

PROJECT NARRATIVE  
FOR

STARK STREET PLAZA  
21260 SE STARK STREET, GRESHAM, OREGON

~~NOVEMBER, 2017~~  
April 30, 2018

## **I. General Project Description**

The project site consists of one parcel located within Township 1 South, Range 3 East, Section AB, tax lot 10400 of the Willamette Meridian at 21260 SE Stark Street. The applicant proposes demolishing the existing approximately 1,530 square foot single family residence on the property to construct a new single story 8,252 square foot commercial/retail building divided into three primary spaces: restaurant without drive through, convenience store, and commercial personal service/office. The project also includes 31 vehicle parking spaces, bicycle parking, landscaping, and other site improvements. The subject property contains 0.70 acres and is zoned Corridor Mixed Use (CMU) by the City of Gresham.

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 MDR-12 and is developed with a single family residence. The abutting property to the south is zoned TLDR and is developed with multifamily housing. The property to the north across SE Stark Street from the subject property is also zoned CMU and is currently developed as a commercial building with surface parking. The property to the west across SE 212<sup>th</sup> Ave. is zoned CMU and is currently developed as a gas station.

SE Stark St. is identified on the City's Transportation System Plan as a Standard Arterial Street with a Transit functional classification and SE 212<sup>th</sup> Ave. is classified as a Standard Collector Street. The site is currently accessed from both Stark St. near the east property line and from SE 212<sup>th</sup> Ave. at the approximate midpoint of the property. The applicant proposes closing the access on SE Stark St. and providing access to the development from SE 212<sup>th</sup> Ave. only.

The subject property currently contains an existing curb and curb tight sidewalk along SE Stark St. The frontage along SE 212<sup>th</sup> Ave. currently contains a stormwater ditch and inlet and a sidewalk but no curb. The applicant proposes reconstructing improvements along these frontages as required.

The subject property has no overlays and no significant trees are located on the property or the abutting properties.

A pre-application conference was held with the City to review the project on May 11, 2016 and a meeting was held with the North Central Neighborhood Association. Based on input received at these meetings modifications were made to the project design.

## **II. Application Approval Requests**

The applicant requests the following approvals with this application:

- Type III (DR-E) Design Review

### III. Application Materials

### IV. Code Analysis (included on attached pages)

## 4.0413 Corridor Mixed Use (CMU)

Standards to be addressed in narrative

### 4.0413 Corridor Mixed Use (CMU)

#### 4.0420 - Permitted Uses

Standard	N/A	Findings
4.0420 – Permitted Uses		The subject property is identified on the City’s zoning map as Corridor Mixed Use (CMU). The proposed building and all three uses are classified as Business and Retail Service and Trade on Table 4.0420. Commercial buildings up to 20,000 in size are permitted outright in this zone in compliance with the standards in Section 7.0103(B)(1)(d)(2). The proposed building will contain less than 20,000 square feet and as such is permitted outright in this zone. The requirements of Section 7.0103(B)(1)(d)(2) are reviewed below.

#### 4.0430 – Land Use District Standards

Standard	N/A	Findings
4.0430(A) – Minimum Lot Size –(4.0431)	N/A	
4.0430(B) – Minimum Street Frontage – (4.0431)	N/A	
4.0430(C) – Minimum Lot Width/Depth Ratio -(4.0431)	N/A	
4.0430(D) – Minimum Floor Area Ratio (FAR) – (4.0432)	N/A	
4.0430(E) – Minimum Residential Density	N/A	
4.0430(F) – Maximum Residential Density	N/A	
4.0430(G) – Minimum Building Setbacks – (4.0433)		This standard requires a minimum 5 foot front and street-side setback, zero interior side setback, and a minimum 15 foot rear setback. As shown on the submitted Site Plan, the proposal complies with these requirements.
4.0430(H) – Maximum Building Setbacks – (4.0433)		This standard allows a maximum 20 foot front setback, no maximum for interior side and rear setbacks, and a maximum 20 foot street-side setback. The proposed setbacks are less than these maximums.
4.0430(I) – Maximum Building Height – (4.0434)		The maximum building height allowed in this zone is 45 feet. The proposed building is 19 feet to the top of the parapet wall and just under 31 feet to the peak of the corner entry feature in compliance with this standard.

Standard	N/A	Findings
4.0430(J) – Transit Design Criteria and Standards Apply – (4.0435)		SE Stark Street is designated as a transit street and is classified as a Design Street requiring compliance with Section 4.0435 below. Ground floor window standards on Design Streets are contained in Section 7.0210 reviewed below.
4.0430(K) – Minimum Off-Street Parking Required		Parking requirements are reviewed in Section 9.0851 below.
4.0430(L) – Maximum Off-Street Parking Permitted		Parking requirements are reviewed in Section 9.0851 below.
4.0430(M) – Screening and Buffering Required – (4.0438)		Screening and buffer standards are reviewed in Section 9.0100.
4.0430(N) – Clear Vision Area Required – (4.0439)		Clear vision area standards are reviewed in Section 4.0439 below.

#### 4.0431 – Lot Size and Dimensions

Standard	N/A	Findings
4.0431(A) – Minimum Lot Size, Street Frontage, Lot Width/Depth Ratio	N/A	
4.0431(B) – Compliance Timing for Attached Dwellings	N/A	
4.0431(C) – Non-Conforming Lots	N/A	

#### 4.0432 – Floor Area Ratio

Standard	N/A	Findings
4.0432(A) – Mixed-Use FAR Formula	N/A	
4.0432(A) – Alterations to Existing Development	N/A	

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
4.0432(B) – Alternative FAR Calculation	N/A	

**4.0433 – Setbacks**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
4.0433(A) – Minimum Setback		Setbacks for the proposed project are reviewed in Section 7.0600.
4.0433(B)(1) – Setbacks in RTC, SC, and SC-RJ within the Rockwood Design District (See 7.0500)	N/A	
4.0433(B)(3) – Setbacks for mixed-use Developments and Attached Dwellings on A Single Lot	N/A	
4.0433(C) – Setbacks for Single-Family Attached Dwellings	N/A	

**4.0434 – Building Height**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
4.0434 – Habitable Floors if Required Building Story		Building height standards are reviewed in Section 4.0430 above.
4.0434(A) – Upper Façade Window Treatment (See 7.0500)	N/A	
4.0434(B) – Maximum Building Height Adjacent to LDR-5, LDR-7, TLDR or TR Districts	N/A	
4.0434(C) – Building Heights for Single-Family Attached Dwellings	N/A	

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

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
4.0435 – Applicable Transit Design Standards for Developments In the Rockwood Design District	N/A	
4.0435 – Applicable Transit Design Standards for New Development Requiring Design Review in the Rockwood Design District	N/A	
4.0435 – Applicable Transit Design Standards for New Residential and Mixed-Use (Residential) Development	N/A	
4.0435 – Applicable Transit Design Standards for New Commercial and Mixed Use (Commercial) not in the Corridor Design District		The proposed commercial project is located adjacent to SE Stark Street, a transit street within a Corridor Design District. Section 7.0600 Corridor District Commercial Design Guidelines and Standards apply to all commercial development in the Corridor Design District.
4.0435 – Applicable Transit Design Standards for New Industrial Development	N/A	
4.0435 – Applicable Transit Design Standards of Section 7.0210(A) for All Developments		The requirements of Section 7.0210(A) are reviewed below.

**4.0436 – Commercial Uses**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
4.0436(A) – Enclosure of Business Activities		The requirements of this section will be reviewed and complied with during operation of all businesses within the proposed building.

Standard	N/A	Findings
4.0436(B) – Location Restrictions for Outdoor Business Activities		The requirements of this section will be reviewed and complied with during operation of businesses within the proposed building.

**4.0437 – Outdoor Commercial Uses**

Standard	N/A	Findings
<b>4.0437(A) – Permitted Outdoor Commercial Uses – Subject to the Following Limitations:</b>		No outdoor commercial areas are proposed.
4.0437(A)(1) – Site Size	N/A	
4.0437(A)(2) – Minimum FAR	N/A	
4.0437(A)(3) – Maximum Front or Street Side Setback	N/A	
4.0437(A)(4) – Screening	N/A	
<b>4.0437(B) – Prohibited Outdoor Commercial Uses</b>		The requirements of this section will be reviewed following completion of the proposed project.



## 7.0212 Solid Waste & Recycling Collection Areas

Standards to be addressed in narrative

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

#### 7.0212(A) - Recycling and Solid Waste Collection Areas

Standard	N/A	Findings
7.0212(A)(1) - Unobstructed and Safe Access		This section requires garbage and recycling areas to be located such as to provide unobstructed and safe access by the garbage hauler. The proposed garbage/recycling area is located directly to the east of the proposed building in an area with unobstructed access.
7.0212(A)(2) - Sizing of Collection Area (See Matrix Guidelines)		The proposed garbage/recycling area has been sized in consideration of the guidelines in this document.
7.0212(A)(3) - Number of Collection Areas		A single garbage/recycling enclosure is proposed to serve this development.
7.0212(A)(4) - Proximity of Separated Solid Waste and Recycling Collection Areas		Solid waste and recycling collection areas will be accommodated within the same enclosure area.
7.0212(A)(5) - Location of Collection Areas		The proposed collection area is not located in a required buffer, screening, or setback area.
7.0212(A)(6) - Compliance with Gresham Revised Code 7.25		The applicant intends to comply with the requirements of Gresham Revised Code Section 7.25.
7.0212(A)(7) - Collection Area Screening		The proposed collection area will be screened by both a six foot wall and vegetative screening in compliance with this section.
7.0212(A)(7)(a) - Wood/Chain Link Enclosure Damage Prevention Measures		The applicant has not determined if the proposed enclosure will be constructed of wood or masonry block.
7.0212(A)(7)(b) - Masonry Enclosure Damage Prevention Measures		The applicant has not determined if the proposed enclosure will be constructed of wood or masonry block.
7.0212(A)(8) - Enclosure Gate Opening		The proposed enclosure will be designed in accordance with this standard.
7.0212(A)(9) - "No Parking" Signage		The proposed enclosure area will also double as the required loading area. No parking signage will be installed as required.

Standard	N/A	Findings
7.0212(A)(10) - Fire and Structural Specialty Code Compliance for Collection Area Location		The approval authority will need to determine if the proposed collection area conforms to local fire and structural specialty code provisions.
7.0212(A)(11) - Enclosure Surface Material and Design		The enclosure pad will be constructed of a minimum four (4) inches thick and the pad will be designed to discharge surface water runoff to prevent standing water.
7.0212(A)(12) - Small Enclosure Staging Area	N/A	
7.0212(A)(13) - Enclosure Approach and Staging Area Maximum Grade		The vehicle approach will not have a grade exceeding three (3) percent, sloped in any direction.
7.0212(A)(14) - Container Spacing within Collection Enclosure		The details of the arrangement of containers in compliance with this section will need to be detailed during application for a building permit.
7.0212(A)(15) - Area Spacing for Collection Enclosure Perimeter Maintenance		The enclosure is designed to have adequate area around the outside of the enclosure to allow for maintenance.
7.0212(A)(16) - Large Container Orientation		Any containers 3 yards and larger will be placed facing the opening of the enclosure.
7.0212(A)(17) - Access Maneuvering Area for Enclosures with Large Containers		If necessary, the area in front of the enclosure is at least 65 feet long and 12 feet wide.

