicant's findings stated in the narrative except as addressed in the agency comments (Recycling and Solid Waste).

The standard is met.

**7.0220(C)-(F) - Street Dedications, Arterial Streets, Frontage Roads or Signalized Access as Necessary.** These standards apply and are addressed by the Agency Comments (Development Engineering and Development Transportation Planning).

***These standards are met with Conditions of Approval #27 - #30.***

**7.0220(A), 7.0221 and 7.0222 - Landscaping, Installation and Irrigation.** The project is subject to the landscaping installation and irrigation provisions of the Code:

- 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 #39.***

**7.0223 - Maintenance Responsibility.** Staff concurs with the applicant's findings as stated in the narrative except as follows:

- 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 #7.***

**9.0300 - Easements.** Staff concurs with the applicant's findings stated in the narrative except as addressed in the agency comments (Development Engineering) provided below.

***These standards are met with Condition of Approval #6.***

**9.0500 – Grading, Drainage and Stormwater Quality Control Requirements.** These standards apply and are addressed by the Agency Comments (Development Engineering and Development Transportation Planning).

***These standards are met with Conditions of Approval #14 - #16.***

**9.1000 - Tree Regulations.** The proposal includes the removal of 11 trees located on or abutting the property line, located to the south on the adjacent lot. Because the trees or their root systems are partially located on the project site and the abutting property, a letter of authorization from the abutting neighbor to the south (333 NE 3rd Street) for the tree removal was required and has been provided as part of the application.

This standard is met.

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

***These standards are met by Conditions of Approval #2, #26, #31 - #35.***

## **DESIGN REVIEW**

**4.1100 – Downtown Plan District.** Applicants can choose to meet the design criteria of Section 4.1100 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.

**4.1151(A)(2)(c)(13) and 4.1151(A)(2)(d)(13) – Provision for Private Open Space for Single-Family Attached Complexes.**

ISSUE: The applicant must either:

- Meet the 4.1151(A)(2)(d)(13) standard; or
- Meet the 4.1151(A)(2)(c)(13) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Each unit shall provide its own private open space in which no dimension of private open space shall be less than 6 feet. Each single-family attached unit shall have an attached private open space area located at the rear of the unit of at least 120 square feet in size. The combined total area of a deck or balcony and patio/rear yard area may be used to obtain the required square footage. Where it is not possible to locate the private open space entirely at the rear of the unit, a private open space may be located on the front façade in the form of an upper story balcony and the square footage will count toward the 120-square foot requirement.

PROPOSAL: The proposed development provides 90 square feet of open space, in the form of rear balconies, for each unit. For the five units in Building 1, the maximum depth of the rear balconies is 5 feet, 2 inches. For the two units in Building 2, the maximum depth of the rear balconies is between 3 and 5 feet. The applicant is proposing to supplement the required private space with a 374-square foot, shared open space area for residents provided toward the rear of the site. The shared open space will be enclosed and accessible via gated entrance. It will include a central paved area surrounded by landscaping, and will include pervious pavers, ground cover, trees, and bench seating.

GUIDELINE: *Adequate private open space shall be provided for the residents of residential units to provide for outdoor recreation, entertainment, scenic amenity or shared exterior space for people to gather.*

RECOMMENDATION: Each unit is provided with private open space in the form of a balcony attached to the rear of each unit overlooking the shared internal driveway and open space area. These balconies will not satisfy the standards for dimensional depth or total open space area per unit. However, residents of the seven units will have access to a larger private exterior space which is available for passive uses with a seating area or for more active uses, such as a gathering area for residents.

The 374-square foot shared open space, in addition to the 630 square feet of open space provided in balconies (90 sq. ft. x 7 units), will exceed the required private open space of 840 square feet (120 sq. ft. x 7) by 164 square feet. The inclusion of the shared private open space at the rear of the site meets the intent of the guideline to provide for adequate open space.

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



**4.1151(A)(3)(c)(10) and 4.1151(A)(3)(d)(10) – On-Site Pedestrian Circulation System**

**Connections.** The applicant’s narrative states that an internal pedestrian circulation is not required on-site, which is correct. However, the standard further requires compliance with illumination levels identified in Table 4.1151(A)(3), and that developments shall utilize full cut-off lighting fixtures to avoid off-site lighting. The submitted photometric plan shows that on-site lighting will conform to the standard. A condition of approval will be required to ensure that the project will use full cut-off lighting fixtures to avoid off-site lighting.

***This standard is met with Condition of Approval #37.***

**4.1151(A)(5)(c)(2) and 4.1151(A)(5)(d)(2) – Landscape Maintenance Compliance.** The standard requires compliance with requirements for landscape maintenance and installation, prior to and after Certificate of Occupancy and Temporary Certificate of Occupancy.

