



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

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

HEARING DATE: July 18, 2018

REPORT DATE: July 10, 2018

TO: Design Commission

FROM: John Heili, Associate Development Planner

FILE NUMBER: DRE/TR 17-26000445

APPLICANT: Ken Yu

REPRESENTATIVE: Same as Applicant

LOCATION: 21260 SE Stark St., Gresham OR 97030

PARCEL DESCRIPTION: 1S3E04AB -10400

PROPOSAL: Type III Design Review E and Type II Tree Removal for an 8,252 square-foot, one-story commercial-retail building and associated site improvements including auto and bike parking spaces, trash enclosure and landscaping improvements.

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

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

I. FINDINGS OF FACT

- A. LOCATION:** The subject property is located at 21260 SE Stark St. at the southeast corner of the intersection of SE 212th Avenue and SE Stark Street.
- B. ZONING:** The subject property is designated Corridor Mixed Use (CMU) and is in the Corridor Design District.
- C. PROPOSAL:** The proposal includes an 8,252 square-foot, one-story commercial-retail building and associated site improvements including auto and bike parking spaces, trash enclosure, and landscaping improvements. Site vehicular access is proposed from SE 212th Avenue only. The existing SE Stark Street access is proposed to be removed.
- D. SITE DESCRIPTION:** Lot 1S3E04AB -10400 is developed with an existing single-family house proposed to be removed. The site is relatively flat and is accessed from an existing driveway along SE Stark Street and along the SE 212th Avenue frontages. There is a curb-tight sidewalk along the SE Stark Street frontage, which is classified as a Standard Arterial street with a Transit functional classification. There is a sidewalk and planter strip without curb along the SE 212th Avenue frontage, which is classified as a Standard Collector street. There are no Future Streets planned for this property.

There are several regulated trees on the site proposed to be removed, requiring a Type II Tree Removal; the site does not have any existing street trees. There are no environmental overlay districts on the property. The site is in the North Central Neighborhood Association.

- E. SURROUNDING LAND USES:** This finding is based on the application submitted, City zoning maps, and City GIS information on land uses. The northernmost abutting property to the east is zoned CMU and is part of a larger mobile home park. The southernmost abutting property to the east is zoned Moderate Density Residential-12 (MDR-12) and is developed with a single-family residence. The abutting property to the south is zoned Transit Low-Density Residential (TLDR) and is developed with multi-family housing. The property to the north across SE Stark Street is zoned CMU and is currently developed as a commercial building with surface parking. The property to the west across SE 212th Avenue is zoned CMU and is currently developed as a gas station.
- F. PUBLIC NOTICE AND COMMENTS:** The City of Gresham Development Planning Division sent notices of the proposal to surrounding residents and property owners of record (as shown on the most recent property tax assessment roll) within 300 feet of the subject property. No written comments have been submitted in response to the notification as of the date of this Staff Report.

Various agencies were sent notices; their comments and recommendations are 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 July 18, 2018.

- G. APPLICATION ACCEPTANCE DATE:** The application for design review was submitted on November 13, 2017. The application was initially deemed incomplete on December 1, 2017. Following submittal of new materials on May 2, 2018, the application was deemed

complete on May 9, 2018. The determination of completeness occurred within 180 days of the initial submittal.

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 application Design Review is a Type E (DRE) as the subject property includes a commercial building with more than 50 feet of new building frontage on a street, including building additions, and because the proposal is within the Corridor Design District, making it subject to the Corridor Design 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 7.0603 Corridor Design District Commercial 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:

7.0603(A) - Site Design

7.0603(A)(3)(C)(1)(b) - Building Placement and Frontage.

7.0603(A)(3)(C)(3) and (4) - Location of Parking and Building Setback.

7.0603(B) - Building Design

7.0603(B)(1)(C)(5) - Building Base

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 July 18, 2018 Design Commission public hearing represent 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. 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 (May 11, 2016), a neighborhood meeting (per 11.0800) was held (October 19, 2017), and verification of the neighborhood meeting and its mailed notice is provided as part of the development permit application.

The application was formally submitted on November 13, 2017 and initially deemed incomplete on December 1, 2017. Following submittal of new materials on May 2, 2018, the application was deemed complete on May 9, 2018. The determination of completeness occurred within 180 days of the initial submittal.

Copies of the complete application were transmitted to each affected agency and City department for review and comment on May 10, 2018. 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 representatives of the applicable neighborhood association (North Central) on June 27, 2018. The notice was also posted onsite on June 22, 2018. No written responses to the public notice were received prior to the preparation of this Staff Report. Comments received in the interim, if any, will be submitted at the public hearing.

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

4.0400 - Corridor Districts.

Table 4.0420 - Permitted Uses in the Corridor Land Use Districts. The business and retail service and trade uses are permitted in the CMU district as a Limited Use. Table 4.0420, footnote 9 defines the limited use for buildings with a footprint area not to exceed 20,000 square feet.

This standard is met.

Table 4.0430 - Development Requirements for Corridor District. The applicant's drawings and Section 4.0430 narrative provides the findings that address the development standards. Staff accepts the findings that the standards are met with the following clarifications and conditions of approval.

4.0430(H) and 4.0433 - Setbacks. Contrary to the applicant's narrative, the Site and Dimension Plan Sheet 3/10 indicates the building façade is located 1.33 feet behind the front property line after dedications, with pilasters located on the property line. This does not meet the 5-foot minimum front yard setback standards along the SE Stark Street frontage per Table 4.0430. Per 4.0433(B)(2), the maximum setback standard is applied per Section 7.0600, which indicates building frontage is calculated between the minimum and maximum setbacks. A condition of approval requiring the applicant to provide the required 5-foot front setback and to limit intrusion of canopies into the setback area is required.

These standards are met with Condition of Approval #16.

4.0430(J) and 4.0435 - Transit Design Criteria. Exempt per Section 7.0601(D)(5)(b).

These standards do not apply.

4.0430(K) and (L) - Minimum and Maximum Off-street Parking. Applicable per Section 9.0851.

These standards are addressed under Section 9.0851.

4.0430(M) - Screening and Buffering. Required per Section 9.0100.

These standards are addressed under Section 9.0100.

4.0430(N) and 4.0439 - Clear Vision Area. Required per Section 9.0200.

These standards are addressed under Section 9.0200.

7.0000 - Design Review - Common Requirements.

7.0212 - Standards for New Solid Waste and Recycling Collection Areas. These standards apply and are also addressed by the agency comments (Recycling & Solid Waste) provided later in this Staff Report. Contrary to the applicant's narrative indicating the enclosure will be constructed of a wood or masonry block material (to be determined), the drawing sheet Details 9/10 indicates the enclosure is proposed to be chain link material; this material is permitted by this section. However, the project is located within the Corridor Design District; therefore, the materials standard prohibiting chain link materials applies. This item is addressed in item 7.0603(A)(10)(d)(3) and 7.0603(B)(8)(d)(3), herein. Additionally, a no parking sign and gate restrainers in the open and closed position are required. Waste containers shall have a minimum clear dimension of 2 feet along the sides and rear, and 3 feet along the front side.