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

Standard	N/A	Findings
7.0212(B)(1) - Pad Size	N/A	
7.0212(B)(2) - Pad Setback	N/A	
7.0212(B)(3) - Loading Docks	N/A	
7.0212(B)(4) - Compactor Equipment Compatibility	N/A	

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

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
7.0212(C)(1) - Compliance with DEQ Standards for Environmentally Hazardous Wastes	N/A	
7.0212(C)(2) - Oils, Grease Animal Rendering Recycling or Disposal Area Locations	N/A	

**7.0212(D) - Exceptions**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
7.0212(D)(1) - Compatible with Service Provider's Methods of Operation	N/A	
7.0212(D)(2) - No Unreasonable Increase in the Cost of Service	N/A	

## 7.0220-7.0224 Additional Site Design Requirements

Standards to be addressed in narrative

### 7.0220 - Optional Improvements With Site Design Review

Standard	N/A	Findings
7.0220(A) - Landscape Plan Suitability		A Landscape Plan prepared by a Licensed Landscape Architect has been submitted with this application.
7.0220(B) - Grading and Stormwater Drainage Plan		The submitted Grading and Stormwater Drainage Plan was developed by Firwood Design, a licensed Engineer. The applicant will seek the City Engineer's approval on this plan.
7.0220(C) - Vehicular and Pedestrian Access Facilities		Vehicular and pedestrian access facilities have been established with due consideration to the size, location and grade of these facilities.
7.0220(D) - Rights-of-Way and Easement Dedications and Improvements		No additional right of way is required to be dedicated with this development.
7.0220(E) - Commercial, Institutional or Industrial Frontage Road		The project is proposed to be accessed from SE 212th Avenue.
7.0220(F) - Secondary Street Access		SE Stark St. is classified as a standard arterial street. Access to the site is proposed from SE 212th Avenue, a collector street as required.

### 7.0221 - Landscaping Installation

7.0221(A) - Temporary Occupancy Permits		The applicant intends to install landscape materials prior to occupancy. If this cannot happen due to unforeseen circumstances the applicant will follow the requirements of this section.
7.0221(B) - Final Landscape Inspection		The applicant understands that if landscaping is not complete and a temporary occupancy permit is obtained per the requirements above, a final landscape inspection will need to be made prior to any security being returned.

### 7.0222 - Irrigation Provisions

7.0222 - Irrigation		The applicant understands the requirements of this section.
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### 7.0223 - Maintenance Responsibility

7.0223 - Maintenance Responsibility		The applicant understands he is responsible for maintaining all site improvements.
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### 7.0224 - Site Lighting

7.0224 - Site Lighting

The applicant intends to submit a lighting Plan with submittal of Building Plans. This plan will be designed so that lighting will be hooded and directional so as to reduce the lighting of adjacent properties.

**7.0600 Corridor Design District**  
Standards to be addressed in narrative

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

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

**7.0601 - Corridor Design District**

	<b>G</b>	<b>S</b>	<b>N/A</b>	<b>Findings</b>
7.0601(A) - Applicability		X		The subject property is located on SE Stark Street, a Corridor Design Street, requiring compliance with this chapter.
7.0601(C) & (D) - Design Review Process		X		Compliance with these sections is required as applicable.

## 7.0602 - Design Principles

7.0602(A)-(I) - Site Design Principles

- A. **Accessibility:** Large commercial developments shall be sited and designed to accommodate multiple modes of transportation including transit, bicycles and pedestrians as well as the automobile while facilitating comfortable pedestrian movement to and throughout the site and reducing automobile dependence and dominance. *Response: The proposed development is designed to accommodate multiple transportation modes with the inclusion of walkways, bicycles racks, and vehicle parking. Transit is already available near the site.*
- B. **Activity:** Sites shall be developed in a manner that fosters activity throughout the day. *Response: The site is proposed to include multiple uses to foster activity throughout the day.*
- C. **Building and Site Orientation:** Buildings shall be oriented toward and placed in close proximity to the street, defining the public space while creating a consistent and appropriate street edge. *Response: The proposed building is oriented to and placed close to both SE Stark St. and SE 212th Ave. A corner entry helps to define the public space.*
- D. **Parking:** Surface parking shall be configured in a manner that minimizes its visual and environmental impacts on the site and on surrounding properties. Parking shall not dominate the site and the quantity of parking shall relate to actual usage and the needs of the patrons. *Response: Vehicle parking is located behind the proposed building and will be screened by landscaping. The proposed parking lot does not dominate the site and proposed parking is at the minimum allowed by code.*
- E. **Public Spaces:** Site plans shall incorporate outdoor public spaces that encourage activity, gathering and enjoyment. These spaces shall foster desirability, place identity and enhance the overall aesthetic of the site. *Response: The proposed development features a corner entry plaza to encourage activity and enhance the overall aesthetic of the site.*
- F. **Landscaping:** Landscaping shall be utilized to create attractive commercial environments by enhancing building and site appearance, defining pedestrian spaces, walkways and streets, breaking down the scale of parking areas, and screening service and loading areas. *Response: The submitted Landscape Plan features comprehensive plantings to enhance the building, screen parking and service areas, and buffer adjoining residential properties.*
- G. **Sustainability:** Commercial development shall utilize sustainable development practices. Development shall address issues such as stormwater, energy conservation and water usage to promote efficient use of land and resources, minimize environmental impacts and protect natural resources. *Response: The proposal includes an*



7.0602(J)-(N) - Building Design Principles

*underground stormwater collection and water quality treatment system. Landscape materials have been selected in consideration of water conserving principles.*

**J. Building Form and Articulation:**Design strategies that break down the scale of large commercial buildings into smaller human-scale masses shall be utilized, creating visual interest and eliminating blank facades. *Response: The building design features a base treatment, pilasters, and awnings all included with the intent of breaking down the scale of the building.*

**K. Building Activity and Glazing:**Glazing shall be incorporated at pedestrian levels to allow views into active interior spaces and to provide a visual connection between the interior and exterior. *Response: The proposed building includes considerable clear glazing to allow viewing into the active interior spaces as required.*

**L. Prominence and Hierarchy:**The building shall be designed in a manner that enriches and gives design prominence to critical locations. *Response: The proposed building located at the intersection of SE Stark St., an arterial and SE 212th Ave., a collector, features a visible raised entry feature oriented toward the corner.*

**M. High Quality Materials:**Buildings shall utilize a combination of complimentary, high-quality materials that are attractive, durable and context appropriate. *Response: The proposed building includes high quality materials including masonry, metal, and glass.*

**N. Sustainable Architectural Design:**Architectural design and practices shall be incorporated which conserve energy and resources as well as minimize life cycle costs. Large commercial buildings shall be designed to accommodate future tenants or uses in the event of vacancy. *Response: The proposed building is designed to accommodate a variety of commercial tenants and to conserve energy and resources.*

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

	G	S	N/A	Findings
7.0603(A)(1)(C)(1) or 7.0603(A)(1)(D)(1) Compliance with Future Street Plan			X	Section 7.0603(A)(1)(D)(1) is not applicable to the proposed development.
7.0603(A)(1)(C)(2) or 7.0603(A)(1)(D)(2) Mitigation of Adverse Traffic Impacts See Section A5.501		X		The proposed design features access to parking from SE 212th Ave. approximately 38 feet from the southern property line abutting a property zoned TLDR. This location is proposed in order to minimize adverse traffic impacts on low density residential properties in this area.
7.0603(A)(1)(C)(3) or 7.0603(A)(1)(D)(3) Required Public Improvements		X		Development Engineering comments were provided at the pre-application conference. These comments indicate that SE Stark Street is designated as a Standard Arterial Street with a standard right of way width of 96 feet. There is currently 80 feet of right of way for the existing SE Stark Street. Site Plan Notes #11 and #13 indicate the applicant is proposing installing a new curb and five foot sidewalk with six foot planter along 212th Ave. and protecting the curb and constructing a new 6 foot sidewalk along SE Stark St. All utilities will be moved underground and streetlights provided as required.
7.0603(A)(1)(C)(4) or 7.0603(A)(1)(D)(4) Vehicular and Pedestrian Connections			X	This standard is not applicable to the proposed development because the subject property abuts residential development.
7.0603(A)(1)(C)(5) or 7.0603(A)(1)(D)(5) Safe and Efficient Circulation		X		Section 7.0603(A)(1)(D)(5) requires the circulation pattern on the site to be safe and efficient. The proposed design features angled parking and a counterclockwise vehicular circulation pattern to minimize conflicts between vehicles and pedestrians.
7.0603(A)(1)(C)(6) or 7.0603(A)(1)(D)(6) Identification System			X	This section is not applicable because the proposal includes a single building.
7.0603(A)(1)(C)(7) or 7.0603(A)(1)(D)(7) Connections to Surrounding Uses and Building Length			X	

	G	S	N/A	Findings
7.0603(A)(1)(C)(1) or 7.0603(A)(1)(D)(1) Compliance with Future Street Plan			X	Section 7.0603(A)(1)(D)(1) is not applicable to the proposed development.
7.0603(A)(1)(C)(2) or 7.0603(A)(1)(D)(2) Mitigation of Adverse Traffic Impacts See Section A5.501		X		The proposed design features access to parking from SE 212th Ave. approximately 38 feet from the southern property line abutting a property zoned TLDR. This location is proposed in order to minimize adverse traffic impacts on low density residential properties in this area.
7.0603(A)(1)(C)(3) or 7.0603(A)(1)(D)(3) Required Public Improvements		X		Development Engineering comments were provided at the pre-application conference. These comments indicate that SE Stark Street is designated as a Standard Arterial Street with a standard right of way width of 96 feet. There is currently 80 feet of right of way for the existing SE Stark Street. Site Plan Notes #11 and #13 indicate the applicant is proposing installing a new curb and five foot sidewalk with six foot planter along 212th Ave. and protecting the curb and constructing a new 6 foot sidewalk along SE Stark St. All utilities will be moved underground and streetlights provided as required.
7.0603(A)(1)(C)(4) or 7.0603(A)(1)(D)(4) Vehicular and Pedestrian Connections			X	This standard is not applicable to the proposed development because the subject property abuts residential development.
7.0603(A)(1)(C)(8) or 7.0603(A)(1)(D)(8) Connections to Surrounding Properties and Neighborhoods		X		This section requires connections to surrounding properties and neighborhoods be established as determined by the Manager or Design Commission. No required connections were identified at the pre-application conference. A pedestrian connection could be established to the adjoining property to the west if required.
7.0603(A)(1)(C)(9) or 7.0603(A)(1)(D)(9) Internal Public Streets, Primary Internal Drives and Primary Entries			X	

**7.0603(A)(2) - Internal Circulation: Public Streets and Primary Internal Drives**

	<b>G</b>	<b>S</b>	<b>N/A</b>	<b>Findings</b>
7.0603(A)(2)(C)(1) or 7.0603(A)(2)(D)(1) Compliance with Public Works Standards			X	
7.0603(A)(2)(C)(2) or 7.0603(A)(2)(D)(2) Primary Internal Drives			X	
7.0603(A)(2)(C)(3) or 7.0603(A)(2)(D)(3) Major Landscape Divisions			X	

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

	G	S	N/A	Findings
7.0603(A)(3)(C)(1) or 7.0603(A)(3)(D)(1) Public Street Frontage	X			<p>The standard in Section 7.0603 (A)(3)(D) (1) requires frontages 200 feet or less to be occupied by building facades for a minimum of forty percent (40%) of the frontage length. The subject property contains about 167 feet of frontage on SE Stark St. and 192 feet on SE 212th Ave. The proposed building occupies about 69% of the SE Stark St. frontage and about 33% of the SE 212th Ave. frontage. The proposal complies with the standard for SE Stark St. but not for SE 212th. As such, the guidelines in Section 7.0603 (A)(3)(C)(1) have been addressed for this frontage. The proposed building is primarily oriented to the corner and the design street (SE Stark St.) and occupies almost 70% of this frontage. Because of the parking requirements contained in Section 9.0800 and parking location requirements it is difficult to comply with this standard on both frontages. The proposal is out of compliance with this standard on SE 212 Ave. by about 13 feet (seven percent). The applicant considered options for addressing the intent of this section including installing additional design features such as a trellis or a low wall and decided against these elements. To address the intent of this section the applicant proposes installing a consistent and continuous landscape buffer along the entire SE 212th Ave. frontage. These plantings start in front of the building and extend along this frontage (except for the access driveway) to the site's southern property line. The plant materials proposed in this buffer were selected to provide visual interest and a friendly pedestrian environment.</p>
7.0603(A)(3)(C)(2) or 7.0603(A)(3)(D)(2) Street Intersection Frontage		X		<p>This section requires buildings and/or publicly accessible open spaces to occupy 100% of the street frontage at existing street intersections for a minimum of 40 feet as measured by the length present within the setback zone. The proposed building and outdoor space occupy 100% of both street frontages in excess of 40 feet as required.</p>