***The standard is met with Conditions of Approval #7 and #39.***

**4.1151(A)(5)(c)(5) and 4.1151(A)(5)(d)(5) – Shared Open Space Amenities.** The project includes a 374-square foot shared open space area, toward the rear of the site, abutting the southern property line. Per the standard, shared open space shall provide at least three of the amenities listed, including but not limited to site furnishings, gardens, open lawn, architectural lighting, fountains or an art piece.

The proposed shared open space includes two of the amenities listed – site furnishings (i.e., a bench) and a courtyard/plaza area. In order to meet the standard, a third amenity from the list is required. Staff is recommending a condition of approval to require the inclusion of architectural lighting in the open space area – specifically bollard lighting that will illuminate the shared open space area to a minimum of 0.5-foot candles with an average of 1.5-foot candles. A revised photometric plan demonstrating compliance with the above is required at the time of building permit submittal.

***This standard is met with Condition of Approval #12.***

**4.1151(A)(6)(c)(2) and 4.1151(A)(6)(d)(2) – Promotion of Energy Conservation in Site and Building Development.** The applicant’s narrative states that the project will comply with the standard by sourcing sustainable and local materials that are within 500 miles of the development site or provide 20 percent sustainably harvested Forestry Stewardship Council (FSC) rating construction materials. In order to verify compliance with the standard, a condition of approval requiring the applicant or the applicant’s representative to submit a letter at building permit demonstrating how construction materials sourced for the project are in compliance with the standard.

***This standard is met with Condition of Approval #13.***

**4.1151(B)(2)(c)(17) and 4.1151(B)(2)(d)(17) – Dwelling Unit Offset.**

ISSUE: The applicant must either:

- Meet the 4.1151(B)(2)(d)(17) standard; or
- Meet the 4.1151(B)(2)(c)(17) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Offset every two dwelling units from the next dwelling unit by at least four feet in exterior wall offset for buildings 2 stories or taller and over 50 feet in length.

PROPOSAL: Building 1, facing Beech Avenue, includes five units and 86 feet of building frontage. The two end units will be offset two feet from the middle three, in lieu of the four feet required per the standard.

Building 2, facing 4th Street will include two units and approximately 32 feet of building frontage. An offset is not required for Building 2.

GUIDELINE: *Offset units to provide articulation.*

RECOMMENDATION: The applicant has sought to address the requirement for articulation through the inclusion of projecting bays (projecting approximately two feet from the surrounding façade), and the inclusion of recessed porches and balconies. During the October 2016 Optional Design Commission Consult, the Design Commission was generally supportive of the inclusion of the alternative means of creating articulation across the façade in lieu of the four-foot offset. In combination with the two-foot offset, the design strategies identified above will achieve the guideline intent of providing a visible change of depth in the building façade.

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

**4.1151(B)(2)(c)(28) and 4.1151(B)(2)(d)(28) – Minimum Transparency for Street Facing Facades.**

ISSUE: The applicant must either:

- Meet the 4.1151(B)(2)(d)(28) standard; or
- Meet the 4.1151(B)(2)(c)(28) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Windows shall occupy a minimum of 20 percent of the total street facing façade. A minimum of 25 percent of the ground floor living units shall be windows.

PROPOSAL: The Building 1 façade, facing 4th Street, will be substandard with regards to glazing of the total street facing façade and of the ground floor. As proposed, the side of the building will include glazing across 12 percent of the total façade (20 percent required) and 14 percent at the ground floor (25 percent required). The applicant is proposing to enhance this side of the building (outside unit no. 1, the unit at the corner) through the inclusion of a steel lattice vine wall on the portion of the ground floor façade adjacent to the unit's garage.

GUIDELINE: *Buildings shall feature adequate glazing to establish scale and give expression to residential buildings and provide sufficient surveillance opportunities from all facades.*

RECOMMENDATION: Unit 1 in Building 1 sits at the corner of 4th Street and Beech Avenue. The unit's primary façade, facing Beech Avenue, will comply with the transparency requirement. However, the portion of the façade facing 4th Street will not. The applicant has increased transparency on this façade, primarily at ground level, by placing a window on the garage wall. Staff looked at the possibility of providing additional windows on the ground level façade, however given that the windows will open to the garage, their utility would be minimal. The applicant's proposal includes the use of a steel lattice vine wall to enhance the ground level façade, creating visual interest and articulation at the pedestrian level. The windows shown elsewhere on the façade elevation will provide surveillance opportunities of the street from active rooms, including the master bedroom, a ground floor office, and the living room area.

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

**4.1151(B)(5)(c)(2) and 4.1151(B)(5)(d)(2) – Ground-Floor Transparency by Street Type**

ISSUE: The applicant must either:

- Meet the 4.1151(B)(5)(d)(2) standard; or
- Meet the 4.1151(B)(5)(c)(2) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: In each building, the ground-level façade area shall contain clear, transparent glass on facades visible from any street at the following percentages (by use and Street Type). On urban commercial streets (e.g., 4th Street), 25 percent for single-family attached.