These standards are met by Condition of Approval #15.

7.0220(B)-(F) - Grading and Drainage, Street Dedications, Arterial Streets, Frontage Roads or Signalized Access as Necessary. These standards apply and are addressed by the agency comments (Development Engineering) provided herein. Contrary to the applicant's narrative, an 8-foot street dedication is required along the SE Stark Street frontage, as indicated herein.

These standards are met with Conditions of Approval #2, #5, #14 and #32.

7.0220(A), 7.0221 and 7.0222 - Landscaping, Installation and Irrigation. 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 ensure installation occurs by occupancy or an appropriate funding mechanism is provided at 110 percent of the value.

Landscape irrigation is required throughout the site. Provide drawings with the building permit that provide for the design and installation of a site landscaping irrigation system.

These standards are met with Conditions of Approval #17 and #33.

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

For landscaping, the City has developed a maintenance agreement that the applicant shall be required to sign and record as a condition of approval (also see comment in Section 7.0603(A)(7)(D)(7)(c)).

These standards are met with Condition of Approval #31.

9.0000 - Common Requirements.

9.0110 - Buffering and Screening Requirements. Per Table 4.0435, screening and buffering is required in the CMU district.

The northernmost abutting property to the east is zoned CMU and is part of a larger mobile home park which is an existing nonconforming use. No buffer is required.

The southernmost abutting property to the east is zoned MDR-12 and is developed with a single-family residence which requires a Type C buffer.

The abutting property to the south is zoned TLDR and is developed with multi-family housing which requires a Type C buffer.

The 15-foot buffer along the southernmost abutting property to the east and along the south property line is proposed to include trees, shrubs and an 8-foot-high masonry wall as prescribed by this Code section; however, the American Hophornbeam trees are not

specified to be 10 feet tall at time of planting as required and the Weeping Nootka False Cypress is not an approved buffer tree. A condition of approval will require buffer trees to be planted at the appropriate size and for the replacement of non-approved buffer trees with an approved species.

As noted previously, a landscape maintenance agreement is required to be recorded prior to the issuance of the building permit, and drawings that provide for the design and installation of a site landscaping irrigation system are required with the building permit submittal.

These standards are met with Conditions of Approval #17, #18, and #31.

9.0200 - Clear Vision Area. The applicant's narrative indicates that the 30-foot clear vision area standards are met at the corner; however, as illustrated on sheets 3/10 and L1 the building pilasters extend into the clear vision area at the corner. Additionally, the clear vision area diagram locations and the 20-foot driveway clear vision areas are shown incorrectly on the Sheet L1.

These standards are met with Conditions of Approval #8 and #23.

9.0500 - Grading and Drainage and Stormwater Quality Control Requirements. See Development Engineering comments in this Report.

These standards are met with Conditions of Approval #2, #3, and #9 - #12.

9.0600 - Height Transition. These standards apply where the property abuts the TLDR zone to the south but are not applicable because the proposed structure is greater than 50 feet from this abutting lot line and the building is less than 45 feet high.

These standards are not applicable.

9.0700 - Neighborhood Circulation and Future Street Plans. See Development Engineering comments herein.

These standards are met.

9.0800 - Parking Standards.

9.0821(A) - (F) - Parking Lot Location on Design Streets. SE Stark Street is classified as a Design Street; therefore, this section of the Code does apply. Staff accepts the applicant's findings that the standards are met.

These standards are met.

9.0822 - Surface Parking Lot Design. Auto parking areas shall be designed to connect with auto parking areas on adjacent sites. The applicant's narrative and drawings indicate this is not possible due to site topography and a required retaining wall. The drawings indicate

the grade along this wall adjacent to the parking area is between 4 feet, 6 inches and 5 feet, 6 inches above the parking surface.

This standard is not applicable.

9.0823 - Landscaping of Parking Lots. Section 7.0601(D)(5)(c) exempts these standards from review of developments within the Corridor Design District.

These standards are not applicable.

9.0824 - Pedestrian Circulation/Walkways. Section 7.0601(D)(5)(d) exempts these standards from review of developments within the Corridor Design District.

These standards are not applicable.

9.0831 - Bicycle Parking. Contrary to the applicant's narrative, a total of six long-term and six short-term bicycle parking spaces are required by the proposed uses, per Table 9.0851 and footnote 5, independent of additional bike stalls being provided to reduce the minimum number of vehicle parking. Six bicycle parking spaces are proposed on drawing Sheet 3/10. Long-term bicycle parking spaces are required to be covered and all bike parking spaces are required to be 6 feet long. The canopy proposed to provide the required long-term bike parking protection is shown to be only 5 feet, 6 inches deep. A condition of approval requiring additional bicycle parking, per the standard, and proper weather coverage is required.

These standards are met by Condition of Approval #29.

9.0840 - Off-street Loading Requirements. This section indicates that loading areas shall meet perimeter landscaping and screening standards. These are prescribed by Section 7.0603, described herein.

These standards are met by Condition of Approval #18.

9.0853(B) - Exceptions to Minimum Required Off-street Parking. This section allows a reduction of up to 10 percent of minimum off-street vehicle parking requirements as a right of development for all non-residential uses. Per Table 9.0851, a minimum of 37 off-street vehicle parking spaces are required based on the applicant's description of proposed uses and associated floor areas. Therefore, the applicant is allowed a reduction of four off-street vehicle parking spaces resulting in a minimum of 33 off-street vehicle parking spaces. Only 31 spaces are proposed.

This standard is not met. See item 9.0853(C) herein.

9.0853(C) - Exceptions to Minimum Required Off-street Parking. Off-street motor vehicle parking requirements for non-residential uses may be reduced by an additional 10 percent to the reductions allowed in Subsection (B) if replaced by additional bicycle parking above the standard required bike parking at a rate of two bicycle spaces per one

vehicle space. As described in item 9.0853(B), a minimum of 33 off-street vehicle parking spaces is allowed, and 31 spaces are proposed. Contrary to the applicant's narrative for Section 9.0831 - Bicycle Parking, six long-term and six short-term bicycle parking spaces are required, not two. Six bicycle parking spaces are proposed. Therefore, the proposal to reduce the minimum required off-street vehicle parking spaces from 33 to 31 off-street vehicle parking spaces using this exception will require four additional bicycle parking spaces in addition to the six additional bicycle spaces required by Section 9.0831 - Bicycle Parking.

This standard is met by Condition of Approval #29.

9.0901 - Projections into Required Yards. This section indicates that incidental architectural features such as window sills and eaves may project no more than 2 feet into any required yard when not in violation of the Building Code. The proposed building and the canopies along the SE Stark Street frontage are within the 5-foot minimum front yard setback and extend into the right of way.

These standards are met by Conditions of Approval #16 and #32.