<p>7.0603(A)(3)(C)(3-4) or 7.0603(A)(3)(D)(3) Location of Parking</p>	<p>X</p>		<p>Section 7.0603(A)(3)(D)(3) requires parking, loading service and vehicular circulation areas to be located on the side, interior or rear of the site and not be present along existing public street frontages for more than 30% of the street frontage. The proposed parking lot is located behind and interior of the building. Due to the lot size and parking requirements contained in Section 9.0800 as discussed above, the proposal complies with this requirement for the SE Stark St. frontage but not for the SE 212th Ave. frontage. As discussed above, the applicant considered options for addressing the requirements of Section 7.0603 (A)(3)(D)(1) including installing additional design features such as a trellis or a low wall and decided that against these elements. To address the intent of this section the applicant proposes installing a consistent and continuous landscape buffer along the entire SE 212th Ave. frontage. These plantings start in front of the building and extend along this frontage (except for the access driveway) to the site's southern property line. The plant materials in this buffer were selected to provide visual interest and a friendly pedestrian environment.</p>
<p>7.0603(A)(3)(C)(3-4) or 7.0603(A)(3)(D)(4) Location of Parking and Building Setback</p>	<p>X</p>		<p>This section requires parking to be located behind the maximum setback or behind a line drawn parallel to the street at the point where the building is closest to the street, whichever is closest to the street. The proposed parking lot is located behind the plane of the building on SE 212th Ave. in compliance with this section.</p>
<p>7.0603(A)(3)(D)(5) Alternative Features like Canopies and Building Frontage</p>		<p>X</p>	<p>The applicant is not proposing any alternative features identified in this section.</p>
<p>7.0603(A)(3)(D)(6) Internal Public Street Building Frontage</p>		<p>X</p>	
<p>7.0603(A)(3)(D)(7) Total Street Frontage Restrictions</p>		<p>X</p>	

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



	G	S	N/A	Findings
7.0603(A)(4)(C)(1) or 7.0603(A)(4)(D)(1) Building Entry Orientation		X		This section requires each building provide at least one entry facing the primary street on which the building is located. The primary street is defined as the street of highest classification. SE Stark Street is the street of highest classification street and is considered the primary street. The proposed design features a primary entrance oriented at an angle towards SE Stark St. in compliance with this standard.
7.0603(A)(4)(C)(2) or 7.0603(A)(4)(D)(2) Corner Building Entry Orientation			X	This section is not applicable to the proposal because SE 212th Ave is not classified as a major or standard arterial street.
7.0603(A)(4)(C)(3) or 7.0603(A)(4)(D)(3) Additional Entries		X		<ul style="list-style-type: none"> <li>a. This section does not apply since the proposed façade is under 300 ft. in length.</li> <li>b. This section requires multi-tenant buildings over 120 feet to provide a minimum of two entrances. The proposed building is about 138 feet long and will contain a minimum of three tenant spaces and up to four spaces. The primary entrance is located on the angle at the intersection corner. Due to the consideration of grade/elevation issues a secondary entrance is proposed near the east end of the north elevation as required.</li> </ul>
7.0603(A)(4)(C)(4) or 7.0603(A)(4)(D)(4) Entries and Pedestrian Circulation Routes			X	
7.0603(A)(4)(C)(5) or 7.0603(A)(4)(D)(5) Building Entries to Mixed-Use Buildings			X	
7.0603(A)(4)(C)(6) or 7.0603(A)(4)(D)(6) Operation of Entries		X		This section requires all entries to commercial spaces to be open to the public during all business hours. The applicant intends to comply with this standard.
<b>Additional Guidelines and Standards Applicable to Buildings Greater than 30,000 Square Feet</b>				
7.0603(A)(4)(C)(7) or 7.0603(A)(4)(D)(7) Entries for Multiple Frontages			X	

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

	<b>G</b>	<b>S</b>	<b>N/A</b>	<b>Findings</b>
7.0603(A)(5)(C)(1) or 7.0603(A)(5)(D)(1) Publicly Accessible Open Space for Setback and Building Frontage			X	
7.0603(A)(5)(C)(2) or 7.0603(A)(5)(D)(2) Publicly Accessible Open Space Features			X	
7.0603(A)(5)(C)(3) or 7.0603(A)(5)(D)(3) Publicly Accessible Open Space Size			X	

**7.0603(A)(6) - Parking**

	<b>G</b>	<b>S</b>	<b>N/A</b>	<b>Findings</b>
7.0603(A)(6)(C)(1) or 7.0603(A)(6)(D)(1) Parking Location		X		This section requires parking, loading service and vehicular circulation areas to be located behind or on the side of buildings. All parking is located behind the building and loading is to the side as required.
7.0603(A)(6)(C)(2) or 7.0603(A)(6)(D)(2) Parking Location and the Right-of-Way		X		This section specifies that parking shall not be located closer than 10 feet to the street right of way or the adjacent building facade setback, whichever is greater. The space between the parking and the street right-of-way shall be landscaped per Section 7.0603(A)(7)(D) (3). The proposed parking lot is located the same distance back as the building and is at least 10 feet from the street right-of-way as required. The area between the proposed parking lot and the street will be landscaped per the requirements of Section 7.0603(A)(7)(D) (3) as shown the Landscape Plan submitted with this application.
7.0603(A)(6)(C)(3) or 7.0603(A)(6)(D)(3) On-Street Parking			X	
7.0603(A)(6)(C)(4) or 7.0603(A)(6)(D)(4) Parking/Landscape Separation from Building Walls		X		This section requires parking areas to be separated from exterior walls of a structure by a minimum five foot landscaped planting bed or pedestrian walkway. The proposed parking lot is separated from the building by a five foot walkway as required.

**7.0603(A)(7) - Landscaping**

7.0603(A)(7) - Landscaping	G	S	N/A	Findings
7.0603(A)(7)(C)(1) or 7.0603(A)(7)(D)(1) Landscape Plan by Licensed Landscape Architect or Design Professional		X		A Landscape Plan prepared and stamped by a licensed Landscape Architect (Marianne Zarkin, ASLA) is included with this application.
7.0603(A)(7)(C)(2) or 7.0603(A)(7)(D)(2) Site Landscaping		X		<p>a. A minimum of 20% of the gross site area shall be landscaped in the Corridor Mixed Use district. As indicated on the Site Plan, 20 percent of the gross site is landscaped in compliance with this section.</p> <p>b. Setback areas have been landscaped except for those setback areas occupied by Publicly Accessible Open Spaces designed in accordance with 7.0603(A)(5) (D).</p> <p>c. Landscaping, including parking area landscaping and buffering, shall be planted at sizes as prescribed for this item. The provided Landscape Plan complies with this standard.</p>

7.0603(A)(7) - Landscaping	G	S	N/A	Findings
7.0603(A)(7)(C)(3) or 7.0603(A)(7)(D)(3) Parking Area Landscaping		X		<p>a. The minimum percentage of parking area landscaping shall be fifteen percent (15%). Sixteen percent of the parking area contains landscaping as required.</p> <p>1. Landscaped areas counting toward this requirement shall include parking area perimeter buffers, landscaped islands or rows, major landscape divisions, and all other landscaped areas that are located within ten (10) feet of parking modules or stalls.</p> <p>2. A minimum of seventy percent (70%) of all landscaped area shall be covered with trees, shrubs and continuous ground cover (lawn, low evergreen shrubs or evergreen groundcover) as prescribed. All parking area landscape shall be designed to ensure vehicles do not make contact with plant materials, utilizing overhang distances no less than two (2) feet when abutting shrubs or three (3) feet when abutting trees. Wheel stops may be used in place of overhang distances. All landscape areas are covered with trees, shrubs, and groundcover. The parking lot has been designed to minimize vehicles contacting landscape materials. In places where landscaping is adjacent to parked vehicles, wheel stops will be installed to keep vehicles from contacting the landscaping.</p>
7.0603(A)(7)(C)(4) or 7.0603(A)(7)(D)(4) Parking Area Landscaping - Perimeter Screening		X		<p>When located adjacent to a public street, this section requires parking areas to be buffered by a landscaped edge no less than ten (10) feet in width landscaped in a layered configuration (Fig.7.0603(A)(7)(D)(4)). The proposed parking lot is buffered by a min. 10 foot wide landscape area as required. The Landscape Plan is designed to allow clear vision into the parking area.</p>

7.0603(A)(7) - Landscaping	G	S	N/A	Findings
7.0603(A)(7)(C)(5) or 7.0603(A)(7)(D)(5) Internal Parking Area Landscaping		X		This section requires developments to utilize a series of landscaped islands and/or landscaped rows between parking modules. The submitted Site Plan and Landscape Plan specifies landscape planters at the end of all parking rows as required. None of the parking rows exceed 12 spaces.
7.0603(A)(7)(C)(6) or 7.0603(A)(7)(D)(6) Buffering and Screening		X		Buffering and Screening Landscaping: Standards for Buffering and Screening landscaping are addressed in Sections 7.0603(A)(10)(D) and 9.0100 of this narrative.
7.0603(A)(7)(C)(7) or 7.0603(A)(7)(D)(7) Landscape Maintenance Criteria		X		The applicant is aware that an inspection of landscaping is required before issuance of a Temporary or Final Certificate of Occupancy and the owner is responsible for maintaining landscaping. The applicant is prepared to sign a Landscape Maintenance Agreement as prescribed by this section.

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

	G	S	N/A	Findings
7.0603(A)(8)(C)(1) or 7.0603(A)(8)(D)(1) On-Site Pedestrian Circulation System		X		This section requires all developments to include an on-site pedestrian circulation system. The proposed design includes sidewalks connecting to the building from both street frontages.
7.0603(A)(8)(C)(2) or 7.0603(A)(8)(D)(2) Accessible and Barrier-Free Design		X		This standard requires the internal pedestrian circulation system to be barrier-free and meet accessibility standards of the Building Code. All proposed sidewalks meet the accessibility requirements of the Building Code.
7.0603(A)(8)(C)(3) or 7.0603(A)(8)(D)(3) Pedestrian Circulation System Connections		X		This section requires the system to provide reasonably direct connections between all destinations and out of direction travel to be minimized. The building is accessible from both SE Stark St. and SE 212th Ave. The southern building entrances are accessible to the sidewalk on SE 212th Ave.
7.0603(A)(8)(C)(4) or 7.0603(A)(8)(D)(4) Pedestrian Connections to Adjacent Sites		X		This section requires connections to adjacent developments to occur in accordance with standards in Neighborhood Connectivity and Block Structure Section 7.0603(A)(1)(D). Adjacent developments will be connected to the proposed development by the sidewalk system along both streets. No internal facilities are proposed to connect to the adjacent properties due to grade and compatibility issues.
7.0603(A)(8)(C)(5) or 7.0603(A)(8)(D)(5) Walkway Construction		X		This standard requires all walkways comprising the pedestrian circulation system to be hard surfaced and constructed of scored or saw-cut concrete or of decorative paving such as colored and stamped concrete, brick, stone or concrete pavers. All walkways will be designed in accordance with these requirements and are at least five feet wide as required. No parking is proposed to abut a walkway. A stripped pedestrian crossing is proposed to connect the ADA parking spaces to the walkway along the building.
7.0603(A)(8)(C)(6) or 7.0603(A)(8)(D)(6) Pedestrian Circulation Protection		X		All pedestrian walkways except the parking lot crossing will be separated from vehicles area by a curb.