PROPOSAL: As noted for 4.1151(B)(2)(c)(28) and 4.1151(B)(2)(d)(28) – Minimum Transparency for Street Facing Facades, the project will be sub-standard with regards to ground floor transparency of Building 1 on the 4th Street façade. Per the submitted elevations, 14 percent of the ground floor will include transparent windows.

GUIDELINE: *Promote pedestrian-oriented uses with a high degree of transparency along the street. Uses shall be readily discernible to passers-by.*

RECOMMENDATION: The project incorporates clear windows along the ground floor façade of Building 1, primarily at the living spaces of Unit 1 (the corner unit). Visual connectivity and surveillance from the ground floor will be provided from the unit’s ground floor home office space. The project has also attempted to address the standard and guideline requirements for transparency, by providing a window into the garage of Unit 1. In addition, the applicant has attempted to eliminate a blank wall along the ground floor street frontage by adding a vine wall.

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

**4.1151(B)(9)(c)(1) and 4.1151(B)(9)(d)(1) – Building Façade Primary Materials.** The applicant’s submitted plans propose a 2x10 wood band across the façade of the buildings, with wood trim, and wood fascia used in various locations across the facades. However, the type of wood material is not specifically identified. Based on design standard requirements for high quality and durable primary materials, a condition of approval requiring all exterior wood materials to be cedar is required.

***The standard is met with Condition of Approval #38.***

**4.1151(B)(9)(c)(1) and 4.1151(B)(9)(d)(1) – Building Façade Primary Materials**

**4.1151(B)(9)(c)(2) and 4.1151(B)(9)(d)(2) – Secondary Material Restriction**

ISSUE: The applicant must either:

- Meet the 4.1151(B)(9)(d)(1 and 2) standard; or
- Meet the 4.1151(B)(9)(c)(1 and 2) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Buildings shall utilize primary materials for no less than 65 percent of each building façade area. Secondary materials are prohibited as primary cladding on building facades and shall not be allowed on more than 35 percent of each building façade area.

PROPOSAL: All street facing facades will comply with the standards for primary materials, achieving 65 percent coverage with brick, transparent glass, and finished wood. The remainder of the facades will be comprised of secondary materials (Allura fiber reinforced siding).

The west elevation of Building 1, facing the internal driveway, will utilize primary materials (brick, glass and wood siding) for 55 percent of the façade, with the remainder (45 percent) identified as secondary materials (Allura fiber cement panels).

The east elevation of Building 2, facing the internal driveway, will utilize primary materials for 48 percent of the façade and secondary materials for the remainder (52 percent).

The west elevation of Building 2, abutting the property line along the west side of the site, will utilize primary materials for 51 percent of the façade, with the remainder (49 percent) identified as secondary materials.

The south elevation of Building 2, facing the onsite open space and stormwater retention area, will utilize primary materials for 59 percent of the façade, with the remainder (41 percent) identified as secondary materials.

*GUIDELINE: The predominant building materials shall be high-quality, durable and attractive. The predominant material may be complimented with other secondary materials which may not be appropriate on large areas of the façade.*

RECOMMENDATION: With the exception of the east façade of Building 2, the majority of the building materials used on the facades will be primary materials. Generally, secondary materials, such as fiber cement panels, have been allowed to be used as a primary material (exceeding 35 percent of the façade material composition) when the building design is attractive, coherent, and the materials proposed demonstrate the high-quality and durability generally associated with primary materials. Staff's review of the material's cut sheet, as well as review of online materials, indicates that the Allura brand fiber cement panels is comparable to HardiePanels, in terms of durability and appearance. With consideration of these factors, staff believes that the guideline has been met.

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

#### **IV. RESPONSE TO PUBLIC NOTICE**

One written comment was received in response to the public notice. A neighboring property owner expressed concern about available parking in the neighborhood and asked whether adequate parking would be provided for the seven townhomes. Staff responds, noting that current parking regulations in Downtown (per Section 9.0852.B.1

and B.2) require a minimum of one parking stall per dwelling unit for single-family attached dwellings, with no maximum. The project will provide one dedicated, garage space per unit for Units 1 to 6. Unit 7, the largest unit, will provide 3 dedicated parking spaces in a garage. No guest parking is required for single family attached dwellings for any district in the Development Code.

The project location, approximately 1,000 feet from the Gresham Transit Center, furthers the Downtown Design principles (per Section 4.1102.C and 4.1102.I), by emphasizing building and site design elements that reinforce the experience of walking and biking, and promotes active streets and lively public spaces; and by encouraging transportation by many modes including pedestrians, automobiles, bicycles, transit, and other vehicles in a functional and visually attractive manner.

