



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

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

HEARING DATE: November 7, 2018

REPORT DATE: October 31, 2018

TO: Design Commission

FROM: GianPaolo Mammone, Associate Development Planner

FILE NUMBER: **DRE 18-26000142 - Beacon Medical Building**

APPLICANT: Russell A. Lieblick, Beacon Medical

REPRESENTATIVE: Paul D. Wolfe, Dominek Architecture, LLC

LOCATION: SE Stark Street, Gresham OR 97030
Lot 2 (Existing Bldg.): 23335 SE Stark St., Gresham OR 97030

PARCEL DESCRIPTION: Lot 1: R649641690 / 1N3E34DC 01301
Lot 3: R649641710 / 1N3E34DC 01303

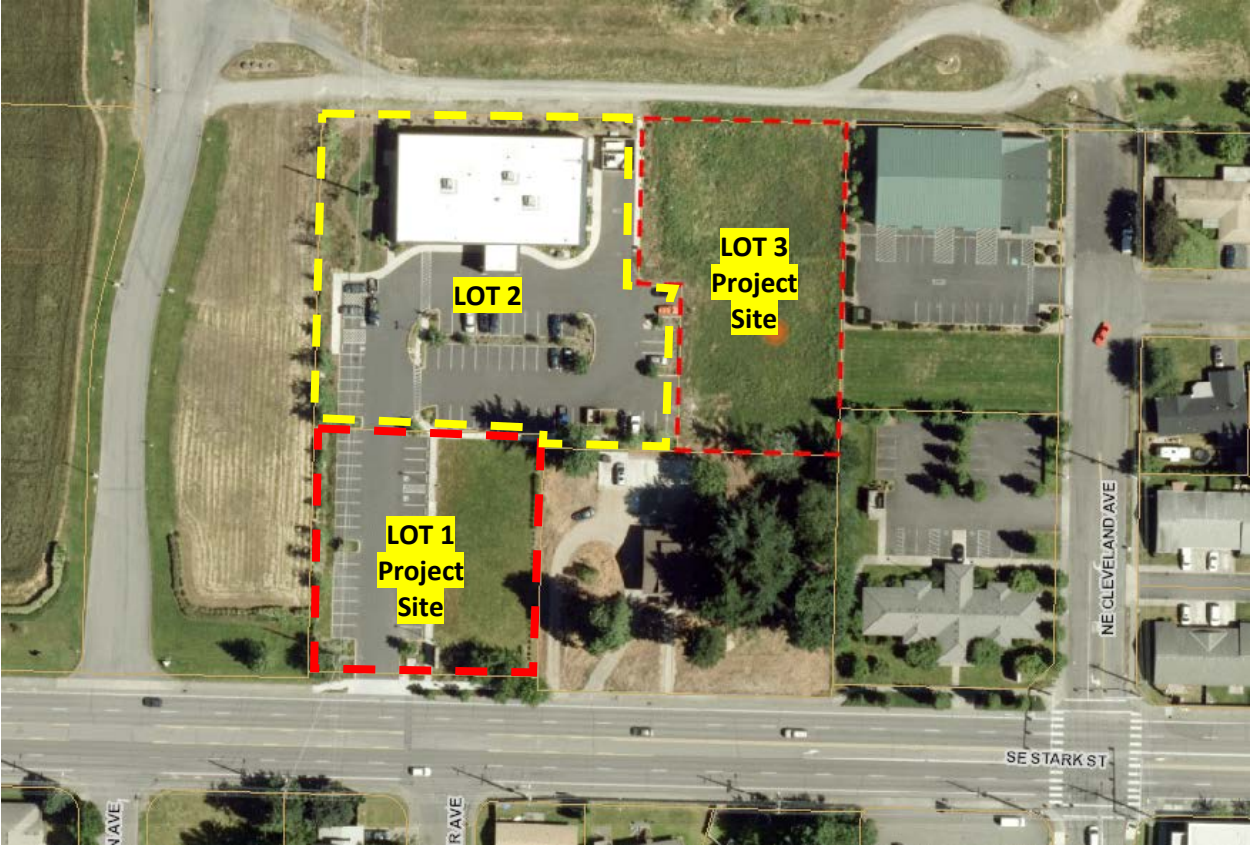
ZONING: **Corridor Design District, Corridor Mixed Use (CMU)**

PROPOSAL: Type III Design Review E for the construction of a new 20,996 square-foot, three-story medical office building on Lot 1 and associated parking on Lot 3. No improvements are proposed for Lot 2, the lot currently developed with a medical building.

