

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

HEARING DATE: March 27, 2019, 6:30 pm

REPORT DATE: March 20, 2019

TO: Design Commission

FROM: Terra Wilcoxson, Associate Development Planner

FILE NUMBER: DRE/MIS/TR 18-26000352

APPLICANT: Ben Waechter, Waechter Architecture

REPRESENTATIVE: Ben Waechter, Waechter Architecture

LOCATION: 740 SE 182nd Ave., Portland OR 97233 and R233502220

PARCEL DESCRIPTION: 1S3E05BB 03600 and 1S3E05BB 01900

PROPOSAL: Type III Design Review E for the construction of four multifamily buildings with four stories (Buildings A-D); one multifamily building with three-stories (Building E); one single-story building for accessory uses (Community Center); dedication of right of way for new streets (SE 185th Avenue and future east/west street); Type III special purpose overlay boundary revision to modify the open space overlay; Type II Tree Removal; open space improvements; and associated parking and site improvements.

INTRODUCTION: A Design Commission hearing was opened on December 5, 2018. During the hearing the applicant requested and the Design Commission approved a continuance of the hearing to February 6, 2019. In advance of February 6, the applicant requested a second continuance. On February 6 the hearing was opened and continued to March 27, 2019. The purpose of continuing the hearing was to enable a revision of the proposed design with the intent to bring the application into conformance with the applicable sections of the Community Development Code. In addition to amending the site design, building design and supplemental materials the applicant requested to withdraw the two-lot partition and lot consolidation from the application. The findings and recommendation in this revised Staff Report are inclusive of revised and supplemental drawing sheets, documentation and narrative memos submitted through March 6, 2019.

RECOMMENDATION:

Approval of the Type III Design Review, Special Purpose Boundary Overlay Revision, and Type II Tree Removal

EXHIBITS:

- A. Vicinity Map
- B. Application Package - Narrative and Plans
- C. Public Comments/Engagement

I. FINDINGS OF FACT

- A. LOCATION:** The subject site is located north of SE Yamhill Street, east of SE 182nd Avenue and west of SE 187th Avenue.
- B. ZONING:** The site is in the Rockwood Town Center (RTC) land use district. Attached Dwellings on a Single Lot are permitted with limitations in the land use designation; however, the limitations apply exclusively to properties fronting SE Stark Street in the Rockwood Town Center Mixed Use Area. They do not apply to the subject site.
- C. PROPOSAL:** The project will consist of the construction of SE 185th Avenue, six new buildings, open space, and associated onsite parking and landscape improvements.
- The proposed buildings include four four-story apartment buildings, one three-story apartment building, and a single-story community center. The total floor area is 247,222 square feet. Also proposed are 226 permanent off-street parking spaces and 11 interim off-street parking spaces (located in the right of way (ROW) for the future east/west street).
 - The construction of SE 185th Avenue will run approximately 640 linear feet from SE Yamhill Street north to the site's northern property line.
 - The project will reduce the size of the Open Space Overlay District by 5.27 acres.
 - The project will include the improvement of approximately 1.68 acres of private open space accessible to the public that is central to the site with frontage on the east and west sides SE 185th Avenue.
 - The proposal includes the removal of 11 regulated trees.
- D. SITE DESCRIPTION:** This finding is based on Sheet G.4 Site Survey and Sheet L6.9 Open Space Easement. The subject site consists of two tax lots (03600 and 01900) with a total of 622,294 square feet (14.29 acres). The area proposed for development is limited to 322,195 square feet (7.40 acres), which is relatively flat and generally unimproved. The development area contains 140 linear feet of frontage on SE Yamhill street. The Open Space Overlay District effects 582,500 square feet (13.37 acres) of the subject site and 302,500 (6.94 acres) of the development area.
- 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 north, east, and west are in the RTC land use district. Properties to the north are developed with primarily commercial uses with the exception of the East Multnomah County Courthouse. The sites to the east are mostly multifamily uses. The sites to the south are generally single-family detached residences and duplexes; however, there is a 2.59-acre multifamily use on the southeast corner of SE Yamhill Street and SE 182nd Avenue. The properties to the south across SE Yamhill Street are in the Transit Low Density Residential District (TLDR). The development area presently occupies the same parcel as institutional uses, including a school and a religious institution, fronting SE 182nd Avenue.