9.1030 - Tree Standards for Non Single-family Uses. Contrary to the applicant's narrative this section applies. Staff accepts the findings that the standards are met with the following clarifications and conditions of approval.

9.1033 - Street Tree Planting During Development. The proposal requires six street trees along the SE Stark Street frontage and six street trees along the SE 212th Avenue frontage. Only four street trees are proposed along the SE 212th Avenue frontage. A condition of approval requiring six street trees to be planted on SE 212th Avenue is required.

These standards are met by Condition of Approval #18.

9.1034 - Tree Removal During Development. The proposal would require removal of the existing trees on the site; however, the applicant's narrative does not address this item. The drawing Sheet 2/10 indicates an excess of three regulated trees are proposed for removal on the 31,875 square-foot site; therefore, a Type II Tree Removal permit is being reviewed with this application. A total of 25 regulated trees are proposed to be removed under the scope of this review.

The applicant has proposed removing regulated trees on the adjacent site at 21400 SE Stark St. as recommended by an arborist due to their proximity to the area of work and has provided a letter of permission from this adjacent land owner dated August 15, 2017, along with the arborist report recommending removal of all trees as a result of disease and/or as required by the development. An updated authorization letter from the adjacent property owner is required as a condition of approval.

These standards are met by Condition of Approval #20.

A5.000 - Public Facilities. The majority of the public facilities standards apply and are specifically addressed by the agency comments (Development Engineering) provided later in this Staff Report.

These standards are met by Conditions of Approval #2, #3, and #5 - #14, and #32.

DESIGN REVIEW

7.0600 - Corridor Design District Commercial Design Guidelines and Standards. Applicants can choose to meet the design criteria of Section 7.0600 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.

7.0603(A)(1) - Neighborhood Connectivity and Block Structure. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(A)(1)(D)(2) - Mitigate Traffic Impacts. In designing accesses for the development, efforts shall be made to mitigate adverse traffic impacts on adjacent, low-density residential districts including LDR-5, LDR-7, TR and TLDR. In assessing such impacts, the typical daily street volumes shall be considered as specified in Section A5.501.

The abutting property to the south is zoned TLDR and the proposal includes a new curb cut on SE 212th Avenue, serving the parking area, within 35 feet of the abutting property line. However, Section 7.0603 Design standards and Transportation standards require parking and vehicular access to be located to the side or behind buildings and along the lower classified street where a site has more than one street frontage.

This standard is met.

7.0603(A)(1)(D)(4) - Vehicular Connections. This section requires that vehicular and pedestrian connections shall be provided to existing or future parking areas on adjacent properties as required by Section 9.0822(A)(8).

The applicant's narrative and drawings indicate this is not possible due to site topography and a required retaining wall. The drawings indicate the grade along this wall adjacent to the parking area is between 4 feet, 6 inches and 5 feet, 6 inches above the parking surface.

Staff recommends that the Design Commission waive this standard.

7.0603(A)(1)(D)(6) - Identification System. These standards apply and are specifically addressed by the agency comments (Fire Department and Addressing) provided later in this Staff Report.

This standard is met by Conditions of Approval #4 and #30.

7.0603(A)(2) - Internal Circulation: Public Streets and Primary Internal Drives. These design guidelines are not applicable.

7.0603(A)(3)(C)(1)(b) - Building Placement and Frontage. This section requires that frontages 200 feet or less shall be occupied by building facades for a minimum of 40 percent of the frontage length, as measured by the length of buildings present within the setback zone.

ISSUE: The applicant must either:

- Meet the 7.0603(A)(3)(D)(1)(b) standard; or
- Meet the 7.0603(A)(3)(C)(1)(b) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Frontage on existing public streets shall be occupied by building facades as follows: (b) Frontages two hundred feet or less shall be occupied by building facades for a minimum of forty percent of the frontage length, as measured by the length of buildings present within the setback zone.*

PROPOSAL: The applicant is proposing a building that occupies 136 feet of the 166-foot SE Stark Street frontage, or 80 percent of the front yard street frontage where 40 percent is required to satisfy the standard; and 53 feet of the 163-foot SE 212th

Avenue frontage (183 feet less the 20-foot driveway) or 32 percent of the side yard street frontage, where 40 percent is required to satisfy the standard. The maximum setback is 20 feet for the front and street side setback. The proposal includes a building front yard setback of zero feet where 5 feet is the required minimum front and side yards setback.

GUIDELINE: In order to create a consistent and cohesive building edge which defines the public space and creates an inviting and accessible pedestrian environment, buildings shall be placed close to the street and shall occupy sufficient street frontage to create a pedestrian friendly environment.

RECOMMENDATION: As noted by the applicant, the primary frontage along SE Stark Street has been addressed leaving the rear of the property for the required parking which prohibits locating more of the building along the side yard frontage. The applicant has proposed all parking areas are located behind the line of the façade along this frontage and is providing a landscape area along the pedestrian zone to screen and soften this transition. A condition of approval requiring the building to meet the minimum 5-foot front setback on SE Stark Street is required.

Staff recommends that the Design Commission find this guideline is met with Condition of Approval #16 and due to site constraint and Code conditions.

7.0603(A)(3)(C)(3) and (4) - Location of Parking and Building Setback. This section requires that parking, loading service, and vehicular circulation areas shall be located on the side, interior or rear of the site and shall not be present along existing public street frontages for more than 30 percent the street frontage.

ISSUE: The applicant must either:

- Meet the 7.0603(A)(3)(D)(3) and (4) standard; or
- Meet the 7.0603(A)(3)(C)(3) and (4) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Parking, loading service and vehicular circulation areas shall be located on the side, interior or rear of the site and shall not be present along existing public street frontages for more than thirty percent (30 percent) [of] the street frontage. And for sites with multiple frontages, parking may be allowed up to the minimum setback regardless of building location as approved by the Design Commission. Standards for minimum building frontage along a street shall be considered when making this determination.*

PROPOSAL: The applicant is proposing a parking area that occupies 100 feet of the 183-foot SE 212th Avenue frontage, or 55 percent of the side yard street frontage where 30 percent is the maximum allowed in satisfaction of the standard. The parking is placed nearer the street than the face of building.

GUIDELINE: *Parking, loading service and vehicular circulation areas shall be located to the side, interior or rear of the site and shall not dominate the public street frontages.*

RECOMMENDATION: As noted in 7.0603(A)(3)(C)(1)(b), it is necessary to locate the parking at the rear of the building to address the building frontage requirements of 7.0603(A)(3)(C)(1)(b) and site vehicular access requirements, leaving the rear of the property for the required parking and, therefore, exceeding this standard for reducing parking along street frontages. The applicant has proposed a landscape area along the pedestrian zone to screen and soften this transition.

Staff recommends that the Design Commission waive this guideline due to site constraint and Code conditions.

7.0603(A)(4) - Building Orientation and Entries. The applicant has shown compliance with the applicable design guidelines by meeting the clear and objective standards of this section.