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

EXHIBITS: A. Vicinity Map
B. Application Package - Narrative and Plans
C. Responses to Public Notice

AERIAL



I. FINDINGS OF FACT

- A. LOCATION:** The site consists of three adjoining lots (1, 2, and 3) with development for this application occurring solely on Lots 1 and 3.

Lot 1 is 29,772 square feet (0.68 acre) and is located on the north side of SE Stark Street (approximately 385 feet west of NE Cleveland Avenue). Lot 1 is partially improved with surface parking and provides access from SE Stark Street to the lots at the rear of the site. The lot is also improved with landscaping and a monument sign for the building tenant on Lot 2, to the north. Lot 2 is 58,920 square feet (1.35 acres) and is located to the north of Lot 1. It is developed with an 11,000 square-foot medical building addressed 23335 SE Stark St. with surface parking. Lot 3, located to the east of Lot 2, is 32,356 square feet (0.74 acres) and is presently unimproved.

- B. ZONING:** The two subject properties are located within the Corridor Design District and are designated Corridor Mixed Use, as is the property (Lot 2) with the existing building.

- C. PROPOSAL:** The proposal includes development of a new 20,996 square-foot, three-story medical office building on Lot 1 and associated parking on Lot 3. No improvements are proposed for Lot 2.

- D. SITE DESCRIPTION:** The site consists of three adjoining lots. Lot 1 is 29,772 square feet (0.68 acre) and is located on the north side of SE Stark Street. It is partially improved with surface parking and provides access from SE Stark Street to the lots at the rear of the site. The lot is also improved with landscaping and a monument sign for the building tenant on Lot 2, to the north. Lot 2 is 58,920 square feet (1.35 acres) and is located to the north of Lot 1. It is developed with an 11,000 square-foot medical building addressed 23335 SE Stark St. with surface parking. Lot 3, located to the east of Lot 2, is 32,356 square feet (0.74 acres) and is presently unimproved.

The site is predominantly flat and lies in the Gresham Cascade Well Field Environmental Overlay.

- E. SURROUNDING LAND USES:** This finding is based on the application submitted, City zoning maps, and City GIS information on land uses.

The adjacent sites to the west, south, and east are in the Corridor Mixed Use (CMU) land use district. The property to the north is zoned General Industrial (GI).

- F. PUBLIC NOTICE AND COMMENTS:** The City of Gresham Development Planning Division sent notices of the proposal to the surrounding property owners of record (as shown on the most recent property tax assessment roll) and residents within 300 feet of the subject property. No written public comments have been received as of the preparation of this Report.

Various agencies were sent notices. Their comments and recommendations are attached to, and made a part of, this review and recommendation.

Public and neighborhood association comments can be submitted at any time up until the hearing date or at the hearing on November 7, 2018.

G. APPLICATION ACCEPTANCE DATE: The application for design review was submitted on April 3, 2018. The application was subsequently deemed incomplete on May 3, 2018 and July 27, 2018. Updates were received on August 21, 2018. The application was deemed complete on September 19, 2018.

II. APPLICATION PROCESS FINDINGS

7.0003 - Design Review Applications. This section lists the types of Design Review levels as well as the applicability of each. In this particular case, the applicable Design Review is a Type E (DRE) as the proposal is a commercial development with more than 10,000 square feet of new floor area and includes application of the discretionary review track. The development permit application is being processed as a Type III Design Review.

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

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

Compliance with Section 7.0603 - Corridor Design District is proposed by meeting the relevant clear and objective standards for all guidelines except for the following discretionary items which will meet the guideline, relevant principles and intent:

CORRIDOR DESIGN DISTRICT

7.0603(A) - Site Design

7.0603(A)(4)(D)(1) - Building Orientation

7.0603(B) - Building Design

7.0603(B)(1)(D)(1-4) - Building Rhythm and Façade Articulation

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

7.0603(B)(4)(D)(1) - Transparency

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

This standard is met.

11.0101 - Development Permit Required. A development permit is being pursued in accordance with the Gresham Development Code standards and requirements. This Staff Report and the November 7, 2018 Design Commission public hearing represent the

review of the proposed development as it relates to the Gresham Development Code standards and requirements for development.

This standard is met.

11.0203 - 11.0204 - Classification of Applications by Procedure and Review Authorities - Table

11.0204. Table 11.0204 shows proposal types and process information. The Type E Design Review is a Type III review. This application requires both a pre-application conference and an early neighborhood meeting.

This standard is met.