7.0603(A)(8)(C)(7) or 7.0603(A)(8)(D)(7) Sidewalk Locations		X		Sidewalks will be constructed along both street frontages as required.
7.0603(A)(8)(C)(8) or 7.0603(A)(8)(D)(8) Parking Area Walkways			X	

**7.0603(A)(9) - Site Lighting**

	G	S	N/A	Findings
7.0603(A)(9)(C)(1) or 7.0603(A)(9)(D)(1) Illumination Levels		X		This section requires submittal of a Lighting Plan designed to achieve uniform illumination levels with a minimum glare to adjacent properties in order to create a comfortable and safe environment for the areas as prescribed by this item. The applicant intends to comply with the requirements of this section and request submittal of this plan be deferred to the Building Permit stage of the project.

**7.0603(A)(10) - Service and Loading Areas**  
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	G	S	N/A	Findings
7.0603(A)(10)(C)(1) or 7.0603(A)(10)(D)(1) Location and Screening of Loading Facilities		X		This section requires loading areas to be located at the rear of the building or in other locations as approved by the Design Commission. If loading areas cannot be located on the rear of the building, they may be placed along the side of the building and recessed from the front facade a distance which prevents service vehicles from extending onto adjacent walkways. A loading area setback 20 from the front property line is proposed along the east side of the building. This area has been designed in accordance with the requirements of Section 9.0840.
7.0603(A)(10)(C)(2) or 7.0603(A)(10)(D)(2) Buffering and Perimeter Site Screening		X		The proposed loading area will be screened by the proposed building on the east side and landing and existing building on the west side.
7.0603(A)(10)(C)(3) or 7.0603(A)(10)(D)(3) Solid Waste Collection Areas Design and Screening		X		In addition to requirements stated in 7.0212 Solid Waste and Recycling Collection Area, the collection areas shall be entirely screened and enclosed by a masonry wall of at least six (6) feet in height, which is designed using identical materials and detailing as the primary building. A waste and recycling enclosure is proposed directly east of the proposed building and will be screened from public view by a enclosure wall and landscaping. This structure will be designed in accordance with the requirements of this section. The details of this design will be submitted with Building Plans.

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

	G	S	N/A	Findings
7.0603(B)(1)(C)(1) or 7.0603(B)(1)(D)(1) Building Wall Articulation		X		This section requires building walls to be articulated with design features which add visual interest and prevent the appearance of blank walls. The primary building elevations (north, south, and east) of the proposed building are articulated by the use of decorative pilasters, awnings, and changes in materials. The east elevation is articulated with a decorative pilaster at each corner.
7.0603(B)(1)(C)(2) or 7.0603(B)(1)(D)(2) Facade Depth		X		This section requires facades visible from streets, parking areas or those with customer entries to incorporate design strategies and features which create depth in wall planes. The north, south, and west elevations of the proposed building are visible from the streets and parking area. These elevations feature a repeating pattern of pilasters and wall recesses with awnings above considerable window areas.
7.0603(B)(1)(C)(3) or 7.0603(B)(1)(D)(3) Facade Articulation and Rhythm Design Elements		X		This section requires all facades to be articulated and a rhythm established by repeating design elements at regular spacing which does not exceed thirty (30) feet along the length and/or height of the facade. These design elements shall be present for a minimum of eighty percent (80%) of the facade length. Buildings shall utilize a minimum of two design elements to articulate the facade and establish rhythm. Each elevation of the proposed building features a repeating rhythm of pilasters greater than 16 inches in width. The north, south, and west elevations also feature repeating window openings and awnings in compliance with this standard.
7.0603(B)(1)(C)(4) or 7.0603(B)(1)(D)(4) Projecting Facade Elements		X		This section requires buildings to provide projecting facade elements along facades fronting public streets, facades with building entries and other facades at the discretion of the Design Commission. Both street facing facades (north and west) include awnings placed over windows that project at least four feet from the building face.

7.0603(B)(1)(C)(5) or 7.0603(B)(1)(D)(5) Building Base		X	This section requires the building bases to contain a change in material, texture, pattern, ornamentation or a change in depth no less than four (4) inches. The proposed building features a decorative brick base at each pilaster with a minimum height of four feet.
7.0603(B)(1)(C)(6) or 7.0603(B)(1)(D)(6) Commercial and Industrial First Floor Heights		X	One-story buildings are required to have a front facade elevation of at least 15 feet, including roof forms, for at least 60 percent of the facade length. Excluding the primary entry feature, the shortest portion of the proposed building is about 18 feet five inches tall and the tallest is about 22 feet.

**7.0603(B)(2) - Building Entry Feature**

	G	S	N/A	Findings
7.0603(B)(2)(C)(1) or 7.0603(B)(2)(D)(1) Building Entry Design		X		Building entries shall feature a design that demonstrates visual prominence and architectural emphasis. The primary entrance at the corner of Stark and 212th features a prominent elevated feature. Other entrances are located under awnings.
7.0603(B)(2)(C)(2) or 7.0603(B)(2)(D)(2) Building Entry Change in Form		X		Building entries shall feature a visible change in building form from adjacent facade sections, which includes a change in depth of at least sixteen (16) inches. The proposed entrances comply with the requirements of this section.
7.0603(B)(2)(C)(3) or 7.0603(B)(2)(D)(3) Building Entry Design Features		X		This section requires the entry to contain two items from a list of features. The proposed building includes an angled entry oriented towards the corner. Some additional features as required by this section include an elevated projecting pitched roof element and ornamental glazing flanking the doorway.
7.0603(B)(2)(C)(4) or 7.0603(B)(2)(D)(4) Building Entry Materials		X		This section requires building entry doors to be of high quality materials. The proposal includes a glass door in this location in compliance with this section. In addition, the building primary materials as specified in Section 7.0603(B)(8)(D) are used for greater than 30 feet each side of the entry doors as required.
7.0603(B)(2)(C)(5) or 7.0603(B)(2)(D)(5) Building Entry Weather Protection		X		This section requires buildings to provide weather protection in the form of a canopy, awning or other feature of at least four (4) feet in depth. The proposed building entry features a flat canopy over the entire entry as required. This feature does not project into the public right-of-way and does not require an encroachment permit.
7.0603(B)(2)(C)(6) or 7.0603(B)(2)(D)(6) Compliance with Accessibility Standards		X		All building entries are designed in compliance with accessibility standards as outlined in the Building Code.
<b>Additional Guidelines and Standards Applicable to Buildings Greater than 30,000 Square Feet</b>				
7.0603(B)(2)(C)(7) or 7.0603(B)(2)(D)(7) Building Entry Transparency			X	

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

	G	S	N/A	Findings
7.0603(B)(3)(C)(1) or 7.0603(B)(3)(D)(1) Prominent Façade Design Elements		X		This section requires prominent facade sections to include design elements that establish prominence in the building, responding to unique site configurations including street corners. The angled corner entry feature of the building is proposed in response to the prominent location of the subject building at the corner of two streets. This entry features a lot of clear glass, awnings, and sidelight glass adjacent to the entrance.
7.0603(B)(3)(C)(2) or 7.0603(B)(3)(D)(2) Prominent Façade Profiles		X		This section requires prominent facade sections to include one of a list of profiles (in plan view). In plan view the proposed building includes a beveled or mitered entry with projected pilaster features along both street facing walls.
7.0603(B)(3)(C)(3) or 7.0603(B)(3)(D)(3) Prominent Façade Architectural Expressions		X		This section requires buildings to feature prominent facade sections to include at least two distinctive architectural expressions in its facade. The proposed building includes an operable entry at the corner, an elevated entry feature, and a canopy over the entire entry in compliance with this section.
7.0603(B)(3)(C)(4) or 7.0603(B)(3)(D)(4) Prominent Façade Materials		X		This section requires for 30 feet along the length of the façade from the building corner or center of the prominent facade section, the building shall utilize only primary materials, as specified in 7.0603(B)(8)(D). Only materials selected from this list including stucco, brick, metal, and glass are proposed in this location.



**7.0603(B)(4) - Transparency**

	G	S	N/A	Findings
<b>Guidelines and Standards Applicable to Buildings Up To and Including 30,000 Square Feet</b>				
7.0603(B)(4)(C)(1) or 7.0603(B)(4)(D)(1) Pedestrian Level Transparency		X		Buildings are required to have a pedestrian level transparency zone with windows utilizing clear glass between the heights of two (2) and twelve (12) feet for no less than sixty percent (60%) of facades facing public streets. Both the north and west elevation face public streets. The north elevation contains 1,346 sq. ft. with about 64 percent (860 sq. ft) of this elevation in clear glass. The west elevation contains 595 sq. ft. with about 62 percent (369.3 sq. ft.) in clear glass. Both of these elevations comply with this standard.
7.0603(B)(4)(C)(2) or 7.0603(B)(4)(D)(2) Non-Street Facing Facades Transparency		X		This section requires non-street facing facades with customer entries to have pedestrian level transparency between the heights of two (2) and twelve (12) feet for 40 percent of the wall area within thirty (30) feet of the entry. The south building elevation features four customer entrances. This elevation features clear glass covering 51 percent of the elevation in compliance with this standard.
<b>Guidelines and Standards Applicable to Buildings Greater than 30,000 Square Feet</b>				
7.0603(B)(4)(C)(3) or 7.0603(B)(4)(D)(3) Entry Transparency			X	
7.0603(B)(4)(C)(4) or 7.0603(B)(4)(D)(4) Street Facing Facades Transparency			X	
7.0603(B)(4)(C)(5) or 7.0603(B)(4)(D)(5) Tenant Liner Spaces Transparency			X	
<b>Guidelines and Standards Applicable to All Developments</b>				
7.0603(B)(4)(C)(6) or 7.0603(B)(4)(D)(6) Vertical Window Proportions		X		This section requires windows to exhibit a horizontal proportion no greater than 2:1 (length: height). The largest storefront windows located on the south and north elevations contain windows at a 2:1 proportion. Storefront windows on the west elevation utilize a proportion of approximately 1.5:1. All storefront assemblies used on all elevation are also broken into smaller vertical window panels.

7.0603(B)(4)(C)(7) or 7.0603(B)(4)(D)(7) Display Windows			X	All windows are proposed to be clear glass.
7.0603(B)(4)(C)(8) or 7.0603(B)(4)(D)(8) Maintenance of Visual Connection between Interior and Exterior Spaces			X	This section specifies that all required windows within the pedestrian level transparency zone shall be maintained free of shelving, signage (including painted window signage) or other items that reduces visibility by more than fifty percent (50%) between the interior and exterior spaces. All windows are proposed to comply with this section.
7.0603(B)(4)(C)(9) or 7.0603(B)(4)(D)(9) Visible Transmittance Value			X	This section requires windows to have a visible transmittance value (VT) no less than sixty percent (60%). Where clear glass is required, the use of reflective, tinted or spandrel glass shall not be permitted. As stated on the building elevations, all exterior windows will have a VT value of no less than 60 percent in all locations.
7.0603(B)(4)(C)(10) or 7.0603(B)(4)(D)(10) Other Transparency Features at the Discretion of the Manager			X	
7.0603(B)(4)(C)(11) or 7.0603(B)(4)(D)(11) Mixed-Use Transparency			X	