This standard is met.

7.0603(A)(5) - Publicly Accessible Open Space. A publicly accessible open space is not proposed for this project as a means to meet the building frontage requirements of Section 7.0603(A)(3)(D).

These guidelines and standards are not applicable.

7.0603(A)(6) - Parking. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards.

This standard is met.

7.0603(A)(7) - Landscaping. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(A)(7)(D)(2) - Site Landscaping. The standard specifies a minimum of 20 percent of the gross site area shall be landscaped in the Corridor Mixed Use district.

Contrary to the applicant's landscape drawing Sheet L2, the proposal includes 8,111 square feet of site landscaping for the 31,875 square-foot site or 25 percent coverage.

This standard is met.

7.0603(A)(7)(D)(3) - Parking Area Landscaping. The parking area landscaping (within 10 feet of the parking area) is landscaped to a minimum of 15 percent. Contrary to the landscape plan, Sheet L2, the proposed parking area is 15,594 square feet, and 15 percent of that area is 2,339 square feet. The landscape plan identifies 3,309 square feet of landscaping in the parking area is proposed. More than 70 percent of this landscaped area is covered in trees, shrubs, and continuous ground covers.

One parking lot tree meeting the mature size requirements is required for every six parking stalls. The proposed parking lot landscaping includes six trees for the 31 proposed parking spaces. A condition of approval is included that requires parking spaces abutting landscape planters along the south parking row to provide overhang protection in the form of wheel stops or extended planter depth a minimum of 2 feet from the curb or landscaping.

Staff recommends that the Design Commission find that this standard is met with Condition of Approval #19.

7.0603(A)(7)(C)(4) - Parking Area Landscaping - Perimeter Screening. The standard specifies a perimeter landscaping buffer of 10 feet in width be provided between the parking and the sidewalk. The landscaped edge shall consist of ground level planting beds adjacent to the sidewalk with trees planted at 30-foot spacing. Breaks in the shrubs, fence or wall, which allow for visual access, shall occur every 30 feet and shall not exceed 3 feet in width. Two trees and one 3-foot break in shrubs shall be provided in the planter area north of the driveway.

Staff recommends that the Design Commission find that this standard is met with Condition of Approval #18.

7.0603(A)(7)(D)(5) - Internal Parking Area Landscaping. The proposal does not include groups of parking stalls which exceed 50 spaces.

These standards are not applicable.

7.0603(A)(7)(D)(6) - Buffering and Screening. This standard requires the standards in Sections 9.0100 and 7.0606(A)(10)(D) be met.

See the discussion in Section 9.0100.

This standard is met with Conditions of Approval #17, #18, and #31.

7.0603(A)(7)(D)(7) - Landscaping Maintenance Criteria. This standard requires that the owner enter into and record a landscape maintenance agreement.

See discussion in Section 7.0223 - Maintenance Responsibility.

This standard is met with Condition of Approval #31.

7.0603(A)(8) - Pedestrian Circulation. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(A)(8)(D)(5) - Pedestrian Circulation Demarcation. The standard states all walkways comprising the pedestrian circulation system shall be hard surfaced and constructed of scored or saw-cut concrete or of decorative paving and a minimum 5 feet wide. When adjacent to or crossing vehicular traffic routes, surface materials shall contrast visually with adjoining surfaces. The applicant's narrative indicates the circulation path will be

marked with painted striping; however, the site drawing 3/10 indicates a concrete-type paving in contrast to the adjacent asphalt concrete but includes a note #2 indicating the surface is asphalt. The walkway along the east side of the building is 3.13 feet wide. The guidelines require this standard be met.

This standard is met with Conditions of Approval #21 and #24.

7.0603(A)(9)(D)(1) - Illumination Levels. Contrary to the applicant's narrative, a site photometric plan is provided which demonstrates the required lighting levels are met except along the east property line. The standard states maximum illumination at the property line shall not exceed 0.5 foot-candle. However, where a site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot-candle.

The lighting plan indicates lighting levels more than 1 foot-candle along the east property line.

This standard is met with Condition of Approval #22.

7.0603(A)(10) - Service and Loading Areas. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows. Contrary to the applicant's narrative, a liner space is not required or provided.

7.0603(A)(10)(D)(3) - Solid Waste and Recycling. The standards state in addition to requirements in Section 7.0212 Solid Waste and Recycling Collection Area, the collection areas shall be entirely screened and enclosed by a masonry wall of at least 6 feet in height, which is designed using identical materials and detailing as the primary building. The applicant's narrative indicates the trash enclosure designed in accordance with this section; however, drawing Sheet 9/10 indicates the trash enclosure is chain link fencing with privacy slats.

This standard is met with Condition of Approval #15.

7.0603(B) - Building Design.

7.0603(B)(1) - Building Rhythm and Façade Articulation. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(B)(1)(C)(2) - Façade Depth. This section requires that facades visible from streets, parking areas or those with customers' entries shall incorporate design strategies and features which create depth in wall planes. The applicant's narrative says depth is established in facades by meeting the standard of a repeating pattern of wall recesses and/or projections with at least 16-inch relief. However, the applicants floor plan drawing sheet indicates 16-inch deep offsets are provided at recesses on the north and

west street facing facades but not the parking area facing south façade. A condition of approval requiring 16-inch-deep pilasters on the south facing façade is required.

Staff recommends that the Design Commission find that this standard is met with Condition of Approval #24.

7.0603(B)(1)(C)(3) - Façade Articulation and Rhythm Design Elements. This section requires that all facades shall be articulated, and a rhythm shall be established by repeating design elements at a regular spacing which does not exceed 30 feet along the length and/or height of the façade. These design elements shall be present for a minimum of 80 percent of the façade length.

The applicant's narrative says the standard is met with repeating pilasters at spacing that does not exceed 30 feet. However, the east façade is over 60 feet long and is shown to have a pilaster at both corners only, which are spaced more than 30 feet apart. A condition of approval requiring an additional pilaster on the east façade is required.

Staff recommends that the Design Commission find that this this standard is met with Condition of Approval #25.

7.0603(B)(1)(C)(5) - Building Base. This section requires that buildings provide a distinct base of appropriate proportions to enhance the building meeting the ground.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(1)(D)(5) standard; or
- Meet the 7.0603(B)(1)(C)(5) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

The standards say: *Building facades shall establish a building base with a visible change in the building façade using a change in material, texture, pattern, ornamentation or a change in depth no less than four (4) inches. The base shall be a minimum height [of] no less than 5 percent of the facade height and shall not exceed 20 percent of the facade height.*

PROPOSAL: The applicant is proposing a horizontal mullion along the storefront and a brick masonry base and cap at each pilaster. The average building height is 18 feet, 10 inches; therefore, the maximum base height is 3 feet, 9 inches. The proposed base height is 4 feet.