11.0500 and 11.0900 - Type III Quasi-Judicial Procedures. This proposal is subject to the Type III procedure because it includes a request for a Type E Design Review. Under this Type III procedure, a Pre-Application Meeting (PAM 17-26000090) was held on April 5, 2017 (per 11.0700). A Neighborhood Meeting was held on January 2, 2018 (per 11.0800).

The application was formally submitted on June 19, 2018 and was deemed incomplete on May 3, 2018 and July 27, 2018. Following submittal of new materials, the application was deemed complete on September 19, 2018. The determination of completeness occurred within 180 days of the submittal of the initial application.

Copies of the complete application were transmitted to each affected agency and City department for review and comment on September 25, 2018. Per 11.0502(E), a public notice of this proposal was mailed to owners of property and residents within 300 feet of the site as well as to representatives of the North Central Neighborhood Association on October 17, 2018. The notice was also posted onsite on October 16, 2018. No public comment was received in response to the public notice prior to issuance of this Staff Report. Comments received in the interim, if any, will be submitted at the public hearing.

This standard is met.

III. FINDINGS

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

GENERAL

4.0400 - Corridor Districts.

4.0413 - Corridor Mixed Use Land Use District. Commercial businesses operating in this district will serve primarily the day-to-day needs of residents in nearby housing development and neighborhoods.

The standard is met

Table 4.0420 - Permitted Uses in the Corridor Land Use Districts. Business and Retail Service and Trade are a permitted use in the CMU land use district with limitations, per Footnote No. 9. Footnote No. 9 states the maximum building footprint size permitted for any building occupied entirely by a commercial use or uses shall be 20,000 square feet.

The standard is met.

Table 4.0430 - Development Requirements for Corridor District. The applicant's drawings and Section 4.0430 narrative provides the findings that address the development standards. Staff concurs with the applicant's findings as stated in the narrative.

The standard is met.

7.0000 - Design Review - Common Requirements.

7.0212 - Standards for New Solid Waste and Recycling Collection Areas. These standards apply and are addressed by the agency comments (Recycling & Solid Waste) provided later in this Staff Report.

These standards are met with Condition of Approval #9.

7.0220(A), 7.0221 and 7.0222 - Landscaping, Installation and Irrigation. An underground irrigation system is required. A landscape plan completed by a licensed Landscape Architect is also required.

A landscape plan (titled Landscape Plan, Sheets L1, L2 L3, and L4) has been prepared and stamped by a licensed Landscape Architect. A fully automatic sprinkler irrigation system, incorporating low water use sprinkler heads is noted on the plan.

Landscaping must be installed prior to occupancy or a funding mechanism (such as bonding) must be provided. A condition of approval will be required to ensure installation occurs by occupancy or an appropriate funding mechanism is provided at 110 percent of the value.

This standard is met with Condition of Approval #25.

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

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

This standard is met with Condition of Approval #8.

9.0500 - Grading and Drainage Plans. These standards apply and are addressed by the agency comments (Development Engineering) provided in this Staff Report.

These standards are met with Conditions of Approval #6 - #7.

9.1000 - Tree Regulations. The proposal includes the removal of three trees located on the subject property. None of the trees are identified as significant. The proposal includes the planting of 16 new trees as part of the site redevelopment.

This standard is met.

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

These standards are met by Conditions of Approval #2, #3, #5 - #7.

DESIGN REVIEW

7.0600 - Corridor Design District, Guidelines and Standards. Applicants can choose to meet the design criteria of Section 7.0600 by either meeting the design guidelines through the discretionary process or by meeting the standards through the clear and objective process. The applicant in this case has chosen to follow the discretionary process. For all criteria, the applicant must show compliance with the design guideline or the corresponding design standard. Alternatively, the Design Commission can choose to waive a guideline to achieve the flexibility necessary to support a particularly creative proposal.

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

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

The Manager adopts the findings in the application submittal material as found in Exhibit B and the supporting evidence relied on therein except to the extent inconsistent with the findings below, with the exception that this Report will also describe how the proposal will meet the standards that are proposed to be met through the discretionary review process. The Manager makes the following findings regarding this application file.

7.0603(A) - Site Design.

7.0603(A)(4)(D)(1) - Building Orientation.

ISSUE: The applicant must either:

- Meet the 7.0603(A)(4)(D)(1) standard; or
- Meet the 7.0603(A)(4)(C)(1); or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: The standard states: Each building shall provide at least one entry facing the primary street on which the building is located.