## **V. AGENCY COMMENTS**

### **ADDRESSING COMMENTS**

**FROM:** Carrie Osborn, Planning Technician II

**DATE:** December 12, 2017

The site is currently unaddressed and is identified as State ID 1N3E10BD 06900. 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:** December 12, 2017

With installation of the amenity zones (planter strip) adjacent to the street curb, individual unit roll carts can be placed adjacent to or on the amenity strip on collection day. If there is a way to reserve space on each side of the driveway curb for roll cart placement, that would enhance collection efficiencies.

### **TRANSPORTATION PLANNING COMMENTS**

See Development Engineering comments.

### **DEVELOPMENT ENGINEERING COMMENTS**

**FROM:** Jesse Davies, Development Engineering Specialist

**DATE:** December 04, 2017

The project area is located at 330 NE 4<sup>th</sup> Street, State ID 1S3E10BD -06900. The site is located in the Downtown Commercial Core and in a Special Design District. The applicant proposes a 7-lot subdivision and the construction of two townhome style buildings with a single shared access from NE 4<sup>th</sup> Street.

The following comments are from Development Engineering, and refer to the plans submitted by All County Surveyor's and Planners, Inc. received 10/20/2017.

#### A5.000: GENERAL

Design and construction of all public facility improvements shall be in conformance with applicable sections of [Gresham Community Development Code \(GCDC\)](#), [Gresham Public Works Standards \(PWS\)](#), [Water Quality Manual \(WQM\)](#) and [Gresham Revised Code \(GRC\)](#).

Prior to construction plan submittal, the applicant shall schedule a pre-design meeting with Jesse Davies, Development Engineering, at 503.618.2395 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 (including private on-site stormwater detention and water quality systems), enter into an agreement with City of Gresham for plan review and inspection services, and pay deposits based on the estimate. The applicant will provide a performance bond based on 110% of the engineer's estimate.

Approvable public facilities construction plans and performance bond are required prior to plat approval. 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.

A right-of-way permit will be required before beginning work in the public right-of-way.

Any project that includes construction of public facilities must comply with City of Gresham survey standards. Plans must reference City of Gresham datum, NGVD 1929, 1947 adjustment. Coordinates must be based on Lambert State Plane Coordinate System, Oregon North Zone. Basis of bearing for all measurements should be from City Control Network. Control Points can be found at <http://greshamoregon.gov/maps/>.

#### A5.100: SANITARY SEWER FACILITIES

##### *Existing Sanitary Sewer Facilities and Approved Point of Connection:*

City Records show an existing 8-inch diameter HDPE sanitary main in NE 4<sup>th</sup> Street along the site frontage. There is an existing 4-inch diameter lateral from this main to the site that served a previously demolished single-family house. There is no public sanitary system in NE Beech Avenue.

City code prevents multiple residential lots from being served by a single sanitary lateral and as such each lot must have its own service. Lots 2 through 5 shall have individual services from a single public sanitary manhole installed just outside of the ROW per

Public Works Standard Detail 319, and as proposed. Lots 1, 6, and 7 must have individual services connected directly to the main in NE 4<sup>th</sup>.

The existing service may be used for one of the future lots if its location coincides with the proposed buildings and new lot lines. As the mainline is constructed of HDPE, all new lateral connections shall be made with an HDPE fusion saddle, or as approved by the City Manager.

#### A5.200 & 9.0500: SURFACE WATER MANAGEMENT SYSTEMS

##### *Approved Point of Discharge:*

The site lies in the Johnson Creek drainage basin. There is an existing 15-inch stormwater mainline located in NE 4<sup>th</sup> that terminates at a manhole approximately 150-feet to the east of the site. This mainline shall be extended to the property to serve as a point of discharge for the development, as proposed.

##### *Water Quality & Detention Requirements:*

Per the GCDC, onsite detention and water quality treatment for stormwater runoff are required for developments that add or replace 1,000 square feet or more of the existing surface with impervious area.

The use of on-site stormwater systems such as rain gardens, planter boxes, pervious pavement, and other green development practices as described in the City's Green Development Practices Manual typically must be used to satisfy water quality requirements.

Currently, the applicant proposes to use pervious pavement and a private storm planter detention pond to provide water quality and detention for the added impervious area onsite. These proposed private facilities would be approvable.

##### *Maintenance Requirements for Private Stormwater Facilities:*

Private stormwater facilities are subject to periodic inspection by the City to ensure proper maintenance and performance. The applicant shall enter into a maintenance agreement with the City to ensure the implementation of a maintenance plan for the private stormwater facilities. Maintenance of private stormwater facilities must be the responsibility of the applicant. Maintenance requirements must be specified in an approved maintenance plan at the time of issuance of the Building Permit and must include all elements of the system.