GUIDELINE: *Buildings shall feature an architecturally distinct base to address and enhance the meeting of the building and ground. Building bases shall be visually distinct and of a size which achieves visually pleasing and appropriate proportions.*

RECOMMENDATION: The proposed horizontal mullion and the height of the masonry base element at the pilasters meets the intent of this Code item related to

creating a distinct base of appropriate proportions to enhance the building meeting the ground. A condition of approval will also ensure that there shall be no exposed concrete stem wall or exposed edge of slab condition below the storefront, and the finish in these areas shall be a non-paint, durable long-lasting finish matching the stucco finish or alternate method approved by the Manager.

Staff recommends that the Design Commission find that this guideline is met with Condition of Approval #26.

7.0603(B)(2) - Building Entry Feature. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(B)(2)(C)(3) - Building Entry Feature Enhancement. This section requires that buildings establish a prominent building entrance that is a focal point of the building. The standards say:

Building entry features shall also include two of the following features in the entry design to highlight the entry:

- Oversized entry door(s); or
- Change in material, color, texture, pattern or articulation; or
- Change in roof form, such as but not limited to a projecting, curved or sloped roof; or
- Enhanced building ornamentation, in addition to that required in other sections of the Code, including but not limited to:
 - Ornamental glazing flanking the doorway that is a minimum width of 1-foot and is the full height of the doorway;
 - Cornices, banding and belt courses;
 - Medallions; and
 - Projecting features such as wall sconces, banners, railings and balustrades; or
- Distinct and decorative stone, masonry or tile paving pattern on the adjacent private sidewalk section.
 - The size and design of the paving pattern shall correspond to geometry established in the entry feature; or
- Entry courtyard with year-round site furnishings like benches, tables and sitting areas; or
- Prominent landscape features such as integrated planters, arbors and/or base landscaping of trees, shrubs and groundcovers; or
- Water feature.

The applicant's narrative says the standard is met by providing an angled entry toward the corner, an elevated projecting pitched roof element, and ornamental glazing flanking the doorway. However, the angled entry wall is proposed to meet other sections of this Code, and the applicant's building elevation drawings do not demonstrate compliance with the other items being proposed. The applicant's drawings do include an oversized entrance with two 4-foot-wide doors. A condition of approval requiring ornamental glazing flanking the doorway that is in compliance with the prescribed criteria or at least one other item from the 7.0603(B)(2)(C)(3) prescribed list is required

Staff recommends that the Design Commission find that this standard is met with Condition of Approval #27.

7.0603(B)(2)(C)(5) - Building Entry Weather Protection. This standard says buildings shall provide weather protection in the form of a canopy, awning or other feature of at least 4 feet in depth, shall utilize a distinct form and be larger in size than other overhangs on the facade; and, if the feature extends into the right of way, an encroachment permit is necessary.

The applicant's narrative indicates the canopies do not extend into the right of way; however, the applicants drawings indicate that the canopies on the north facade do extend into the right of way along SE Stark Street. A condition of approval requiring the building and canopies to be relocated out of the front yard minimum setback or to secure a license for canopies to encroach into the right of way is required.

Staff recommends that the Design Commission find that this standard is met with Conditions of Approval #16 and #32.

7.0603(B)(3) - Prominent Façade Sections. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section.

These standards are met.

7.0603(B)(4) - Transparency. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section.

These standards are met.

7.0603(B)(5) - Roofs and Parapets. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section.

These standards are met.

7.0603(B)(8) - Materials. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section except as follows.

7.0603(B)(8)(D)(3) - Fencing Materials. This section specifies fencing materials shall be durable, maintainable and attractive. Fences shall not be constructed of materials listed as prohibited. Chain link fencing is listed as prohibited in table 7.0603(B)(8)(D). The applicant's narrative says no fencing is proposed; however, the drawings indicate a chain link fence material with privacy slats at the trash enclosure.

This standard is met with Condition of Approval #15.

7.0603(B)(9) - Building Harmony. The intent is to ensure a complimentary and harmonious relationship between multiple buildings on a single site, while preventing the monotony of identical buildings.

The proposal does not include multiple buildings on the site.

These standards are not applicable.

7.0603(C)(1) - Sustainable Site and Building Design. The applicant has shown compliance with the design guidelines by meeting the clear and objective standards of this section as follows.

7.0603(C)(1)(D)(1)(a) - Landscape and Stormwater - Irrigation. This standard requires drip irrigation or other types of irrigation permitted at the discretion of the Design Commission.

The landscape plan, Sheet L1, and narrative say a fully automatic underground irrigation system with rain sensor will be used. A condition of approval shall require rain sensor irrigation system drawings be included with the building permit submittal.

This standard is met with Conditions of Approval #17 and #33.

7.0603(C)(1)(D)(1)(b) - Landscape and Stormwater - Stormwater. This standard requires infiltration and stormwater treatment strategies that effectively treat and infiltrate stormwater onsite.

The civil plan, Sheet 6/10, shows infiltration basins. Also, see the Development Engineering discussion in the Agency Comments later in this Report.

This standard is met.

7.0603(C)(1)(D)(1)(c) - Landscape and Stormwater - Site Grading. This standard requires site grading, surface drainage and onsite storage facilities (when necessary) to prevent adverse effects on neighboring properties, public rights of way or the public storm drainage system. The civil plans show infiltration basins and onsite drainage. Also, see the Development Engineering discussion in the Agency Comments later in this Report.

This standard is met.

7.0603(C)(1)(D)(2) - Heat Island Reduction. This section requires that all low-sloped roof surfaces utilize a white roof with a Solar Reflective Index (SRI) of 78 or greater.

The narrative and drawing Sheet 6 indicates that roofing will consist of a membrane specified to have a minimum SRI of at least 78. Documentation regarding the SRI of the roof materials is needed with the building permit submittal.

This standard is met with Condition of Approval #28.

IV. AGENCY COMMENTS

FROM: Colin Stout

DEVELOPMENT ENGINEERING COMMENTS

A5.000: GENERAL

Design and construction of all public facility improvements shall be in conformance with Section 9.0500 and Appendix 5 of the Gresham Community Development Code (GCDC), Gresham Public Works Standards (PWS), Water Quality Manual (WQM) and Gresham Revised Code (GRC). Please note that the PWS was updated effective January 1, 2006 and includes the Erosion Prevention and Sediment Control Manual.

If the land use application is submitted and approved, the applicant will schedule a pre-design meeting with Colin Stout, Development Engineering, at 503-618-2635 prior to construction plan submittal 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 onsite stormwater detention and water quality systems), enter into an agreement with the 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 percent 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 shall 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 City of Gresham **benchmark**, NGVD 1929, 1947 adjustment. Coordinates shall be based on Lambert State Plane Coordinate System, Oregon North Zone. Basis of bearing for all measurements shall be taken from the City Control Network. Control Points can be found at www.GreshamOregon.gov/Maps/. Plans that reference Multnomah County or City of Portland control points are not approvable.

The following comments are from Development Engineering and refer to the plan submitted by Firwood Design Group LLC dated May 1, 2018.