PROPOSAL: The proposal shows that the primary entry will be facing the parking area along the western façade of the building. While floor plans and elevations show that an entry to the building is provided with access directly from the street on the building's southern façade (fronting SE Stark Street), this entrance does not directly access the main lobby (with elevator and stairwell). Instead, this proposed entrance provides direct access to Suite #2. Access to the main lobby, elevator and stairwell from this entrance is provided through circulation within Suite #2.

GUIDELINE: All buildings shall be oriented toward and accessed from the street.

RECOMMENDATION: The standard requires at least one entry facing the primary street on which the building is located.

The applicant's proposal will provide a main entrance along the west elevation (facing the parking lot), another customer entry facing SE Stark Street (southwest corner of the building) even though this entrance will not directly access the main lobby with elevator and stairwell, and another entrance on the north elevation. Per the applicant's narrative, the primary entries on the south and west façade are designed to be open at all business hours.

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

7.0603(B) - Building Design.

7.0603(B)(1)(D)(1-4) - Building Rhythm and Façade Articulation.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(1)(D)(1-4) standard; or
- Meet the 7.0603(B)(1)(C)(1-4) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Building walls shall be articulated with design features which add visual interest and prevent the appearance of blank walls.

Facade Depth: Facades visible from streets, parking areas or those with customer entries shall incorporate design strategies and features which create depth in wall planes.

Depth shall be established in facades by utilizing one of the following strategies: A repeating pattern of wall recesses and/or projections that has a relief of at least 16 inches (such as recessed structural bays or recessed window openings between columns); or changes in wall plane with a depth of at least 24 inches at intervals which respond to the building module. These changes in wall plane shall occur at intervals of not less than 25 feet and not more than 100 feet.

PROPOSAL: With the exception of the entrances (one on the west elevation and one on the south elevation) which are recessed 4 feet, the design is not proposing recesses along the facades.

GUIDELINE: Buildings shall not include long, monotonous, uninterrupted walls and shall utilize design strategies which create depth and add interest to the facade.

RECOMMENDATION: The proposed design does not introduce a traditional repeating pattern of wall recesses and projection as per standard requirements. However, the use of fenestration (design of the window treatment and change in material) creates a harmonious design that is visually appealing and meets the intent of the guidelines for creating depth in the façade and for establishing continuity in the design.

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

7.0603(B)(1)(D)(5) - Building Base.

ISSUE: The applicant must either:

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

STANDARD: Building bases shall consist of a visible change in the building facade and include a change in material, texture, pattern, or ornamentation. The base shall be a minimum height no less than 5 percent of the facade height and shall not exceed 20 percent of the facade height.

PROPOSAL: The proposed cornice line above the first-floor windows creates a visible change in the building façade. However, the line is taller than 20 percent of the building height.

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

RECOMMENDATION: As proposed the cornice line above the first-floor windows creates a visible change in the building façade, even though, as proposed, it is taller than 20 percent of the building height. In addition, the window treatment (sloped metal panel cladding) establishes an obvious and acceptable base.

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

7.0603(B)(4)(D)(1) - Transparency.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(4)(D)(1) standard; or
- Meet the 7.0603(B)(4)(C)(1) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Buildings shall have a pedestrian level transparency zone with windows utilizing clear glass between the heights of 2 and 12 feet for no less than 60 percent of facades facing public streets.

PROPOSAL: The facade facing SE Stark Street, in order to reach 60 percent transparency, would need 408 square feet of clear glass between the heights of 2 feet and 12 feet. As presented, the façade only consists of 400 square feet of clear glass between 2 and 12 feet.

GUIDELINE: Buildings shall have high levels of transparency at the pedestrian level on facades which face the street.

RECOMMENDATION: By allowing the determination of transparency to include transparent glazing from zero to 2 feet of height (as presented by the applicant in the elevation drawings) the total square footage of clear glass along the south elevation (SE Stark Street facing elevation) would increase to 428 square feet (in excess of the 60 percent requirement).

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

IV. RESPONSE TO PUBLIC NOTICE

No responses to the public notice were received as of the issuance of this Staff Report. Comments received in the interim, if any, will be submitted at the public hearing.

V. AGENCY COMMENTS

ADDRESSING COMMENTS

FROM: Carrie Osborn, Planning Technician II

DATE: October 5, 2018

A new address will be assigned to the two-story, 21,000 square-foot dental and medical office located on the site that is currently unaddressed and identified as State ID 1N3E34DC 01301.

The applicant and/or representative shall contact the Addressing Coordinator at 503-618-2809 after the staff decision has been made final to obtain the new address before submitting for building permits.