##### *Drainage Report:*



A final storm report as well as construction plans for the private water quality treatment and detention facilities shall be submitted for review at the time of building permit submittal.

*Impervious Area Plan:*

An impervious area plan will be required with the building permit plan submittal. The plan will be required to show the existing impervious area, added impervious area and any impervious area that is to be removed and replaced with areas of each listed.

*Erosion and Sedimentation Control Requirements:*

Erosion and sedimentation control shall comply with the Erosion Prevention & Sediment Control Manual, January 2011, and Section 9.0500 of the Development Code.

A5.300: WATER FACILITIES

*Existing Water Facilities and Approved Point of Connection:*

The site lies in the Grant Butte service level with a static pressure of 60 pounds per square inch (psi).

There is an existing 6-inch cast iron water main in NE 4<sup>th</sup> Street. City records show that the site was previously serviced by a ¾-inch copper lateral with a 5/8-inch meter. This old lateral no longer meets current Public Works Standards and will need to be abandoned at the main by city crews. New 1-inch services and ¾-inch meters must be provided to all six lots. The proposed water service locations are approvable. Water service installation and abandonment will be performed by City crews, and paid for by the developer. SDC credit for one 5/8" water meter will be credited for the development.

*Fire Flow Requirements:*

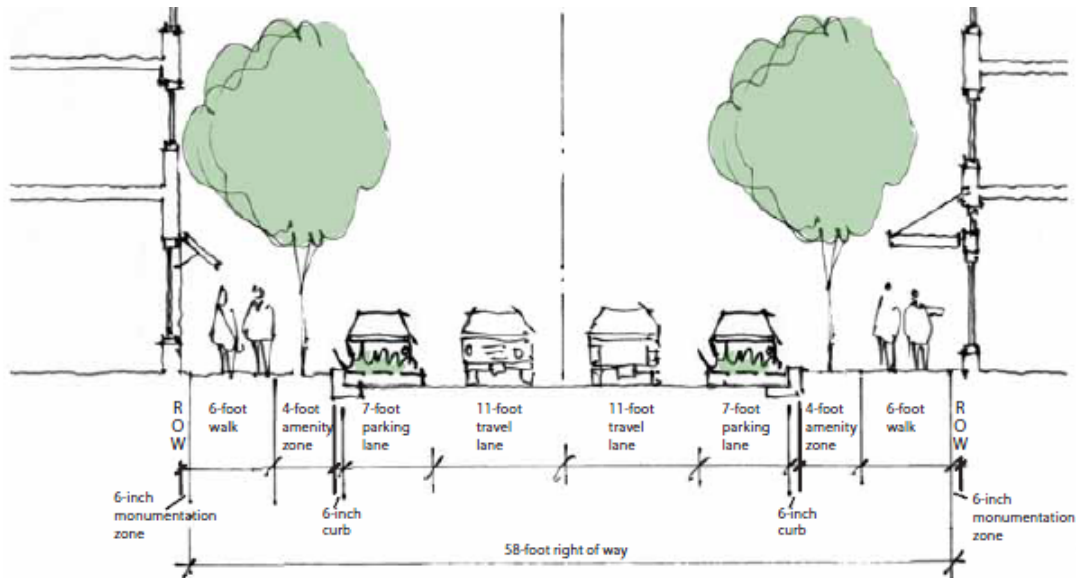
The Water Division has modeled fire flow conditions at an existing hydrant along the site frontage. This model shows that there is 1,800 gallons per minute (gpm) available with a residual pressure of 50 psi.

Fire flow requirements for the proposed project will be determined by the Fire Department and not by Development Engineering. Only the Fire Marshal or the Building Official can reduce or increase these requirements.

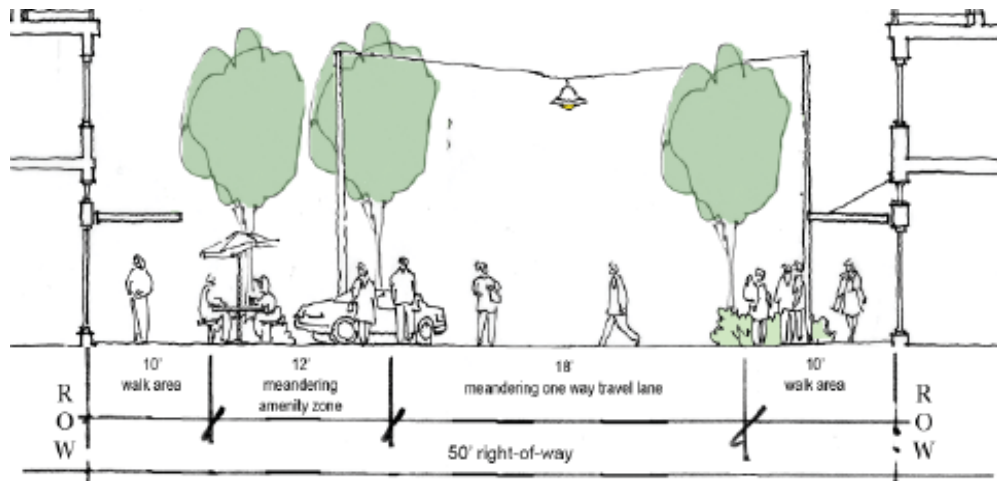
9.0700, A5.400 and A5.500 STREETS, TRANSPORTATION