A5.100: SANITARY SEWER FACILITIES

City records show an existing 8-inch diameter PVC main in SE Stark Street and a 10-inch diameter PVC main in SE 212th Avenue. The existing home is served by a 6-inch diameter lateral in SE Stark Street, which is acceptable to be used for the proposed development. The

applicant's engineer should verify the location of existing facilities in the field to ascertain their connection points. Any unused laterals will be abandoned (cut and capped) at the main.

A5.200 & 9.0500: SURFACE WATER MANAGEMENT SYSTEMS

The site lies in the Fairview Creek drainage basin. There is an existing storm line in SE Stark Street and SE 212th Avenue available for use. In addition, per the GCDC, onsite detention and water quality treatment are required for developments that add or replace 1,000 square feet or more of the existing surface with impervious area.

Detention (retention) requirements for stormwater facilities for both public street improvements and private onsite facilities must comply with the current Public Works Standards and the Uniform Plumbing Code as applicable.

The 18-inch storm line in SE 212th Avenue is required to be extended to and through the SE 212th Avenue street frontage, the existing 8-inch CB lines are required to be replaced with 12-inch lines, and a manhole will need to be installed, as proposed by the applicant. Please keep in mind that there is an abandoned UIC at the intersection of SE 212th Avenue and SE Stark Street that will need to be accounted for during construction. Upstream runoff is proposed to be picked up at the south end of the property frontage via the extended 18-inch storm line and a field inlet.

The applicant proposes to collect stormwater from all impervious surfaces, except for the building, send it to a two cartridge stormfilter for water quality and then to a StormTech Stormchamber infiltration gallery, which is acceptable to the City.

City of Gresham Water Quality requires roof runoff to be treated for expected pollutants prior to infiltration. The expected pollutants from the roof of a commercial building is sediment; therefore, an adequately sized sediment trap is required for all roof runoff prior to infiltration with the proposed sump for the building only.

All infiltration facilities require review by the Oregon Department of Environmental Quality (DEQ). DEQ will determine if the particular facility will be allowed, and if it requires 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 www.DEQ.State.OR.US/wq/uic/uic.htm. Shallow infiltration designs for planter boxes, rain gardens, and porous pavements found in Gresham's Green Development Practices manual do not fall under the DEQ UIC program.

Please note that the preliminary storm report fails to demonstrate how water quality treatment and detention will be adequately met for the required street improvement in SE 212th Avenue. The tree credit assigned for water quality in SE 212th Avenue misinterpreted the allowable tree credit and did not account for detention requirements. The development is limited on how much credit can be taken for the street trees (as per the Green Development Practices Manual). The engineer should provide the SIM form to account for the credit. There may be several options to remedy this including designing a storm treatment planter in the planter strip on SE 212th Avenue to take care of treatment on SE 212th Avenue and could size the planter

according to the 6 percent sizing factor on the SIM form. The applicant and the Engineer of record shall meet with Development Engineering staff to discuss this in detail.

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 shall be the responsibility of the applicant. 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. Please submit a preliminary drainage report with the design review submission. A final storm report as well as construction plans for the private water quality treatment and detention facilities will be submitted for review at the time of building permit submittal.

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

The site lies in the Rockwood Water People's Utility District. The applicant will need to contact Rockwood PUD at 503-665-4179 to determine water availability. Rockwood 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 will provide this form to the City.

All Rockwood waterlines and fire hydrants shall be shown on the construction plans as well as proposed waterlines and any required easements.

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

The development site is located within the Columbia South Shore/proposed Cascade Well Field Area. The development as proposed will fall under the regulations of the Columbia South Shore/proposed Cascade Well Field Area. All developments or tenant uses that will store hazardous materials, create hazardous waste, or store petroleum products in excess of the volumes identified in Table 1 - Chemical Category Thresholds in the Columbia South Shore/proposed Cascade Well Field Area Reference Manual shall meet all applicable Well Field Requirements. Full documentation, operational plans, and structural plans and designs are required to be approved prior to release of building permits for any development located in the Columbia South Shore/proposed Cascade Well Field Area. A copy of the Columbia South Shore Well Field Manual can be found on the City's website. The Cascade Well Field regulations will closely mirror the CSSWF manual.

The site lies in the proposed Cascade Well Field Protection Area. Please contact Clay Walker at Clay.Walker@GreshamOregon.gov or 503-618-2487 for guidance.

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

See Transportation Planning's comments herein.

Except for the PGE primary feeder lines over 50,000 volts which are exempt from undergrounding, overhead utility lines shall be undergrounded along the SE 212th Avenue and SE Stark Street frontages where warranted per Section A5.510 of the GDC. Should the estimated cost of undergrounding the facilities exceed 10 percent of the estimated cost to construct public improvements required in conjunction with the proposed development or exceed 1 percent of the total development project value, then the applicant will be responsible for undergrounding an amount of overhead utilities equivalent to 10 percent of the estimated cost to construct public improvements required in conjunction with the development or 1 percent of the total development project value, whichever is less, as the applicant's proportional share of impacts. The applicant will need to submit an estimate of the cost to underground utility lines at the time of building permit submittal to determine the length of frontage that will be undergrounded.

Street lighting has been installed on SE Stark Street. Street lighting will be required to meet current standards. Streetlight is required along SE 212th Avenue.

CHARGES AND FEES

A check of engineering records and City liens indicates that there are no outstanding fees and charges. Water System Development Charges (SDCs) will be payable to Rockwood Water.

A person challenging the calculation of a SDC or a Facilities Charge (FC) must appeal within ten calendar days of the issue date of the associated building permit. The appellant shall 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 percent of the public improvement estimate.

These standards are met with Conditions of Approval #2, #3, and #5 - #14.

FROM: Jay Higgins, Associate Transportation Planner

TRANSPORTATION COMMENTS

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

Right of Way

SE Stark Street is classified as a Standard Arterial. The applicant was notified through the pre-application meeting comments that 7 feet of dedication is needed along with a 6-foot sidewalk and 8-foot planter strip to meet this standard. The original estimate of dedication is incorrect, and 8 feet should be dedicated on SE Stark Street.

The applicant has proposed canopies extending over the sidewalk. These appear to be structural, which means they need a license to encroach.

SE 212th Avenue is classified as a Standard Collector with 30 feet to centerline. At this time no dedication is required.

Street Improvements

To meet street frontage standards SE Stark Street is required to have a 6-foot sidewalk and an 8-foot planter strip. The existing curb can remain in place. In the submitted plans the sidewalk is correctly shown as 6 feet in width, but the planter is only 7 feet wide. The planter should be increased in size to 8 feet in width. Street trees also need to be installed in the planter strip on SE Stark Street. On the submitted plans one tree is inside the clear vision triangle at the corner of SE Stark Street and SE 212th Avenue. This tree should be removed per the Public Works Standards.