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. Public comments are included in this review as Exhibit C.

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 March 27, 2019.

G. APPLICATION ACCEPTANCE DATE: The application for design review was submitted on August 31, 2018 and deemed incomplete on September 24, 2018. The applicant provided additional information on October 26, 2018. The applicant waived a second completeness review indicating no additional information would be provided, and the application was processed for review on October 26, 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 applicant is proposing more than three discretionary review items. 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 sections 7.0503 Rockwood Design District Guidelines and Standards and 7.0103 Multi-family Design Guidelines and Standards is proposed by meeting the relevant clear and objective standards for all guidelines except for the following discretionary items which will meet the guideline, relevant principles and intent:

ROCKWOOD DESIGN GUIDELINES

7.0503(A) - Site Design

7.0503(A)(1)(c)(2) and 7.0503(A)(1)(d)(2) - Connections.

7.0503(A)(1)(c)(5) and 7.0503(A)(1)(d)(5) - Multi-Family Block Length.

7.0503(A)(3)(c)(3) and 7.0503(A)(3)(d)(3) - Building Frontage.

7.0503(A)(4)(c)(8) and 7.0503(A)(4)(d)(8) - Building Entries.

7.0503(A)(4)(c)(9) and 7.0503(A)(4)(d)(9) - Public-Private Transition Area.

7.0503(A)(6)(c)(5) and 7.0503(A)(6)(d)(5) - Structured Parking.

7.0503(A)(8)(c)(5) and 7.0503(A)(8)(d)(5) - Landscaping of Parking Lots.

7.0503(B) - Building Design

7.0503(B)(1)(c)(1) and 7.0503(B)(1)(d)(1) - Minimum Building Mass.

7.0503(B)(1)(c)(2) and 7.0503(B)(1)(d)(2) - Change in Mass Visibility.

7.0503(B)(3)(c)(6) and 7.0503(B)(3)(d)(6) - Ground Floor Street-Facing Façade Features.

7.0503(B)(3)(c)(7) and 7.0503(B)(3)(d)(7) - Ground-Floor Elevation.

7.0503(B)(5)(c)(1) and 7.0503(B)(5)(d)(1) - Architectural Emphasis.

7.0503(B)(5)(c)(4) and 7.0503(B)(5)(d)(4) - Building Entry Materials.

7.0503(B)(6)(c)(6) and 7.0503(B)(6)(d)(6) - Orientation, Massing, and Articulation.

7.0503(B)(6)(c)(7) and 7.0503(B)(6)(d)(7) - Profile.

7.0503(B)(6)(c)(8) and 7.0503(B)(6)(d)(8) - Architectural Expressions.

7.0503(B)(7)(c)(1) and 7.0503(B)(7)(d)(1) - Primary, Secondary and Accent Materials.

MULTI-FAMILY DESIGN DISTRICT

7.0103(A) - Site Design

7.0103(A)(1)(c)(5) and 7.0103(A)(1)(d)(5) - Illumination.

7.0103(A)(4)(c)(3) and 7.0103(A)(4)(d)(3) - Children's Play Area.

7.0103(A)(5)(c)(6) and 7.0103(A)(5)(d)(6) - Setback Trees.

7.0103(B) - Building Design

7.0103(B)(1)(c)(1) and 7.0103(B)(1)(d)(1) - Prevention of Long, Monotonous, Uninterrupted Walls.

7.0103(B)(1)(c)(2) and 7.0103(B)(1)(d)(2) - Building Length.

7.0103(B)(1)(c)(3) and 7.0103(B)(1)(d)(3) - Building Base and Top.

7.0103(B)(1)(c)(4) and 7.0103(B)(1)(d)(4) - Storage.

7.0103(B)(2)(c)(1) and 7.0103(B)(2)(d)(1) - Street-Facing Elevations.

7.0103(B)(2)(c)(4) and 7.0103(B)(2)(d)(4) - Street-Facing Transparency.

7.0103(B)(4)(c)(1) and 7.0103(B)(4)(d)(1) - Energy Conservation.