*Right-of-Way Dedication & Frontage Improvements:*

**NE 4<sup>th</sup> Street** is classified as a Downtown Urban Commercial Street. The standard right of way width and improvements are shown in the cross section below. As proposed, 4 feet of right-of-way shall be dedicated along the site's NE 4<sup>th</sup> Street frontage to meet current standards. Half street improvements as shown in the cross section are also needed to comply with the standard. These improvements shall include; widening the pavement to 18-feet from centerline, installing a 6-inch curb, a 4-foot planter strip, and a 6-foot sidewalk.



**NE Beech Avenue** is classified as a Green Shared Street. The standard right of way width and improvements are shown in the cross section below. As proposed, 5 feet of right-of-way shall be dedicated along the site's NE Beech Avenue frontage to meet current standard. An additional 5-foot walk zone shall be provided along the site's Beech Street frontage. The walk zone could either be an extension of the existing pavers or a concrete sidewalk. Both options would need to be at the same elevation as the existing road and walkway.



*Overhead Utilities:*

There are currently overhead utility lines along the NE 4<sup>th</sup> Street frontage which shall be undergrounded in accordance with Section A5.510 of the GCDC. Should the estimated cost of undergrounding existing overhead facilities exceed 10% of the estimated cost to construct public improvements required in conjunction with the proposed development or exceed 1% of the total development project value, then the applicant must be responsible for undergrounding an amount of overhead utilities equivalent to 10% of the estimated cost to construct public improvements required in conjunction with the development or 1% of the total development project value, whichever is less, as the applicant's proportional share of its impacts. Only primary feeder lines over 50,000 volts are exempt from undergrounding.

*Street Lights:*

Street lights shall be installed along the NE 4<sup>th</sup> Street frontage to meet the current downtown standards (acorn style decorative poles, LED fixtures).

*Street Trees:*

Street trees shall be installed along the NE 4<sup>th</sup> Street frontage in accordance with PWS 6.02.15 and GCDC 9.0123.

*Encroachments:*

Encroachments in the public right-of-way, such as pavers, are generally not permitted.

EASEMENTS and OTHER:

*Easements:*

All existing and proposed public and private easements must be shown on the construction plans submitted for building permit review. If no easements exist, a note must be added to the plans to that effect. In general, all proposed easements must be in place prior to construction plan approval.

Private sanitary, water, and stormwater easements will need to be recorded on the applicable lots such that all private utilities can reach the public ROW unobstructed. None of these easements will be allowed to be public.

CHARGES AND FEES:

The site is subject to the Beech Street Reimbursement District. The total amount due for this site is \$49,860. The reimbursement district was set up to construct Beech Street between 3<sup>rd</sup> and 4<sup>th</sup> Street and promote low income housing. If low income housing is

provided the reimbursement district will be forgiven. If low income housing is not provided, the full Beech Street Reimbursement District amount shall be paid to the City prior to plat approval. It is possible to reapportion the fee between the 7 lots for a fee. Reapportioned fees are due at the time of building permit approval.

**There was an existing house on the lot that was previously demolished. SDC credit for 1 single family detached house with a 5/8" meter will be provided.**

A person challenging the calculation of a systems development charge (SDC) or a facilities charge (FC) must appeal within 10 calendar days of the issue date of the associated building permit. The appellant must file with the City Manager a written notice of appeal pursuant to GRC 1.05.025.

For required public improvements, the developer will 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. A guarantee of completion will be required for 110% of the public improvement estimate.

Once the construction plans are approved, the City will begin charging a bi-monthly stormwater utility fee for the added impervious area at a current rate of \$20.68 per 2500 square feet of impervious area. Reductions are available for projects that infiltrate their stormwater. The applicant must request this reduction during construction plan review.