For SE 212th Avenue, standards require 18 feet of asphalt from curb to centerline, a 6-foot planting strip, and a 5-foot sidewalk. The submitted plans show 18 feet of asphalt from curb to centerline, a 6-foot planting strip and a 5-foot sidewalk. Street trees and streetlights are required along SE 212th Avenue. The submitted plans show street trees, but no streetlights. One streetlight approximately 60 feet south of SE Stark Street should be added to the SE 212th Avenue frontage.

At the corner of SE Stark Street and SE 212th Avenue the applicant is showing an ADA ramp angled at 45 degrees. This ramp should point west to direct crossing across SE 212th Avenue. The curb return radius standards at the corner of a standard collector and a standard arterial is 25 feet. The submitted plans appear to show a 20-foot radius. Adjustments to the curb radius will also adjust the long chord dedication at the corner.

Access

The proposed access is from SE 212th Avenue which is the lower classification street. This meets current Code.

Recommendation - Approval with the following conditions:

- Provide 8 feet of dedication on SE Stark Street and an 8-foot planter strip and 6-foot sidewalk behind the existing curb.
- Construct a curb return with a 25-foot radius at the corner of SE Stark Street and SE 212th Avenue. The ADA ramp shall be oriented west to provide a crossing of SE 212th Avenue only.
- Install one streetlight on SE 212th Avenue per the Public Works Standards, approximately 60 feet south of SE Stark Street.
- Keep the SE Stark Street planter strip adjacent to the clear vision triangle free from trees.
- Removable awnings are only allowed over the right of way with an encroachment permit. Permanent canopies are only allowed over the right of way with a license to encroach.

These standards are met with Conditions of Approval #5 - #8 and #32.

FROM: Kyle Stuart, Gresham Fire (Kyle.Stuart@GreshamOregon.gov)

FIRE COMMENTS

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. The building is currently shown as approximately 8,252 ***square feet***. If the building is of Type III-B construction, the fire flow required is 2,000 ***gpm at 20 psi*** with a 75 percent reduction for an NFPA 13 fire sprinkler system. ***OFC App B Table B105.1***.
2. Temporary addresses of 6 inches shall be provided at EACH construction entrance prior to ANY construction materials arriving onsite. Prior to the building finals, a 6-inch permanent address range placard will be required high on the building, facing the address street, per Gresham Fire Addressing Policy. The policy can be emailed to the applicant upon request. ***OFC 505 & 3310***
3. Required fire hydrants and access road shall be installed and approved PRIOR to any combustible construction material arriving onsite. ***OFC 3312.1***
4. Without knowing the building construction types, a PUBLIC fire hydrant is required to be within ***225*** feet of the main entrance driveway. The furthest point on each building shall be no more than 400 feet from a hydrant. Private fire hydrants shall be installed along the entire length of the fire access road with spacing no more than 450 feet apart. Show on the building plans where the nearest ***existing and new*** hydrants are located. ***OFC Appendix C and 507***
5. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch ***Storz*** adapter with National Standard Threads installed on the 4½-inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two (2) set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.
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 on which the fire hydrant is located. In the case that there is no center line, assume a centerline and place the marker accordingly. ***OFC 508.5.4***
7. 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 20 feet. ***OFC 503.2.1 & D103.1***
8. Required Fire Department access roads onsite 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 the time of building permit submittal. **OFC, Appendix D, Section D102.1**

9. The turning radius for all emergency apparatus roads shall be: 28 feet inside and 48 feet outside radius. **OFC 503.2.4**
10. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 to 26 feet wide require the marking on both sides. Indicate on the building permit plans. This policy can be emailed to the applicant upon request. **OFC D 103.6**
11. A fire alarm system **MAY BE** required. **OFC 907, 903.4**

These standards are met with Condition of Approval #30.

FROM: Shannon Martin, Recycling & Solid Waste Program Manager

RECYCLING & SOLID WASTE

The garbage and recycling enclosure is not an adequate size. This property will also need a cardboard container, oil container (in a separate location), and space for a food waste roll cart. A minimum 12 feet width access is needed for a garbage truck to drive into the enclosure area. Given the enclosure cannot be widened, double the depth of the enclosure to 20 feet. Consider a new location by parking stall number 11 as an alternative option in order to have a wider enclosure.

7.0212(A)(2). An adequate number of recycling and solid waste service areas shall be provided in locations that are conveniently accessible by the development's users, tenants and/or residents.

7.0212(A)(4). Adequately sized storage areas for the maximum number of recycling and solid waste receptacles shall be provided to serve the development at maximum occupancy.

7.0212(B)(2). Containers 3 yards and larger may not be placed facing each other inside an enclosure. A minimum of 2 feet, including pad area, shall be provided around the sides and rear of each container. A minimum of 3 feet, including pad area, shall be provided in front of each container for maneuverability in depositing garbage or recyclable materials. In cases where the containers face each other, a minimum of 4 feet shall be provided.

These standards are met with Condition of Approval #15.

FROM: Carrie Osborn, Planning Technician II

ADDRESSING COMMENTS

The site is currently addressed 21260 SE Stark St., Gresham OR 97030. Based on the applicant's submittal and the demo of the existing dwelling, the site will need to be readdressed.

Addresses for the proposed development will be available after the applicant submits and receives approval for a development permit application and before submitting for building permits.

Addresses will be assigned in accordance with the City of Gresham Street Naming and Property Numbering Guidelines of Gresham Development Code Appendix 13.

The applicant and/or representative may contact the Addressing Coordinator at 503-618-2809 if there are any questions or concerns.

This standard is met with Condition of Approval #4.

FROM: Jeremy Hudson, P.E.

ROCKWOOD WATER

The applicant is required to submit the engineering plans to Rockwood Water.

V. 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.

VI. RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of the Type III DRE 17-26000445 for an 8,252 square-foot one-story commercial-retail building and associated site improvements including auto and bike parking spaces, trash enclosure and landscaping improvements and Type II tree removal. The proposal includes the following **conditions of approval**.

Note that this recommendation for approval is based on the applicant’s presented 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). A building permit must be submitted within one year of this decision (per 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 design standards under Section 7.0603(1), 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 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 SUBMITTAL

4. The applicant shall contact the Addressing Coordinator at 503-618-2809 prior to building permit or construction plan submittal to obtain a new address for the proposed building.

WITH PUBLIC IMPROVEMENT PERMIT

5. Provide 8 feet of dedication on SE Stark Street and an 8-foot planter strip and 6-foot sidewalk behind the existing curb.
6. Provide for a curb return with a 25-foot radius at the corner of SE Stark Street and SE 212th Avenue. The ADA ramp shall be oriented west to provide a crossing of SE 212th Avenue only.
7. Provide for one streetlight on SE 212th Avenue per the Public Works Standards, approximately 60 feet south of SE Stark Street.
8. Keep the SE Stark Street planter strip adjacent to the clear vision triangle free from trees.