RECYCLING & SOLID WASTE

FROM: Shannon Martin, Recycling & Solid Waste Program Manager

DATE: September 28, 2018

New enclosure addition: if there is room, widen the new enclosure to match the existing enclosure to allow a minimum 8 feet, 6.5 inches inside dimension access to the container. A typical 3-yard container is 7 feet wide; additional space will allow truck access and reduce the likelihood of damaging the gate.

DEVELOPMENT ENGINEERING COMMENTS

FROM: Colin Stout

DATE: October 10, 2018

The general project area consists of three parcels on the north side of SE Stark Street (1N3E34DC tax lots -1301, 1302, 1303 referred to as Parcel I, II, and III respectively) located in the Corridor Mixed Use (CMU) land use district. There is an existing medical office building on Parcel II. The applicant proposes to construct a new three-story, approximately 21,000 gross square-foot (GSF) building on the vacant portion of Parcel I east of the existing parking lot along with associated parking for the new building on Parcel III. The new building is currently proposed to be a medical office building as well.

A5.000: GENERAL

The applicant shall schedule and attend a pre-design meeting with Jessica Snodgrass, Development Engineering, at 503-618-2277 prior to submittal of construction plans for building permit review to discuss technical requirements, design and construction schedules, and to review processes.

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

Approvable public facilities construction plans and a performance bond for 110 percent of the engineer's estimate shall be provided prior to issuance of the notice to proceed. Approved

plans are valid for one year, and all public improvements must be completed within two years of the Notice to Proceed unless otherwise approved by the Manager.

Any project that includes construction of public facilities shall comply with City of Gresham survey standards. Plans shall reference a City of Gresham benchmark, NGVD 1929, 1947 adjustment. Coordinates shall be based on the Lambert State Plane Coordinate System, Oregon North Zone. Basis of bearing for all measurements shall be taken from the City Control Network. Control Points can be found at www.GreshamOregon.gov/Maps/. Plans that reference Multnomah County or City of Portland control points are not approvable.

The following comments are from Development Engineering and refer to the plans submitted by Dominek Architecture, dated September 19, 2018.

A5.100: SANITARY SEWER FACILITIES

Existing Sanitary Sewer Facilities and Approved Point of Connection

City records show an existing 8-inch diameter concrete sanitary main in SE Stark Street running beneath the sidewalk along the frontage of Parcel I. As-builts also show an 8-inch by 6-inch tee in the line, to which the applicant proposes to connect. This is acceptable to the City of Gresham.

Pretreatment

Depending on the type of medical use proposed for the new building, pretreatment of waste prior to discharge to the public system may be warranted. Please contact Paul Kramer, Wastewater Division, 503-618-2648 for more information.

A5.200 & 9.0500: SURFACE WATER MANAGEMENT SYSTEMS

Approved Point of Discharge

The site lies in the Fairview Creek drainage basin. While not in the approved underground injection control (UIC) area, the proposed development borders the UIC area and is surrounded by previous developments that utilize infiltration systems. As there are no nearby public facilities to capture and convey runoff, infiltration is the most suitable method for stormwater disposal for the proposed development.

The applicant must provide current site-specific infiltration data from testing performed per the requirements of Section 4.08.05 of the City's PWS for review. The infiltration tests must be performed during the wet weather season (between October 1 and May 31).

Water Quality & Detention Requirements

Per the GCDC, onsite detention (retention) and water quality treatment for stormwater runoff is required for developments that add or replace 1,000 square feet or more of the existing surface with impervious area. Both water quality and detention of the resulting runoff are required for the proposed development. Assuming adequate site-specific infiltration rates, all

private stormwater runoff resulting from the proposed development on Parcels I and III shall be managed onsite.

The use of onsite green/low impact stormwater systems such as rain gardens, planter boxes, pervious pavement, and other green/low impact development practices as described in the City's Green Development Practices Manual shall be prioritized in the design to satisfy water quality and retention requirements, which are proposed by the applicant.

Please use this Manual for guidance in the final green/low impact development design. Sizing calculations provided in the Green Development Practices Manual must be adjusted for this site's conditions.

Below are the basic requirements for private stormwater treatment and infiltration facilities to aid in the stormwater management design for this project:

- Retention requirements must comply with the current Public Works Standards. The minimum requirements for retention are described in PWS 4.02 and design guidance can be found in PWS 4.08.
- Assuming adequate infiltration rates, UICs may be utilized to manage onsite runoff resulting from the proposed development on Parcels I and III. Any proposed UICs will need to be registered with the Oregon Department of Environmental Quality (DEQ) and either meet the authorization by rule requirements in the Oregon Administrative Rule (O.A.R.) 340-044-0018 or be covered under a permit. The applicant is responsible for ensuring that all drywells are properly registered with Oregon DEQ. Information on the program can be found at www.DEQ.State.OR.US/wq/uic/uic.htm.