**7.0603(B)(5) - Roofs and Parapets**

	G	S	N/A	Findings
7.0603(B)(5)(C)(1) or 7.0603(B)(5)(D)(1) Screening of Rooftop Equipment		X		This section requires mechanical and communication equipment and components to be screened so that this equipment is not visible at ground level from streets and other public spaces, including alleys. The submitted building elevation identifies the proposed roof level in relation to the proposed parapet wall. These drawings indicate that roof top equipment will be screened by a 2-3 foot parapet wall around the entire building. The applicant will pay particular attention to the placement of rooftop equipment so that these units are not visible from adjacent streets.
7.0603(B)(5)(C)(2) or 7.0603(B)(5)(D)(2) Maximum Parapet Height		X		This section specifies that parapets shall not exceed twenty five percent (25%) of the height of the supporting wall, as measured from grade to the exterior roof surface, and shall not exceed eight (8) feet in height. As noted above, the height of the proposed parapet wall ranges between two and three feet in height. This height represents about 15 percent of the height of the supporting wall in compliance with this standard.
7.0603(B)(5)(C)(3) or 7.0603(B)(5)(D)(3) Minimum Parapet Depth			X	This section specifies that when parapets are used to increase the height of specific building wall sections, the parapet shall extend into the depth of the building no less than twice the distance of the increase in height, as measured from the point of intersection with the lower parapet or roof if no parapet is present. As shown on the submitted building elevations, the proposal complies with this section.
7.0603(B)(5)(C)(4) or 7.0603(B)(5)(D)(4) Roof Surface Features			X	

### 7.0603(B)(6) - Arcades

	G	S	N/A	Findings
7.0603(B)(6)(C)(1) or 7.0603(B)(6)(D)(1) Arcades in Front of or Integrated into a Building			X	
7.0603(B)(6)(C)(2) or 7.0603(B)(6)(D)(2) Arcade Columns			X	
7.0603(B)(6)(C)(3) or 7.0603(B)(6)(D)(3) Minimum Width of Walkway Beneath Arcade			X	
7.0603(B)(6)(C)(4) or 7.0603(B)(6)(D)(4) Prevention of Dark Spaces or Facades Beneath Arcade			X	

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

	G	S	N/A	Findings
7.0603(B)(7)(C)(1) or 7.0603(B)(7)(D)(1) Outdoor Sales Area			X	
7.0603(B)(7)(C)(2) or 7.0603(B)(7)(D)(2) Minimum Outdoor Sales Enclosure Height			X	
7.0603(B)(7)(C)(3) or 7.0603(B)(7)(D)(3) Outdoor Sales Enclosure Dimensions and Materials			X	
7.0603(B)(7)(C)(4) or 7.0603(B)(7)(D)(4) Outdoor Sales Area Screening			X	

### 7.0603(B)(8) - Materials

	G	S	N/A	Findings
7.0603(B)(8)(C)(1) or 7.0603(B)(8)(D)(1) Primary Materials		X		This section specifies that buildings shall utilize primary materials for no less than 65% of the building facades. Primary materials shall include: Stucco; Glass (transparent, spandrel, block); Brick, and Metal. The primary materials used on the entire building include stucco, brick, and glass in compliance this section.
7.0603(B)(8)(C)(2) or 7.0603(B)(8)(D)(2) Secondary Materials		X		This section limits the use of secondary materials based as specified in Table 7.0603.B.8.D. The proposed building does not utilize any of these materials.
7.0603(B)(8)(C)(3) or 7.0603(B)(8)(D)(3) Accent Materials		X		This section limits the use of accent materials to not more than 5% of each facade as trim or accents. The proposed building does not utilize any of these materials.
7.0603(B)(8)(C)(4) or 7.0603(B)(8)(D)(4) Prohibited Materials			X	This section does not allow the use of prohibited materials specified on Table 7.0603.B.8.D. The applicant does not propose using any of the prohibited materials.
7.0603(B)(8)(C)(5) or 7.0603(B)(8)(D)(5) Fencing Materials			X	This section requires fencing materials to be durable, maintainable and attractive. No fencing is proposed with this development.
7.0603(B)(8)(D)(6) Materials Not Listed			X	

### 7.0603(B)(9) - Building Harmony

	G	S	N/A	Findings
7.0603(B)(9)(C)(1) or 7.0603(B)(9)(D)(1) Consistent and Complimentary Design Between Multiple Buildings on a Site			X	
7.0603(B)(9)(C)(2) or 7.0603(B)(9)(D)(2) Common Building Material or Color			X	
7.0603(B)(9)(C)(3) or 7.0603(B)(9)(D)(3) Consistent and Complimentary Design Strategies			X	

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

	G	S	N/A	Findings
7.0603(C)(1)(C)(1) or 7.0603(C)(1)(D)(1) Landscape and Stormwater		X		This section requires landscaping to reduce potable water usage for irrigation by the use of a drip irrigation system with rain sensors or other means as approved by Design Commission. The applicant proposes installing an irrigation system in compliance with this section. In addition, this section also requires developments to follow the City of Gresham’s Green Development Practices for Stormwater Management. The submitted Utility Plan indicates the applicant proposes installing a Stormtech SC-740 Storm Chamber Infiltration Basin system under the parking lot for stormwater runoff.
7.0603(C)(1)(C)(2) or 7.0603(C)(1)(D)(2) Heat Island Reduction		X		This section requires all low sloped (pitches $\leq$ 2:12) roof surfaces, exclusive of space dedicated to mechanical systems, vegetated roof surfaces or solar panels, to utilize a “white roof” with an Solar Reflectance Index (SRI) of seventy-eight (78) or greater. The applicant proposes installing a white roof in compliance with this standard.
<b>Applicable Guidelines and Additional Standards for Buildings Greater than 30,000 Square Feet</b>				
7.0603(C)(1)(C)(3) or 7.0603(C)(1)(D)(3) Water and Energy Usage Reduction Strategies			X	



## 9.0100 - Buffering & Screening and 9.0400 - Fencing Standards to be addressed in Narrative

Project Name	Stark 212 Plaza
Site Location or Address	21260 SE Stark Street
Applicant	Ken Yu
Representative	Kelli Grover, Firwood Design Group
Project Description	New single story 9660 Sf. commercial/retail building and surface parking lot.

### 9.0100 - Buffering and Screening Requirements

#### 9.0110 - Requirements

Standard	N/A	Findings
<b>9.0110 - Buffer &amp; Screening Requirements</b>		
9.0110(A) - Use of Buffer Setback	<input type="checkbox"/>	The proposed buffers will include landscaping as allowed in this section.
9.0110(B) - Relationship to Setbacks	<input checked="" type="checkbox"/>	
9.0110(C) - Adjacent Undeveloped Lots and Nonconforming Uses	<input checked="" type="checkbox"/>	
9.0110(C)(1) - Implementation Adjacent to Vacant Lots	<input checked="" type="checkbox"/>	
9.0110(C)(2) - Abutting LDR-5, LDR-7, TLDR or TR Districts	<input type="checkbox"/>	The northernmost abutting property to the east is zoned CMU and is part of a larger mobile home park (Not Permitted). No buffer required. The southernmost abutting property to the east is zoned MDR-12 and is developed with a single family residence (permitted). Requires a Type C buffer. Min. 15'. The applicant proposes a 15 ft. buffer in this location as required. The abutting property to the south is zoned TLDR and is developed with multifamily housing (permitted). Requires a Type C buffer. Min. 15'. The applicant proposes a 15 ft. buffer in this location.
9.0110(C)(3) - For LDR-5, LDR-7, TLDR or TR District Dwelling Abutting Vacant Properties	<input checked="" type="checkbox"/>	
9.0110(C)(4) - Abutting Non-Buffered Existing Use	<input checked="" type="checkbox"/>	
9.0110(D) - Abutting Arterial Street	<input checked="" type="checkbox"/>	
9.0110(E) - Required Materials	<input type="checkbox"/>	The submitted Landscape Plan has been designed in accordance with the requirements of this section.
9.0110(E)(1) - Trees	<input type="checkbox"/>	The Plan complies with these standards.
9.0110(E)(2) - Shrubs	<input type="checkbox"/>	The Plan complies with these standards.
9.0110(E)(3) - Ground Cover	<input type="checkbox"/>	The Plan complies with these standards.
9.0110(E)(4) - Fences	<input type="checkbox"/>	No fences are proposed
9.0110(E)(5) - Walls	<input type="checkbox"/>	A wall is proposed along a portion of the eastern property line.

9.0110(E)(6) - Berms	<input type="checkbox"/>	No berms are proposed.
9.0110(F) - Maintenance	<input type="checkbox"/>	The property owner intends to comply with the requirements of this section.
9.0110(F)(1) - Inspections	<input type="checkbox"/>	The propertyowner intends to comply with the requirements of this section.
9.0110(F)(2) - Establishment Period	<input type="checkbox"/>	The property owner intends to comply with the requirements of this section.
9.0110(F)(3) - Maintenance by Owner	<input type="checkbox"/>	The property owner intends to comply with the requirements of this section.
9.0110(F)(4) - Landscape Maintenance Agreement	<input type="checkbox"/>	The property owner intends to sign a Landscape Maintenance Agreement as required.
9.0110(F)(5) - Responsibility and Certificates of Occupancy	<input type="checkbox"/>	The owner understands he will be responsible for installing and maintaining landscaping per the approved final landscape plan as specified in this Section.
9.0110(G) - Exemptions	<input checked="" type="checkbox"/>	
9.0110(G)(1) - Existing Screening	<input checked="" type="checkbox"/>	
9.0110(G)(2) - Alternative Plan	<input checked="" type="checkbox"/>	
9.0110(H) - Flag Lots	<input checked="" type="checkbox"/>	
9.0110(H)(1) - Required Landscaping	<input checked="" type="checkbox"/>	
9.0110(H)(2) - For Lots with Greater than 20,000 Square Feet of Flag Area	<input checked="" type="checkbox"/>	
<b>9.0111 - Buffer Matrix</b>		
9.0111 - Requirements	<input type="checkbox"/>	Table 9.0111(A) requires the proposal to install a Type "C" buffer to the south and southeast of the proposed development. The submitted Landscape Plan features this buffer type in accordance with these standards.

9.0400 - Fencing		
9.0401 - General Provisions		
Standard	N/A	Findings
9.0401 - General Provisions		
9.0401(A) - Livestock Fencing	<input checked="" type="checkbox"/>	
9.0401(B) - Barbed/Razor Wire	<input checked="" type="checkbox"/>	
9.0410 - Fencing of Lots		
9.0410(A) - Residential Fence Height	<input checked="" type="checkbox"/>	
9.0410(B) - Pleasant Valley and Springwater		
9.0410(C) - Clear Vision	<input checked="" type="checkbox"/>	
9.0410(D) - Additional LDR-5, LDR-7, TLDR or TR Height Restrictions	<input checked="" type="checkbox"/>	
9.0411 - Fencing of Hazardous Areas		
9.0411 - Fencing Hazards	<input checked="" type="checkbox"/>	

## 9.0200 & 9.0300 Clear Vision Area and Easements

Standards to be addressed in narrative

### 9.0200 Clear Vision Area

#### 9.0201 Street and Rail Road CVA

Standard	N/A	Findings
9.0201(A) - Height		The required 30 foot clear vision area is shown on the Site Plan and Landscape Plan at the intersection of 212th Ave. and Stark Street. These plans show that no fences, walls, landscaping, etc. will impede visibility between a height of 3 feet and 10 feet in this area. No driveway or parking area has been proposed with the clear vision area as required.
9.0201(B) - Exceptions	N/A	
9.0201(C) - CVA waiver	N/A	A CVA waiver is not being requested.
9.0201(C) - CVA Waiver Documentation	N/A	

### 9.0202 Driveway Clear Vision Area

Standard	N/A	Findings
9.0202(A) - Commercial, Industrial, Community Service and Three or more Attached Residential		A 20 foot clear vision area is shown on the Site Plan and Landscape Plan at the intersection of the proposed access drive with 212th Ave. These plans show that no fences, walls, landscaping, etc. will impede visibility between a height of 3 feet and 10 feet in this area. No driveway or parking area has been proposed with the clear vision area as required.
9.0201(B) - One and Two Family Residential	N/A	
9.0202(A) & (B)		These plans indicate that no fences, walls, landscaping, etc. will impede visibility between a height of 3 feet and 10 feet in this area. No driveway or parking area has been proposed with the clear vision area as required.