WITH BUILDING PERMIT

9. Erosion and sedimentation control shall comply with the Erosion Prevention and Sediment Control Manual, January 2006.
10. 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 including the frontage improvements on SE 212th Avenue.
11. 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.
12. 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.
13. 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.

14. Overhead utility lines shall be undergrounded along the SE Stark Street and SE 212th Avenue frontages where warranted per Section A5.510 of the GCDC.
15. The garbage and recycling enclosure shall be resized to include a cardboard container, oil container (in a separate location), and space for a food waste roll cart provided in locations that are conveniently accessible by the development's users and tenants.

Provide a minimum 12-foot access width for a garbage truck to drive into the enclosure area. Double the depth of the enclosure to 20 feet.

Containers 3 yards and larger may not be placed facing each other inside an enclosure. A minimum of 2 feet, including pad area, shall be provided around the sides and rear of each container. A minimum of 3 feet, including pad area, shall be provided in front of each container for maneuverability in depositing garbage or recyclable materials. In cases where the containers face each other, a minimum of 4 feet shall be provided.

A no parking sign as well as gate restrainers in the open and closed position are required at the enclosure.

The enclosure shall be constructed of material(s) that is durable, maintainable, attractive and not listed as prohibited by Table 7.0603(B)(8)(d). The enclosure walls shall be masonry, at least 6 feet in height, and designed using identical materials and detailing as that of the primary building.

16. Relocate the building as required to provide the 5-foot minimum clear front yard setback. Revise the canopy depth along the north facing façade as required to limit the projection into the front yard to a maximum of 2 feet. Please note, canopies that are provided to comply with 7.0603(B)(2)(C)(5) - Building Entry Weather Protection shall have a 4-foot minimum depth.
17. Design for a site landscaping rain sensor irrigation system shall be provided on the drawings.
18. Specify that the American Hophornbeam trees located within the Type C buffer shall be 10 feet tall at the time of planting, and replace the Weeping Nootka False Cypress trees with an approved buffer tree from the City of Gresham Recommended Tree List.

Provide a total of six street trees along the SE 212th Avenue frontage and include dimensions on drawings from street trees to adjacent utilities, street lights, street intersections and crosswalks.

Provide perimeter landscaping and screening adjacent to the loading area as prescribed by Section 7.0603.

Provide two trees and one 3-foot break in shrubs located in the planter area north of the driveway.
19. The south parking row shall provide overhang protection in the form of wheel stops or extended planter depth a minimum of 2 feet from the curb or landscaping.

20. Provide a letter of permission from the adjacent land owner dated no more than two months prior to the permit application indicating that removal of the trees on that owner's property is acceptable.
21. Provide a 5-foot wide walkway along the east side of the building from the parking area to the doorways on the east façade. Paving materials at pedestrian crosswalks in the parking area shall contrast visually with adjoining surfaces. Painted striping at crosswalks are not permitted in satisfaction of the standards.
22. Provide a site photometric drawing that demonstrates lighting levels of no more than 1-foot candle along the east property line.
23. The building pilasters shall be relocated out of the 30-foot clear vision area at the northwest corner of the site. The clear vision area diagram locations and the 20-foot driveway clear vision areas shall be revised on Sheet L1 as required to conform to diagram 9.0202.
24. Provide 16-inch deep offsets between the building wall and face of pilasters along the south parking lot facing building wall. Modify the adjacent walkway to maintain a minimum 5-foot wide depth.
25. Provide one additional full height pilaster centered on the east facing building wall. The face of pilaster shall be 16 inches in width and a minimum of 4 inches from the face of the adjacent building wall.
26. There shall be no exposed concrete stem wall or edge of slab condition below the storefront. The finish in these areas shall be a non-paint, durable long-lasting finish matching the building's stucco finish, or alternate method approved by the Manager.
27. Provide drawings demonstrating ornamental glazing flanking the doorway that is in compliance with the prescribed criteria, or at least one other item from the 7.0603(B)(2)(C)(3) prescribed list.
28. Provide documentation regarding the SRI of the roof materials demonstrating a SRI of 78 or greater.
29. Provide six long-term and 10 short-term bicycle parking spaces demonstrating compliance with the standards of 9.0831 and 9.0832. Canopies used to cover long-term bicycle parking spaces shall be a minimum of 6 feet in depth. Bike parking spaces shall be 6 feet long by 2 feet wide and provided with a 5-foot clear adjacent maneuvering space.
30. Fire Department Conditions of Approval. Building permit plans shall include a separate "FIRE ACCESS AND WATER SUPPLY PLAN" indicating all of the following:
 - Provide fire flow per Oregon Fire Code Appendix B. The building is currently shown as approximately 8,252 square feet. If the building is of Type III-B construction, the fire flow required is 2,000 gpm at 20 psi with a 75 percent reduction for an NFPA 13 fire sprinkler system. OFC App B Table B105.1.

- Temporary addresses of 6 inches shall be provided at EACH construction entrance prior to ANY construction materials arriving onsite. Prior to the building finals, a 6-inch permanent address range placard will be required high on the building, facing the address street, per Gresham Fire Addressing Policy. This policy can be emailed to the applicant upon request. OFC 505 & 3310
- Required fire hydrants and access road shall be installed and approved PRIOR to any combustible construction material arriving onsite. OFC 3312.1
- Without knowing the building construction types, a PUBLIC fire hydrant is required to be within 225 feet of the main entrance driveway. The furthest point on each building shall be no more than 400 feet from a hydrant. Private fire hydrants shall be installed along the entire length of the fire access road with spacing no more than 450 feet apart. Show on the building plans where the nearest existing and new hydrants are located. OFC Appendix C and 507
- Each public or private fire hydrant used for fire flow for this property shall have a 5-inch Storz adapter with National Standard Threads installed on the 4½-inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two (2) set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.
- 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 on which the fire hydrant is located. In the case that there is no center line, assume a centerline and place the marker accordingly. OFC 508.5.4
- 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 20 feet. OFC 503.2.1 & D103.1
- Required Fire Department access roads onsite 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 the time of building permit submittal. OFC, Appendix D, Section D102.1
- The turning radius for all emergency apparatus roads shall be: 28 feet inside and 48 feet outside radius. OFC 503.2.4

- No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 - 26 feet wide require the marking on both sides. Indicate on the building permit plans. This policy can be emailed to the applicant upon request. OFC D 103.6
- A fire alarm system MAY BE required. OFC 907, 903.4

PRIOR TO ISSUANCE OF BUILDING PERMIT

31. The owner shall enter into and record a landscape maintenance agreement as approved by the City. The specifics of the agreement are also to include the provisions found in subsections (a) - (d) of 7.0603(A)(7)(D)(7)(c)(2). The City will provide the landscape maintenance agreement template.
32. If applicable, the owner shall secure a City encroachment permit for the canopies along the SE Stark Street frontage that extend into the right of way, if these are removable. If the canopies are permanent extensions into the right of way a City license to encroach is required.

PRIOR TO OCCUPANCY

33. 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 and are available for review upon request.