Maintenance Requirements for Private Stormwater Facilities

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

Drainage Report

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

Erosion and Sedimentation Control Requirements

As it appears that the area of disturbance will exceed one acre, an NPDES 1200-C permit is required from the Oregon Department of Environmental Quality (DEQ). Information can be obtained from DEQ's website at www.DEQ.State.OR.US/wq/wqpermit/stminfo.htm. Applications are processed directly through DEQ; the LUCS (Land Use Compatibility Statement) form is processed through the City of Gresham.

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

A5.300: WATER FACILITIES

Existing Water Facilities and Approved Point of Connection

The site lies in the Grant Butte service level with a static pressure of approximately 48 pounds per square inch (psi). City records show an existing 18-inch diameter ductile iron water main along the south side of SE Stark Street. An 8-inch ductile iron hydrant lead was installed off this 18-inch main, and this lead is also used for the domestic and irrigation connection for the existing building and landscaped facilities.

A 2-inch diameter copper service line and two 2-inch diameter copper service stubs were installed off the 8-inch hydrant lead. A 2-inch water meter was installed on the existing 2-inch service line to serve the existing building on Parcel II. The 2-inch service stubs would need a meter setter and water meter to be installed by the City's Water Operations Crew if either of them are to be used for the proposed development.

Domestic and Irrigation Service and Water Meter Sizing for Proposed Development

Plumbing fixture counts will need to be submitted with the building permit submittal via the City's [water meter sizing chart](#) and shall include all fixtures in all buildings connected to each new meter, including irrigation devices. It is the responsibility of the applicant's engineer to ensure water demands can be met. City crews will install the water services and meters at the applicant's expense.

Backflow Requirements for Domestic and Irrigation Services

A private reduced pressure backflow assembly (RPBA) will be required at the property line for backflow protection on the domestic water service for the proposed development. A private double check assembly (DCA) will be required on any future irrigation service.

Fire Flow Requirements

Per A5.301B of the GDCD, a minimum of 1,000 gallons per minute (gpm) is required to meet fire flow conditions for developments under 3,600 square feet. Currently, there is an existing hydrant on the frontage of Parcel I with a maximum flow of 3,500 gpm at a residual pressure of 25 psi available to meet fire flow demand.

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

Cascade Well Field Requirements

The development site is located within the Cascade Well Field Area. All developments or tenant uses that will store hazardous materials, create hazardous waste, or store petroleum products in excess of the volumes identified in Table 1 - Chemical Category Thresholds in the applicable

manual shall meet all applicable well field requirements. Full documentation, operational plans, and structural plans and designs are required to be approved prior to release of building permits for any development located in the Cascade Well Field Area. A copy of the applicable well field manual can be found on the City's website.

For more information, please contact Clay Walker at Clay.Walker@GreshamOregon.gov or 503-618-2487.

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

See Transportation Planning's comments.

CHARGES AND FEES

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

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

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

For required public improvements, document preparation and City project management and recordation fees, the developer will enter into a contract to pay City staff for plan review and inspection services. A deposit will be paid based on the engineer's estimate, and these services will be paid for at actual rates. A guarantee of completion will be required for 110 percent of the public improvement estimate.

TRANSPORTATION PLANNING COMMENTS

FROM: Jay Higgins

DATE: October 22, 2018

PROJECT DESCRIPTION

The applicant is proposing a multi-story 20,996 square-foot medical office building.

RIGHT OF WAY DEDICATION & FRONTAGE IMPROVEMENTS

The site frontage is on SE Stark Street, which is a Standard Arterial. The frontage is fully dedicated to the Standard Arterial width of 48 feet to centerline. The frontage currently contains a planter strip of approximately 5 feet, street trees and a 6-foot sidewalk. There is additional right of way behind the sidewalk. The standard for a Standard Arterial is an 8-foot planter strip and a 6-foot sidewalk.

While the existing planter strip does not meet standards, it is close to meeting standards, and the planter strip is located between the sidewalk and the vehicle travel lanes, which is the

correct location to increase pedestrian safety. As reconstruction of the sidewalk and street trees would not provide a significant pedestrian benefit, no further improvements are needed.