### 9.0300 Easements

<i>Identify and describe the general placement of any existing easements that affect the development site.</i>		
<i>Are any structures proposed to be constructed over pre-existing or proposed easements?</i>		
Standard	N/A	
9.0301 - General Utility Easements		No easements are identified on the submitted Site Plan. Easements for the proposed canopies along Stark St. may be necessary if these features are determined to extend into the public right-of-way.
9.0302 - Pedestrian Easements	N/A	
9.0303 - Conservation Easements	N/A	
9.0304 - Open Space Easements	N/A	
9.0305 - Utility Easements Owned by the Public	N/A	
9.0306 - Public Trail Easements	N/A	

**9.0600 Height Transition**  
Standards to be addressed in narrative

**9.0610 - Height Transition Standards**

<p><i>Identify any and all site property lines that abut adjacent LDR-5/ LDR-7/TR/ or TLDR properties. Also specify the prevailing proposed building setback along each one of those property lines. (e.g. "The site abuts LDR-7 property along the entire north property line. Proposed buildings will be primarily set back 12 feet from that property line.")</i></p>	<p>The site abuts property zoned TLDR along the southern property line. The proposed building will be set back approximately 120 feet from this property line and the proposed parking lot will be setback 15 feet from the property line.</p>	
<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
<b>9.6010 - Height Transition Standards</b>		
<p>9.0610(A)(1) - Maximum height within 35 feet of the property line abutting LDR-5/LDR-7/TR/TLDR</p>		<p>This section requires on the portion of the site less than or equal to 35 feet from the lot line of a lot zoned LDR-5, LDR-7, TR or TLDR, the maximum building height shall be 30 feet. The proposed building is a single story less than 30 feet tall and is greater than 35 feet from the lot line of the TLDR property to the south.</p>
<p>9.0610(A)(2) - Maximum height within the 35-foot and 50-foot range from the property line abutting LDR-5/LDR-7/TR/TLDR</p>		<p>This section requires on the portion of the site more than 35 feet but less than or equal to 50 feet from the lot line of a lot zoned LDR-5, LDR-7, TR or TLDR, the maximum building height shall be 45 feet. The proposed building is a single story less than 30 feet tall and is greater than 50 feet from the lot line of the TLDR property to the south.</p>

## 9.0700 Neighborhood Circulation & Future Street Plans

Standards to be addressed in narrative

### 9.0702 - Applicability

<i>Is the development site affected by a previously approved future street plan alignment? If so, identify it by FSP number or by Plan District.</i>		The development site is not affected by a previously approved future street plan alignment.
<i>Does the proposed development propose to either comply, or to alter the existing FSP, if any?</i>		N/A
<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.0702(A) - Neighborhood Circulation Plan		A neighborhood circulation was required with this development permit application. This plan is included with the submittal.
9.0702(B) - Future Street Plan	N/A	A new future street plan was not required with this development permit application.
9.0702(B) - Future Street Plan	N/A	

### 9.0710 - Future Street Plan Approval Criteria

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

### 9.0712 - Revision/Modification to Future Street Plan

9.0712 - Compliance With/ Or Revision to Adopted Future Street Plans	N/A	
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### 9.0720 - Downtown Future Street Plans

9.0720(A) - Conceptual Nature of Downtown Future Street Plan	N/A	
9.0720(B) - Conformance With Adopted Downtown FSP	N/A	
9.0720(C) - Downtown FSP and Traffic Impact Analyses	N/A	
9.0720(D) - Right-of-Way Dedication (Rough Proportionality)	N/A	
9.0720(E) - Accommodation for Future Street ROW Acquisition	N/A	The applicant acknowledges that the Manager may require modification of the proposed development plan as needed to reserve portions of the site for future street acquisition; such modification including limiting construction within the FSP alignments to non-building purposes, such as landscaping or surface parking.

### 9.0721 - Civic Neighborhood Future Street Plan

9.0721(1)&(2) - Conformance With Civic Neighborhood FSP & Dedication of ROW	N/A	
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### 9.0730 - Central Rockwood Future Street Plan

9.0730 - Conceptual Nature of Central Rockwood FSP	N/A	
9.0731 - Future Street Designation on a Development Site	N/A	
9.0732 - Requirements of Traffic Analysis	N/A	
9.0733 - Dedication of Future Street (Rough Proportionality)	N/A	
9.0734 - Reserving Site Area for Future Street	N/A	





**9.0800 Parking**

Standards to be addressed in narrative

**9.0800 Parking Standards****9.0802 – General Provisions**

Standard	N/A	Findings
9.0802(A) – Provision of Off-street Parking and Loading		This section requires off-street parking and loading to be provided for all development requiring a development permit. The proposed development includes off-street parking and a loading area.
9.0802(B) – Issuance of C of O		This section indicates that “No Certificate of Occupancy will be granted to any structure until the parking areas are completed and ready for use.” The applicant is aware of this requirement and does not intend to request a C of O until improvements are complete.
9.0802(C) – Use of Parking Spaces		The applicant understands that parking is required to be available for the parking of operable automobiles of residents, customers, or employees, and shall not be used for the storage of vehicles or materials, or for the parking of trucks used in conducting business.
9.0802(D) – Modification or Expansion of Buildings	N/A	The applicant understands that no building or structure shall be modified or enlarged without inclusion of additional motor vehicle and bicycle parking spaces in conformance with Sections 9.0850 and 9.0851.

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

Standard	N/A	Findings
9.0820 – Parking Proposed On-site		This section requires that all vehicle parking spaces be on the same lot as the main structure they serve or on an abutting lot. The submitted site plan identifies parking to be located on the subject property.
<b>9.0820 – Parking Proposed Off-Site</b>		
9.0820(A) – Safe, Direct, Attractive, Lighted, Convenient Walkway	N/A	
9.0820(B) – Assurance of Use of Parking Spaces	N/A	
9.0820(C) – Location of Loading Spaces	N/A	

Standard	N/A	Findings
9.0820(D) – Off-Site Parking and On-Site Commercial/ Residential Densities	N/A	

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

Standard	N/A	Findings
9.0821(A) – Placement		This section requires auto parking lots to be located behind or beside buildings on one or both sides. As shown on the submitted site plan, all parking is proposed to be located behind the building.
9.0821(B) – Placement Not Between Street Façade with Primary Entrance and Street		This section requires that auto parking and maneuvering areas (including any permitted drive-through service lanes) not be located between the street and the building facade with the primary entrance. As shown on the site plan, all parking is located behind the building and no parking will be located between the street and the primary building entrance on SE Stark St.
9.0821(C) – 50% of Street Frontage in Civic	N/A	
9.0821(D) – Restrictions When Adjacent to Intersections		This section specifies, “wherever possible, auto parking lots and maneuvering areas on corner lots should not be located adjacent to intersections.” No parking is proposed adjacent to the SE Stark St. and SE 212th Ave. intersection.
9.0821(E) – Civic Neighborhood Primary Pedestrian Streets	N/A	
<b>9.0821(F) – Placement Restrictions Exemption Criteria</b>		
9.0821(F)(1) – Direct On-Site Pedestrian Connection	N/A	
9.0821(F)(2) – Accessible Route	N/A	
9.0821(F)(3) – Transit Standards Applying to Non-Transit Street	N/A	
9.0821(F)(4) – Adjacent Street Parking Lot Location	N/A	

### 9.0822 – Surface Parking Lot Design

Standard	N/A	Findings
9.0822(A)(1) – Surface & Striping		This section requires areas used for parking and maneuvering of vehicles to be paved with a minimum of 2 inch asphalt, concrete, or equivalent surface. All parking areas shall be appropriately striped, marked and signed. The submitted Civil Plans identifies three inches of AC applied in two lifts. All parking will be striped, marked, and signed as required.
9.0822(A)(2) – Curb Cuts/Access Points		This section requires that street access points be the minimum necessary to provide access while not inhibiting the safe circulation and carrying capacity of the street. The number and location of the access points to public rights-of-way shall conform to the provisions of Section A5.503. The submitted site plan indicates that a single access drive is proposed to be located on SE 212th Ave.
9.0822(A)(3) – Driveways/Driveway Approach Width and Grade		The maximum driveway approach width for commercial uses specified in this section is 36 feet. The applicant proposes a 20 foot wide approach.
9.0822(A)(4) – Driveways/Drive Aisle Width		This section specifies that driveways shall have a minimum paved width of 20 feet for two-way circulation. The submitted site plan includes a 20 foot wide approach. The proposed driveway does not occupy a yard setback or buffer as required.
9.0822(A)(5) – Turnaround Areas		This section specifies that parking spaces shall be provided with adequate drive aisles or turnaround areas so that all vehicles may enter the street in a forward manner. The proposed parking lot is designed to facilitate a one-way circular traffic flow to ensure vehicles will enter the street in a forward manner.
9.0822(A)(6) – Setbacks for Parking Spaces and Drive Aisles		This section allows parking area within the RTC, SC, CMF and CMU districts to encroach only into required rear and side setbacks. The proposed parking lot contains a 15 foot rear yard setback as required by this section.
9.0822(A)(7) – Cluster of Spaces	N/A	The proposed parking lot contains 31 parking spaces less than the 50 space threshold in this section.
9.0822(A)(8) – Connect Parking Lots		This section requires auto parking areas to be designed to connect with auto parking areas on adjacent sites. The property adjacent to the subject property is developed with the Cedarwood Estates Mobile Home Park and does not contain a practical connection to the subject property. In addition, due to a grade separation between the subject property and the adjacent property a retaining wall is required to be constructed on the subject property that will provide an additional barrier between the two properties.

Standard	N/A	Findings
9.0822(A)(9) – Minimum Clearance		This section requires driveways, aisles, turnaround areas and ramps to have a minimum vertical clearance of 12 feet for their entire length and width. There is nothing on the subject property that would restrict the vertical distance within the proposed parking lot.
9.0822(A)(10) – Drainage		This section requires adequate drainage to be provided to dispose of the runoff generated by the impervious surface area of the parking area. In addition, provisions shall be made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way, and abutting private property. The submitted Utility Plan shows the details of the proposed stormwater drainage plan. This system is designed to comply with the requirements of this section.
9.0822(A)(11) – Clear Vision Area		See <b>Section 9.0200</b> for Driveway Clearance Vision Area Requirements. Clear Vision areas are shown on the Site Plan as required.
9.0822(A)(12) – Service & Loading Areas Placement		This section specifies that service and loading areas shall not be located on the frontage of a light rail station or adjacent street, a transit way, a Design Street, or a primary or secondary pedestrian street. The site plan identifies the proposed loading area will be located directly to the east of the subject building and not on the frontage of SE Stark St., a “Design Street”.
9.0822(B) – DEQ Indirect Source Construction Permit	N/A	

### 9.0823 – Landscaping of Parking Lots

Standard	N/A	Findings
<b>9.0823(B) – General Provisions</b>		
9.0823(B)(1) – Existing Vegetation Retention	N/A	The proposal is exempted from the requirements of this section but is subject to the requirements of Section 7.0601(D)(5).
9.0823(B)(2) – Permanent Irrigation	N/A	
9.0823(B)(3)(a) – 70% Vegetation	N/A	

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.0823(B)(3)(b) – Minimum Tree Planting and Mature Size	N/A	
9.0823(B)(3)(c) – Minimum Evergreen Shrub Planting Size	N/A	
9.0823(B)(3)(d) – Minimum Ground Cover Size and Spacing	N/A	
9.0823(B)(3)(e) – Evergreen Shrub Mature Size	N/A	
<b>9.0823(C) – Parking Lot Landscape Design</b>		
9.0823(C)(1) – Parking Lot Entryway	N/A	
9.0823(C)(2) – Parking Area/Building Buffer	N/A	
9.0823(C)(3) – Landscaping/ Screening Along a Public Right-of-Way	N/A	
9.0823(C)(4) – Perimeter Screening	N/A	
9.0823(C)(4)(a) – Planting Strip	N/A	
9.0823(C)(4)(b) – Wall or Hedge	N/A	
9.0823(C)(4)(c) – Landscape Berms	N/A	
9.0823(C)(5) – Interior Parking Lot Landscaping – 10% of Maneuvering Area	N/A	
9.0823(C)(5)(a) – Number of Trees	N/A	
9.0823(C)(5)(b) – Evergreen Ground Cover	N/A	
9.0823(C)(5)(c) – Landscape Strips	N/A	

Standard	N/A	Findings
9.0823(C)(5)(d) – Planting Bays	N/A	
9.0823(C)(5)(e) – Extruded Curbs or Wheel Stops	N/A	
9.0823(C)(6) – Alternate Landscaping Plan	N/A	

#### 9.0824 – Pedestrian Circulation/Walkways

Standard	N/A	Findings
9.0824(A) – Protected Raised Walk	N/A	The proposal is exempted from the requirement of this section but is subject to the requirements of Section 7.0601(D)(5).
9.0824(B) – Bicycle-to-Building Entrance Connection	N/A	
9.0824(C) – Raised Walks & Slip-Resistant Material	N/A	
9.0824(D) – Marked Pedestrian Walkway Crossings	N/A	
9.0824(E) – Walk Widths Abutting Parking	N/A	
9.0824(F) – ADA Accessibility	N/A	

#### 9.0825 – Space and Aisle Standards for Surface Parking Lots

Standard	N/A	Findings
9.0825(A) – Dimensional Requirements, Table 9.0825A		The applicant proposes all parking spaces to be angled approximately 60 degrees. As such the standards for 60 degree parking have been followed. 15 of the 31 parking spaces are proposed to be compact parking spaces with the rest designed as standard spaces, except two ADA compliant spaces. All parking spaces comply with the standards in Table 9.0825A.