#### CONCLUSION:

Findings submitted under each proceeding code section are generally consistent with the Community Development Code and the Public Works Standards. The following recommended conditions of approval 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:** 12/1/2017

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

1. A temporary address of 6 inches shall be provided at each construction entrance prior to the arrival of materials or workers. **OFC 505 & 3301**
2. The site addressing shall meet the Gresham Fire Addressing Policy. Each entrance shall be a monument sign with a minimum 6-inch address numbers. Each individual apartment/unit shall have a minimum 4-inch address numbers. **OFC 505.1**

3. All fire hydrants shall have STORZ quick adapters on the large port. The model required is Harrington HPHA50-45NHWCAP. **OFC 507**
4. 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**
5. Prior to applying for a building permit provide a fire flow test and 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**
6. 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 26-foot wide to provide access for aerial ladder trucks. Interior Drive court ok to be 20-foot wide. **OFC 1410, 503.2.1 & D103.1**
7. 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**
8. 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**
9. 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 that space are acceptable. Indicate signage or curb marking on the building permit plans. The policy can be emailed at applicant's request. **OFC D 103.6**

## **VI. 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.

## **VII. RECOMMENDATION**

**Staff recommends APPROVAL WITH CONDITIONS** of the Type III Design Review E for the construction of seven, single-family attached dwellings, with a Type II Tree Removal, a Type II Subdivision, and associated site improvements.

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 4.1151, 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 Community Development Code and the 2006 Public Works Standards.
3. The applicant shall schedule a pre-design meeting with Jesse Davies, Development Engineering Specialist, at 503-618-2395 prior to construction plan submittal to discuss permit processes, technical requirements, design and construction schedules, and plan review processes.

#### **PRIOR TO FINAL PLAT APPROVAL**

4. If low income housing is not provided, the full Beech Street Reimbursement District amount (\$49,860) shall be paid to the City.
5. Unless an extension is requested and granted, the final plat must be submitted within 1 year of the effective date of the preliminary decision. Once the final plat is submitted, it must be signed by the City within 1 year of the date of final plat submittal.
6. All required easements on the property shall be documented either on the face of the plat or in a separate document. Maintenance agreements shall be provided for any common use areas or private easements. Copies of all maintenance agreements and easements located on separate documents shall be submitted for City of Gresham review prior to final plat approval. After the easements are recorded at the County, the applicant shall submit copies of the recorded documents to the City of Gresham. Failure to do so may delay building permit approval.

#### **PRIOR TO ISSUANCE OF BUILDING PERMIT**

7. 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)-(c) of Section 4.1151(A)(5)(d)(2). The City will provide the Landscape Maintenance Agreement template upon request.
8. Within one year of the decision date for the tentative plan, submit (to the City of Gresham Permit Center) 6 paper copies of the final plat, along with the required fee, application, and documents required by Section 6.0402. The final plat submittal shall conform to 6.0401 through 6.0403 and shall comply with the approved preliminary plan, conditions of approval, and applicable requirements of the Development Code. The City of Gresham processes final plats following a Type I review.
9. After all corrections are made to redlined paper copies, and applicable conditions have been met, submit for City signature 3 sets of original mylars complying with Section 6.0403.
10. Plat notes that are disallowed by the County Surveyor’s Office shall be provided to the City on a shadow plat and may also be required by the City of Gresham to be in the form of deed covenants and restrictions.
11. The final plat for this subdivision must be recorded within one year after City Approval and Signature or it shall become invalid.
12. Provide architectural lighting in the shared open space area, which may include bollard lighting, that will illuminate the shared open space area to a minimum of 0.5-foot candles with an average of 1.5-foot candles. A revised photometric plan demonstrating compliance with the above is required at the time of building permit submittal.

13. The applicant or applicant's representative shall submit a letter at the time of building permit submittal demonstrating that project construction materials are sustainably sourced – specifically, source sustainable and local materials from within 500 miles of the development site or provide 20 percent sustainably harvested Forestry Stewardship Council (FSC) rating construction materials.
14. A final stormwater management report shall be submitted with the public improvement construction plans.
15. Erosion and sedimentation control shall comply with the Erosion Prevention & Sediment Control Manual, January 2006.
16. The applicant shall enter into a stormwater maintenance agreement with the City to ensure the implementation of a maintenance plan for all private stormwater facilities.
17. A temporary address of 6 inches shall be provided at each construction entrance prior to the arrival of materials or workers. **OFC 505 & 3301**
18. The site addressing shall meet the Gresham Fire Addressing Policy. Each entrance shall be a monument sign with a minimum 6-inch address numbers. Each individual apartment/unit shall have a minimum 4-inch address numbers. **OFC 505.1**
19. All fire hydrants shall have STORZ quick adapters on the large port. The model required is Harrington HPHA50-45NHWCAP. **OFC 507**
20. 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**
21. Prior to applying for a building permit provide a fire flow test and 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**
22. 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 26-foot wide to provide access for aerial ladder trucks. Interior Drive court ok to be 20-foot wide. **OFC 1410, 503.2.1 & D103.1**
23. 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**
24. 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**



25. 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 that space are acceptable. Indicate signage or curb marking on the building permit plans. The policy can be emailed at applicant's request. **OFC D 103.6**