ACCESS

The applicant has access through one existing shared driveway to SE Stark Street. This access appears to be relatively new. The applicant should verify that this driveway meets current ADA standards. If the driveway does not meet ADA standards the driveway should be reconstructed to current ADA standards.

PROPORTIONALITY

The proposed use is expected to generate approximately 720 average daily trips. Since this is a new use, all of these trips are new impacts to the transportation system. The applicant may need to reconstruct the driveway to ADA standards. As 100 percent of the applicant's trips will use this driveway this requirement is found to be proportional to the trip impacts.

RECOMMENDATIONS

This application can be approved with conditions.

- The applicant should verify that the driveway meets existing ADA requirements or reconstruct the driveway to current ADA standards.

FIRE DEPARTMENT COMMENTS

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

DATE: September 26, 2018

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

1. Provide fire flow per Oregon Fire Code Appendix B. The building is currently shown as approximately 21,000 ***square feet***. If the building is of Type III-B construction, the fire flow required is 1,500 ***gpm at 20 psi*** with a 75 percent reduction for an NFPA 13 fire sprinkler system. ***OFC App B Table B105.1***.
2. Temporary addresses of 6 inches shall be provided at EACH construction entrance prior to ANY construction materials arriving onsite. Prior to the building finals a 10-inch permanent address range placard will be required high on the building, facing the address street, per Gresham Fire Addressing Policy. The policy can be provided upon request. ***OFC 505 & 3310***
3. Required fire hydrants and access road shall be installed and approved PRIOR to any combustible construction material arriving onsite. ***OFC 3312.1***
4. Without knowing the building construction types or sizes, a PUBLIC fire hydrant is required to be within ***250*** feet of the main entrance driveway. The furthest point on each building shall be no more than 400 feet from a hydrant. Private fire hydrants shall be installed along the entire length of the fire access road with spacing no more than 450 feet apart. Show on

the building plans where the nearest existing and new hydrants are located. **OFC Appendix C and 507**

5. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch **Storz** adapter with National Standard Threads installed on the 4½-inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two (2) set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.
6. A fire hydrant shall be within 50 feet of the fire sprinkler system “FDC.” **OFC Appendix C 102.2 & NFPA 13E**
7. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be BLUE. They shall be located adjacent and to the side of the centerline of the access road way on which the fire hydrant is located. In the case that there is no center line, assume a centerline and place the marker accordingly. **OFC 508.5.4**
8. All Fire Department access roads shall be drawn to scale and shown clearly on plans. The access roads shall be constructed and maintained prior to and during construction. The minimum width is required to be 20 feet. **OFC 503.2.1 & D103.1**
9. Required Fire Department access roads onsite shall be designed to support an apparatus weighing 75,000 lb. gross vehicle weight. Provide an engineer’s letter stating the access road meets those requirements at the time of building permit submittal. **OFC, Appendix D, Section D102.1**
10. The turning radius for all emergency apparatus roads shall be: 28 feet inside and 48 feet outside radius. **OFC 503.2.4**
11. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 - 26 feet wide require the marking on both sides. Indicate on the building permit plans. The policy can be provided upon request. **OFC D 103.6**
12. The building is required to be provided with fire sprinklers throughout. **OFC 903.2.9**
13. A fire alarm system is required. **OFC 907, 903.4**
14. If MedGas is to be used, a separate permit will be required.

VI. CONCLUSION

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

VII. RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of the Type III Design Review E for a new 20,996 square-foot, three-story medical office building on Lot I and associated parking on Lot 3 with the following **conditions of approval**.

Note that this recommendation for approval with conditions is based on the applicant's submitted narratives and plans and staff's analysis of the proposal based on Code compliance; any conditions are aimed at assuring the criteria are met when the applicant's narratives and plans do not provide enough information to assure each criterion is met. Consistency with the submitted plans is required. Where Code standards or guidelines could be met with conditions of approval, the finding: "This standard or guideline is met by Condition of Approval____", is made.

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

GENERAL CONDITIONS

1. This approval is valid for one year from the date of decision (the end of the appeal period). An application for a building permit must be submitted within one year of this decision (per Section 11.0105). An extension, as permitted under Section 11.0106, is possible. Any changes to the plans must comply with the Gresham Development Code, City of Gresham Public Works Standards, the Building Code and Uniform Fire Code. Changes to the plans that require a discretionary decision will be reviewed, at minimum, as a Type II procedure, except changes that affect standards under Section 7.0603, which will be reviewed under a Type III procedure.
2. The applicant shall provide adequate public facilities and services including access, drainage, water and sanitary sewer, as applicable, per all applicable sections of Appendix 5 of the Community Development Code and Public Works Standards.
3. The applicant shall schedule and attend a pre-design meeting with Jessica Snodgrass, Development Engineering, at 503-618-2277 prior to submittal of construction plans for building permit review to discuss permit processes, technical requirements, design and construction schedules, and plan review processes.