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.0825(B) – Standard to Compact Stall Ratio		This section allows a minimum of 50% of vehicle parking stalls to be of standard size and a maximum of 50% of vehicle parking stalls to be compact spaces. As shown on the site plan, the applicant proposes 48 % (15 of 31 spaces) of the spaces be constructed as compact spaces in compliance with this standard.
9.0825(C) – Parallel Parking Space Striping	N/A	No parallel parking spaces are proposed.
9.0825(D) – Parallel Parking Space Dimensions	N/A	No parallel parking spaces are proposed.

### 9.0826 – Accessible Parking

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.0826(A) – Accessible Parking Location & Dimensions		The submitted Site Plan identifies two ADA compliant parking spaces (spaces 28 and 29) as required.
9.0826(A)(1) – Van Accessible Parking		One of the two ADA compliant parking spaces will be marked as Van Accessible.
9.0826(A)(2) – Marking		This section requires the accessible parking symbol to be painted on the parking space and an accessible parking sign placed in front of each space according to the Oregon Transportation Commission’s Disabled Parking Standards. The applicant is aware of this requirement and these improvements will be specified on construction plans and completed prior to occupancy.
9.0826(A)(3) – Medical Care	N/A	
9.0826(A)(4) – Passenger Drop-Off and Loading Zones	N/A	
9.0826(B) – Building Code Standards Govern if Conflict		This section requires the quantity and design of accessible spaces and aisles to comply with the Building Code. Where there is a conflict, the more restrictive standard shall apply. Two accessible spaces are proposed as required and these two spaces have been designed in accordance with applicable standards.



**9.0827 – Electric Vehicle Charging Units**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.0827(A) – EV Charging Unit Placement	N/A	No electric vehicle charging spaces are proposed with this development.
9.0830(B) – Parking Space Size	N/A	
9.0830(C)(1) – Signage	N/A	
9.0830(D)(1) – Charging Unit Equipment, Outlets	N/A	
9.0830(D)(2) – Cord and Connector Securement	N/A	
9.0830(D)(3) – Exemption from Screening Standards	N/A	

<b>Bicycle Parking</b>	<b>N/A</b>	<b>Findings</b>
9.0830(A and B) – Minimum Number of Spaces		The required minimum number of bicycle parking spaces for each principal use is given in Table 9.0851. Minimums are provided for both short-term and long-term standards. The proposed building contains three proposed uses a 2,498 sq. ft. “Restaurant without drive through”, a 3,635 sq. ft. personal service/office space, and a 2,119 sq. ft. convenience market space. The project requires 2 long term and 2 short term bicycle parking spaces. The applicant is proposing more than the minimum required by this standard.
<b>9.0831(A) – Bike Parking Standards</b>		
9.0831(A)(1) –Long Term		A bicycle rack is identified on the Site Plan at the southwest corner of the proposed building.
9.0831(A)(2) - Location		A bicycle rack is identified on the Site Plan at the southwest corner of the proposed building.
9.0831(A)(3) – Covered Spaces		The applicant has provide covered long term bicycle parking spaces by locating them against the building under the awning.
9.0831(A)(4) – Security		The proposed bicycle parking area will be monitored by a video camera surveillance system.
9.0831(B)(1) – Short Term		A six bicycle rack is identified on the Site Plan at the southwest corner of the proposed building.
9.0831(B)(2) – Location		A bicycle rack is identified on the Site Plan at the southwest corner of the proposed building.

<b>Bicycle Parking</b>	<b>N/A</b>	<b>Findings</b>
9.0831(B)(3) – Pedestrian Conflicts		The proposed bicycle rack is located to minimize pedestrian conflicts with bicyclists.
<b>9.0832 - Additional Standards for All Bicycle Parking</b>		
9.0832(A) – Bicycle Lockers	N/A	
9.0832(B) – Bicycle Racks		The proposed bicycle racks will be ground mounted and designed in compliance with these standards.
9.0832(C) – Parking and Maneuvering Areas		The proposed bicycle racks will be installed on a concrete pad. The racks installed on this pad will facilitate bicycle parking without moving another bicycle. The rack is located to ensure a five foot wide concrete pad area is behind the rack to allow for bicycle maneuvering as allowed.
9.0832(D) - Covered Parking		Covered bicycle parking is proposed.
9.0832(E) - Size of Space		All bicycle parking spaces will be at least two feet wide and six feet long as required.
9.0832(F) – Signs		Signage is not necessary because bicycle parking spaces are easily visible.

#### **9.0840 – Off-Street Loading Requirements**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
<b>9.0840(C) – General Loading Requirements</b>		
9.0840(C)(1) – Quantity		Loading area requirements are provided in Table 9.0840(C). The number of required loading spaces is based on the use of the building and the building size. The section requires one loading space for buildings containing between 7,000 – 24,000 square feet of aggregated floor area. The proposed building contains 8,8252 square feet requiring one loading area. The site plan identifies a loading area located immediately east of the proposed building.
9.0840(C)(2) – Provision and Maintenance Responsibility		The applicant understands that the provision and maintenance of off-street loading facilities is a continuing obligation of the property owner.
9.0840(C)(3) – Surfacing		This section requires loading and maneuvering areas to be hard-surfaced unless a permeable surface is required to reduce surface runoff, as determined by the Manager. The applicant proposes covering the proposed loading area with an AC surface the same as the rest of the parking lot.

Standard	N/A	Findings
9.0840(C)(4) – Dual Purpose (Loading/Parking) Requirements		This section allows parking of passenger vehicles in off-street loading areas subject to specific time limits to prevent conflicts with off-street loading activities. The applicant does not propose using loading areas to park passenger vehicles.
9.0840(C)(5) – Loading Space and Maneuvering Area Dimensions		This section requires that each required off-street loading space, other than industrial zones, have a minimum length of 30 feet, a minimum width of 12 feet, and a minimum vertical clearance of 14 feet 6 inches high, inside dimensions with 30-foot maneuvering apron. The proposed loading area is 30 feet long, 12 feet wide, and contains a vertical clearance at least 14 feet 6 inches as required.
9.0840(C)(6) – Setback and Perimeter Landscaping Compliance		This section requires loading areas to comply with the setback and perimeter landscaping and screening standards. The proposed loading area on the east side of the building is adjacent to a property containing the same zoning designation (CMU) as the subject property. As such, no setback is required. The site plan identifies a two foot setback in this location with a retaining wall constructed on the subject property and a small area on the east side of the wall that will be landscaped.
9.0840(C)(7) – Loading for Uses Not Specifically Mentioned	N/A	
9.0840(C)(8) – Concurrent Different Uses	N/A	
<b>9.0840(C)(9) – Loading Space Requirements in Certain Design Districts</b>		
9.0840(C)(9)(a)(i) – Quantity Reduction on Basis of Alternate On-Site or On-Street Placement	N/A	
9.0840(C)(9)(a)(i) – Quantity Reduction on Basis of Compliance with Specific Criteria	N/A	
9.0840(C)(9)(b) – Maximum Space Requirement	N/A	
9.0840(C)(9)(c) – Reduction in Dimensional Requirements if Van Deliveries Only	N/A	

Standard	N/A	Findings
<b>9.0840(D) – Location of the Required Loading Facilities</b>		
9.0840(D)(1) – Same Lot and Required Off-Street Parking		This section requires off-street loading facilities to be located on the same lot or parcel of land as the structure they are intended to serve. The proposed loading area is located directly to the east of the proposed building on the subject property.
9.0840(D)(2) – Setbacks, Driveways, Required Parking Spaces		This section requires off-street loading facilities to be designed and located so that loading vehicles are not parked in required setbacks, driveways, or required parking spaces during loading activities. The proposed loading area is designed so that loading vehicles will not be parked in required parking spaces, driveways, or setbacks.
9.0840(D)(3) – Public Streets – Use		This section specifies that no loading space shall be so located that a vehicle using such loading space projects into any public street. The proposed loading area is located directly to the east of the proposed building so that vehicles parking in this space will not project into a public street.
9.0840(D)(4) – Public Streets – Parallel in Industrial Districts	N/A	
9.0840(D)(5) – Restrictions Near Arterial Streets		This section specifies that truck loading bays or overhead doors shall be located in a manner that would preclude any possibility for trucks to back into bays from major or standard arterial streets. Access to the proposed loading area will only be possible from within the subject property.
<b>9.0840(E) – Approval Criteria for Modification of Loading Facilities</b>		
9.0840(E)(2)(a) – Adverse Impacts	N/A	
9.0840(E)(2)(b) – Vehicular and Pedestrian Interference	N/A	
9.0840(E)(2)(c) – Off-Street Loading Needs	N/A	
9.0840(E)(2)(d) – Loading Dimensions and On-Site Circulation	N/A	

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

Standard	N/A	Findings
<b>9.0850 – General</b>		
9.0850(A) – Exceptions to the Maximum Parking Requirements		This section identifies the type of parking spaces that do not count against the maximum parking ratio but count toward the minimum. The applicant is not requesting an exception to maximum parking requirements.
9.0850(B) – Fleet Vehicle and Inventory Vehicle Exclusions	N/A	
9.0850(C) – Residential Fee Charge Parking Exclusion	N/A	
9.0850(D) – Accommodation for Future Development	N/A	
9.0850(E) – EV charging Units	N/A	