#### **PRIOR TO OCCUPANCY**

26. Overhead utility lines shall be undergrounded along the NE 4th Street frontage where warranted per Section A5.510 of the GCDC.
27. Four feet of right-of-way shall be dedicated along the entire NE 4th Street frontage.
28. NE 4th Street shall be improved consistent with the Downtown Urban Commercial standard cross section and shall at a minimum include: 18 feet of pavement to centerline, a 6-inch curb, a 4-foot amenity zone, and a 6-foot sidewalk.
29. Five feet of right-of-way shall be dedicated along the entire NE Beech Avenue frontage.
30. NE Beech Avenue shall be improved consistent with the Green Shared Street standard cross section and shall, at a minimum, include constructing an additional 5 feet of walk zone.
31. Street lights shall be installed along the NE 4th Street frontage to meet the current downtown standards (acorn style decorative poles, LED fixtures).
32. Street trees shall be installed along the NE 4th Street frontage in accordance with PWS 6.02.15 and GCDC 9.0123.
33. All new sanitary lateral connections shall be made with an HDPE fusion saddle, or as approved by the City Manager.
34. Lots 2 through 5 shall have individual sanitary services from a single public sanitary manhole installed just outside of the ROW per Public Works Standard Detail 319.
35. The existing 15-inch stormwater mainline located in NE 4th shall be extended to the property to serve as a point of discharge for the development.
36. At the Manager's discretion, provide a three-dimensional model of the proposal as approved, to be placed in the City's Downtown model prior to the issuance of a building permit, subject to the standards in Section 7.0005. Alternatively, provide a digital model per the following:
  - Provide a computer-generated model of the approved project. The following file formats are acceptable: Collada (DEA), 3D Studio (3DS), VRML and GeoVRML (WRL), OpenFlight (FLT), or Sketchup.
  - Only exterior model elements are needed (do not include interiors).
37. Site Design: All exterior lighting shall use full cut-off lighting fixtures. Fixtures shall have a cut-off angle of 90 degrees as measured perpendicular to the ground.

38. Building Design: All exterior wood details (fascia, trim, bands, etc.) shall use cedar wood.
39. 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***

*All exhibits and plans referenced in this Staff Report are filed and maintained with the City of Gresham Urban Design & Planning department and are available for review upon request.*

MR. JOSH WILLIAMS  
CITY OF GRESHAM  
1333 NW EASTMAN PARKWAY  
GRESHAM, OREGON 97030

RE: 4TH STREET TOWNHOMES FILE NO: DRE/SD/TR 17-26000291



DEAR MR. WILLIAMS:

AS A TEN YEAR RESIDENT OF 4TH STREET, I AM CONCERNED ABOUT THE PARKING ALLOWANCE FOR THE ABOVE REFERENCED PROJECT. PRESENTLY, AS OWNERS OF TOWNHOMES ON 4TH AND HOOD WE FIND IT INCREASINGLY DIFFICULT TO PARK IN FRONT OF OUR OWN HOMES. NOW WITH THE ADDITION OF THE BAR/RESTAURANT ON 4TH AND ROBERTS AS WELL AS THESE NEW OR EXISTING PROJECT(S) WE ARE BEING SQUEEZED OUT FROM OUR OWN PARKING AREAS.

WILL THIS PROJECT HAVE ADEQUATE PARKING FOR THE SEVEN NEW HOMES? THIS USUALLY REQUIRES TWO SPACES PER RESIDENCE. IF IT INCLUDES BUSINESSES IN THE PROJECT WILL THEY HAVE ENOUGH SPACES?

IN THE PAST THE CITY HAS REJECTED OUR REQUESTS FOR SIGNAGE STATING "RESIDENT PARKING ONLY". SINCE WE ARE RESPONSIBLE FOR NOT ONLY THE SIDEWALKS IN FRONT OF OUR HOMES BUT ANY TREE REPLACEMENT OR MAINTENANCE AS WELL, IT SEEMS REASONABLE THAT WE OR OUR GUESTS WOULD BE ABLE TO PARK IN FRONT OF OUR OWN HOMES. WE SEE ANY FUTURE PROJECTS IN THE AREA AS ONLY EXACERBATING THIS PROBLEM.

MOST OF THE RESIDENTS OF OUR HOMEOWNERS ASSOCIATION ARE RETIRED AND ARE COMMITTED TO MAINTAINING THE APPEARANCE OF OUR HOMES. WE HAVE HAD CARS TOWED, SEEN DRUG USE, DEALT WITH GRAFFITTI, HOMELESSNESS AND NOISE. WE ACCEPT THESE REALITIES AND ONLY WISH TO MINIMIZE THE PARKING SITUATION. WE FEEL THIS IS NOT UNREASONABLE.

RESPECTFULLY,

EARL BLONDHEIM