PRIOR TO ISSUANCE OF BUILDING PERMIT

4. The applicant shall contact the Addressing Coordinator at 503-618-2809 prior to building permit or construction plan submittal to obtain a new address for the proposed building.
5. The area of disturbance appears to be more than one acre. A NPDES 1200-C permit is required from the Oregon Department of Environmental Quality (DEQ). Erosion and sedimentation control shall comply with the Erosion Prevention & Sediment Control Manual, January 2006.
6. A final drainage report as well as construction plans for the required water quality treatment and detention facilities shall be submitted for review at the time of construction plan submittal. The final drainage report shall contain calculations that show how the City's

water quality and detention (infiltration) standards will be met for the proposed development.

7. A stormwater maintenance plan and agreement update with the City must be prepared and executed for the proposed private stormwater facilities prior to issuance of the full building permit.
8. Prior to building permit issuance, the “owner” shall enter into and record a landscape maintenance agreement as approved by the City. The specific requirements of the agreement are also found in subsections (a) - (d) of 7.0603(A)(7)(d)(7)(c)(2). The project planner will provide the landscape maintenance agreement template upon request.

WITH BUILDING PERMIT

9. New enclosure addition: if there is room, widen the new enclosure to match the existing enclosure to allow a minimum 8-foot, 6.5-inch inside dimension access to the container. A typical 3-yard container is 7 feet wide; additional space will allow truck access and reduce the likelihood of damaging the gate.
10. Provide fire flow per Oregon Fire Code Appendix B. The building is currently shown as approximately 21,000 **square feet**. If the building is of Type III-B construction, the fire flow required is 1,500 **gpm at 20 psi** with a 75 percent reduction for an NFPA 13 fire sprinkler system. ***OFC App B Table B105.1.***
11. Temporary addresses of 6 inches shall be provided at EACH construction entrance prior to ANY construction materials arriving onsite. Prior to the building finals a 10-inch permanent address range placard will be required high on the building, facing the address street, per Gresham Fire Addressing Policy. The policy can be provided upon request. ***OFC 505 & 3310***
12. Required fire hydrants and access road shall be installed and approved PRIOR to any combustible construction material arriving onsite. ***OFC 3312.1***
13. Without knowing the building construction types or sizes, a PUBLIC fire hydrant is required to be within **250** feet of the main entrance driveway. The furthest point on each building shall be no more than 400 feet from a hydrant. Private fire hydrants shall be installed along the entire length of the fire access road with spacing no more than 450 feet apart. Show on the building plans where the nearest **existing and new** hydrants are located. ***OFC Appendix C and 507***
14. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch **Storz** adapter with National Standard Threads installed on the 4½-inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two (2) set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.
15. A fire hydrant shall be within 50 feet of the fire sprinkler system “FDC.” ***OFC Appendix C 102.2 & NFPA 13E***

16. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be BLUE. They shall be located adjacent and to the side of the centerline of the access road way on which the fire hydrant is located. In case that there is no center line, assume a centerline and place the marker accordingly. **OFC 508.5.4**
17. All Fire Department access roads shall be drawn to scale and shown clearly on plans. The access roads shall be constructed and maintained prior to and during construction. The minimum width is required to be 20 feet. **OFC 503.2.1 & D103.1**
18. Required Fire Department access roads onsite shall be designed to support an apparatus weighing 75,000 lb. gross vehicle weight. Provide an engineer's letter stating the access road meets those requirements at the time of building permit submittal. **OFC, Appendix D, Section D102.1**
19. The turning radius for all emergency apparatus roads shall be: 28 feet inside and 48 feet outside radius. **OFC 503.2.4**
20. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 - 26 feet wide require the marking on both sides. Indicate on the building permit plans. The policy can be provided upon request. **OFC D 103.6**
21. The building is required to be provided with fire sprinklers throughout. **OFC 903.2.9**
22. A fire alarm system is required. **OFC 907, 903.4**
23. If MedGas is to be used, a separate permit shall be required.
24. The applicant shall verify that the driveway meets existing ADA requirements or shall reconstruct the driveway to current ADA standards.

PRIOR TO OCCUPANCY

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

End of Staff Report

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