Standard	N/A	Findings
<p><b>9.0851 – Minimum/Maximum Auto &amp; Bicycle Parking Quantity Standards</b></p>		<p>The proposed 8,252 square foot building contains three primary uses: a 2,498 sq. ft. restaurant without drive through, a 2,119 sq. ft. convenience market, and a 3,635 sq. ft. commercial/personal/business services space.</p> <p>“Restaurant without drive-through” uses require a minimum of 8 vehicle parking spaces per 1,000 sq. ft. of floor area and allow a maximum of 19.1 spaces per 1,000 sq. ft. of floor area. The proposed building includes a 2,498 sq. ft. restaurant requiring a <u>minimum of 20</u> parking spaces (<math>2.49 \times 8 = 19.92</math>) and allowing a <u>maximum of 49</u> spaces (<math>2.49 \times 19.1 = 47.6</math>).</p> <p>“Convenience store” uses requires a minimum of 2.3 vehicle parking spaces per 1,000 sq. ft. of floor area and allow a maximum of 4.3 spaces per 1,000 sq. ft. of floor area. The proposed building includes a 2,119 sq. ft. convenience store requiring a <u>minimum of 5</u> parking spaces (<math>2.120 \times 2.3 = 4.876</math> rounded up to 5) and allowing a <u>maximum of 9</u> spaces (<math>2.12 \times 4.3 = 9.116</math> rounded down to 9).</p> <p>“Commercial/Personal/Business Services” uses requires a minimum of 3.2 vehicle parking spaces per 1,000 sq. ft. of floor area and allow a maximum of 4.3 spaces per 1,000 sq. ft. of floor area. The proposed building includes a 3,635 sq. ft. space for this use requiring a minimum of <u>12 parking spaces</u> (<math>3.635 \times 3.2 = 11.64</math> rounded up to 12) and allowing a maximum of <u>16 spaces</u> (<math>3.635 \times 4.3 = 15.63</math> rounded up to 16) .</p> <p>Based on these calculations, the proposed building requires a minimum of 37 vehicle parking spaces and allows a maximum of 74 spaces. The applicant proposes constructing 31 vehicle parking spaces with this application and is requesting two minimum vehicle parking exceptions as discussed in Section 9.0853 below.</p> <p>All of the proposed uses in the building require 2, or 1 per 12,000 sf of floor area short term bicycle parking spaces and 2, or 1 per 12,000 sf of floor area long term spaces. The proposed 8,252 square foot building requires two bicycle parking spaces and these spaces are provided as shown on the site plan.</p>

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

9.0852(A)(1) – Minimum Off-Street Parking	N/A	
9.0852(A)(2) – Maximum Off-Street Parking	N/A	

**9.0852(A)(3) – Waiver to Increase Maximum Off-Street Parking Quantity**

9.0853(A)(3)(a) – Highly Supportive of Civic Neighborhood Plan Intent	N/A	
9.0853(A)(3)(b) – Demonstrated Need	N/A	
9.0853(A)(3)(c) – Supportive of Transit and Pedestrians	N/A	
9.0853(A)(3)(d) – Complies with Minimum Density	N/A	
9.0853(A)(3)(e) – Select Special Features Included	N/A	

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

9.0852(B)(1) – Minimum Off-Street Parking	N/A	
9.0852(B)(2) – Maximum Off-Street Parking	N/A	
<b>9.0852(B)(3) – Waiver to Increase Maximum Off-Street Parking Quantity</b>		
9.0852(B)(3)(a) - Highly Supportive of Downtown Plan Intent	N/A	
9.0852(B)(3)(b) - Demonstrated Need	N/A	
9.0852(B)(3)(c) - Supportive of Transit and Pedestrians	N/A	
9.0852(B)(3)(d) – Select Conditions are Met	N/A	
9.0852(B)(4) – Maximum Surface Lot Size	N/A	
9.0852(B)(5) – Fee Charge Surface Lot Restrictions	N/A	

9.0852(B)(6) – Surface Lot in Conjunction With an Allowed Use	N/A	
9.0852(B)(7) – Project Phasing Restriction	N/A	
9.0852(B)(8) – Bicycle Parking	N/A	
9.0852(B)(9) – Occupation of an Existing Building	N/A	
<b>9.0852(C) – Accommodation for Future Development</b>	N/A	

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

9.0853(A) – Parking District Waiver	N/A	
9.0853(B) – Allowed Motor Vehicle Parking Reductions		This section allows a reduction of up to 10% of minimum off-street vehicle parking requirements as a right of development for all non-residential uses. As detailed in Section 9.0851 above, based on the proposed uses and area of the building, a minimum of 37 vehicle parking spaces are required. The applicant is proposing 31 spaces. A 10% reduction in the minimum parking allowed by this section reduces the minimum of required spaces by 4 ( $37 - 3.7 = 33.3$ round down to 33 spaces minimum) resulting in 33 spaces minimum required.
9.0853(C) – Reduction for Bike Parking		This section allows off-street motor vehicle parking requirements for non-residential uses to be reduced by an additional 10% as allowed in Subsection (B) and/or (D) if replaced by bicycle parking above that required, at a rate of two bicycle spaces for one vehicle space. As discussed in Section B above, the minimum number of vehicle spaces is 37 and is reduced to 33 spaces as allowed by Subsection B. An additional 10% reduction allowed in Subsection C reduces the minimum number of spaces by three ( $33 \times .1 = 3.3$ ) bringing the required minimum number of spaces down to 30. The applicant is proposing 31 vehicle spaces, two less than the minimum required. As required by this section, the applicant proposes installing four additional (two/vehicle space) bicycle parking spaces as required by this section for a total of six bicycle parking spaces.
9.0853(D) – Motor Vehicle Parking Reductions near LRT Stations	N/A	



9.0853(E) – Additional Motor Vehicle and Bicycle Parking Reductions	N/A	
9.0853(F) – Motor Vehicle Parking Reductions for Existing Uses	N/A	
9.0853(G) – Modifications of Regulations (10.1521)	N/A	

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

9.0854(A) – Exceptions for Small Developments	N/A	
<b>9.0854(B)(1) – Station Center and Rockwood Town Center</b>		
9.0854(B)(1)(a) – RTC and Transit Street Purposes	N/A	
9.0854(B)(1)(b) – On-Street and Shared Parking	N/A	
9.0854(B)(1)(c) – Transit & Pedestrian Activity	N/A	
9.0854(B)(1)(d) – Potential Redevelopment of Excess Parking	N/A	
9.0854(B)(1)(e) – Special Features	N/A	
<b>9.0854(B)(2) – Downtown and Civic Neighborhood Districts</b>	N/A	
<b>9.0854(B)(3) – All Other Districts – Type II Exceptions</b>		
9.0854(B)(3)(a) – Unique or unusual characteristics	N/A	
9.0854(B)(3)(b) – Shared or Joint Parking	N/A	
9.0854(B)(3)(c) – Minimum Necessary	N/A	
<b>9.0855 – Joint Vehicle Parking Lot</b>	N/A	
<b>9.0856 – Parking in Mixed-Use Projects</b>		
9.0856(A) – Parking District Waiver	N/A	
9.0856(B) – Allowed Motor Vehicle Parking Reductions	N/A	
9.0856(C) – Reduction for Bike Parking	N/A	
<b>9.0857 – Required Carpool and Vanpool Parking Lot</b>	N/A	

<b>9.0858 – Fleet Motor Vehicle Parking</b>	N/A	
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**Other Public Parking**

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

## 9.1000 Tree Regulations

Standards to be addressed in narrative

### I. GENERAL STANDARDS

#### 9.1013 Tree Dimension Standards

Standard	N/A	Findings
Table 9.1013 - Street Tree Minimum Planting Size and Height and Spread at Maturity		This section requires street trees to have a minimum caliper size of 1.75 inches at planting and be selected from the approved list. The Landscape Plan specifies 1.75-inch Persian Parrotia along SE Stark St. and 1.75-inch Urbanite Ash along SE 212th Ave. in compliance with these standards.
Table 9.1013 - Street Tree at Intersection Minimum Planting Size and Height and Spread at Maturity	N/A	
Table 9.1013 - Parking Lot Tree Minimum Planting Size and Height and Spread at Maturity		The Landscape Plan specifies 2.5-inch Maidenhair Tree and Espresso Kentucky Coffeetree within the parking lot in compliance with these standards.
Table 9.1013 - Buffer Tree Minimum Planting Size and Height and Spread at Maturity		This section requires deciduous buffer trees to 2.5-inch and evergreens to be 8-feet. The Landscape Plan specifies 2.5-inch deciduous American Hophornbeam trees and 8-foot Weeping Nootka False Cypress buffer trees in compliance with this standard.
Table 9.1013 - Perimeter Tree Minimum Planting Size and Height and Spread at Maturity	N/A	
Table 9.1013 - Significant Tree Minimum Planting Size and Height and Spread at Maturity	N/A	
Table 9.1013 - Landscaping Tree Minimum Planting Size and Height and Spread at Maturity	N/A	

## II. SINGLE FAMILY

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

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

### 9.1021 Exemptions

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

### 9.1022 Tree Protection During Development

Standard	N/A	Findings
9.1022(A) - Applicability of Tree Protection Standards and Submittal Requirements	N/A	
9.1022(B) - Tree Protection Plan	N/A	
9.1022(C) - Significant Tree Preservation Plan and Conservation Easement	N/A	
9.1022(D) - Prior Written Approval	N/A	
9.1022(E) - Minimum Tree Protection Measures	N/A	
9.1022(F) - Soil Hydrology and Site Drainage within Protection Zone	N/A	

### 9.1023 Street Tree Planting During Development

Standard	N/A	Findings
9.1023(A) - Street Tree Plan		The submitted Landscape Plan identifies proposed street trees.
9.1023 (B) - Size Requirement		All street trees are identified as a minimum 1.75-inch caliper as required.
9.1023 (C) - Tree Spacing and Quantity		The proposed Landscape Plan complies with this requirements of this section.
9.1023 (D) - Attached Single Family Dwelling Tree Quantity	N/A	
9.1023 (E) - Setbacks from Street Lights, Stormwater Catch Basins, Driveway Cuts and Underground Public Utilities		The requirements of this section will be considered with submittal of final construction plans.
9.1023 (F) - Setback from Crosswalks and Intersections		The requirements of this section will be considered with submittal of final construction plans.
9.1023 (G) - Approved Tree List		Trees have been selected from the city's approved street tree list.
9.1023 (H) - Planting Exception if Infeasible and Tree Fund		The applicant intends to plant all trees prior to Final Occupancy.

### 9.1024 Tree Removal During Development

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

### 9.1025 Tree Replacement for Trees Removed During Development

Standard	N/A	Findings
9.1025 (A) - Required Tree Requirements	N/A	
9.1025 (B) - Approved Tree List	N/A	



### III. NON SINGLE FAMILY

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

Standard	N/A	Findings
<b>9.1030</b> - Uses include: <ul style="list-style-type: none"> <li>• Attached dwellings on a single lot</li> <li>• Elderly housing and residential facilities</li> <li>• Commercial uses</li> <li>• Industrial uses</li> <li>• Institutional uses</li> </ul>	N/A	

#### 9.1031 Exemptions

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

### 9.1032 Tree Protection During Development

Standard	N/A	Findings
9.1032 (A) - Applicability of Tree Protection Standards and Submittal Requirements	N/A	
9.1032 (B) - Tree Protection Plan	N/A	
9.1032 (C) - Significant Tree Preservation Plan and Conservation Easement	N/A	
9.1032(D) - Prior Written Approval	N/A	
9.1032(E) - Minimum Tree Protection Measures	N/A	

### 9.1033 Street Tree Planting During Development

Standard	N/A	Findings
9.0133 (A) - Street Tree Plan		The submitted Landscape Plan identifies proposed street trees.
9.1033 (B) - Size Requirement		All street trees are identified as a minimum 1.75-inch caliper as required.
9.1033 (C) - Tree Spacing and Quantity		The proposed Landscape Plan complies with this requirements of this section.
9.1033 (D) - Setbacks from Street Lights, Stormwater Catch Basins, Driveway Cuts and Underground Utilities	N/A	
9.1033 (E) - Setbacks from Crosswalks and Intersections		The requirements of this section will be considered with submittal of final construction plans.
9.1033 (F) - Approved Tree List		Trees have been selected from the city's approved street tree list.
9.1033 (G)&(H) - Planting Exception if Infeasible and Tree Fund		The applicant intends to plant all trees prior to Final Occupancy.

## 9.1034 Tree Removal During Development

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

## 9.1035 Tree Replacement for Trees Removed During Development

Standard	N/A	Findings
9.1035 (A) - Required Tree Requirements	N/A	
9.1035 (B) - Approved Tree List	N/A	
9.1035 (C) - Planting Exception if Infeasible and Tree Fund	N/A	

#### IV. SIGNIFICANT TREES

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

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