This Report will describe how the proposal will meet the Code sections as a summary overview with references to the applicant's narratives. 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 December 5, 2018, February 6, 2019 and March 27, 2019 Design Commission public hearings represent the review of the proposed development as it relates to the Gresham Development Code standards and requirements for development. Contrary to the development application, the project does not include the designation, removal and/or retention of Significant Trees. The application does, however, include a modification to a Future Street Plan.

This standard is met.

11.0203 - 11.0204 - Classification of Applications by Procedure and Review Authorities, Table 11.0204. Table 11.0204 shows proposal types and process information. The Design Review E (DRE) is a Type III review; the Open Space Overlay District Boundary Revision is a Type III review; and the Tree Removal is a Type II review. Pursuant to Section 11.0203(B)(2), all permits will be handled under the Type III process. The decision body for a Type III DRE is the Design Commission. This application requires both a pre-application conference and an early neighborhood meeting. A continuance of the December 5, 2018 and February 6, 2019 public hearings for this application is scheduled before the Design Commission on March 27, 2019.

This standard is met.

12.0011 - Overlay District Boundary Revisions. This section identifies that a special purpose district boundary may be revised under a Type III procedure with posted notice and mailed notice to owners of property within 300 feet of the area proposed for change. Approval of a district boundary revision shall comply with the applicable provisions of the Community Development Code. This permit will be handled under a Type III process with the decision body being the Design Commission. Compliance with the Community Development Code is addressed in Section 5.0500 Open Space Overlay District.

The standard is met.

11.0500 and 11.0900 - Type III Quasi-Judicial Procedures. This proposal is subject to the Type III procedure because it includes a request for a Type E Design Review. Under this Type III procedure, a pre-application conference (per 11.0700) was held on April 11, 2018; a second pre-application conference was held on June 6, 2018; a neighborhood meeting (per 11.0800) was held on May 23, 2018; and verification of the neighborhood meeting and its mailed notice is provided as part of the development permit application.

An Optional Design Commission Consult (per 11.0700) was held on July 18, 2018.

The application for design review was submitted on August 31, 2018 and was initially deemed incomplete on September 24, 2018. After additional information was submitted, the applicant requested that the application be deemed complete and processed. The application was processed on October 26, 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 October 29, 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 Rockwood Neighborhood Association on November 14, 2018. The notice was also posted onsite November 9, 2018. Written comments that were received as of the date of this Staff Report have been included as Exhibit C.

This standard is met.

III. FINDINGS

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

GENERAL

4.0410 - Rockwood Town Center (RTC).

4.0420 - Permitted Uses. Attached dwellings on a single lot are permitted with limitations that apply to buildings on SE Stark Street in the Rockwood Town Center Mixed Use Area. The subject site is not on SE Stark Street; therefore, the limitations do not apply.

This standard is met.

4.0430(D) and 4.0432 - Minimum Floor Area Ratio (FAR). Per Section 4.0432 the minimum floor area ratios contained in Table 4.0430 apply to non-residential and mixed-use development; consequently, the standard applies to the institutional uses on the site, of which the primary tenant is a school. The minimum Floor Area Ratio is 0.5:1. Based on Sheet G.4 Site Survey the current lot size of Tax Lot -03600 is 602,703 square feet (13.84 acres). Per the City's GIS, the existing institutional buildings have 81,136 square feet of floor area. Therefore, the FAR is 0.1:1 and the current development is nonconforming. The application proposes a multifamily development, which will reduce the area dedicated to institutional uses to 300,199 (6.89 acres). The applicant has submitted a separate application for a lot line adjustment (LL 18-26000465 and FP 19-26000012), which will adjust the shared property line as discussed in Section 6.0101(A)-(C) - Lot Line Adjustments and Lot Consolidations. Subsequently, the proposed FAR will be 0.3:1. The proposed development will bring the lot closer to conformance with this standard and it is permitted per Section 8.0200 - Existing and Nonconforming Uses and Development.

This standard is met.

4.0430(E) - Minimum Residential Density and 4.0430(F) - Maximum Residential Density. The required minimum residential net density for attached dwellings is 20 units per acre, and the required maximum residential net density outside the Rockwood Triangle is 40 units per acre. Based on the applicant's narrative, the applicant has chosen not to deduct the public street dedication from the density calculation, as permitted in Section 3.0103 - General Terms and Definition. The proposed development area is 322,195 square feet (7.40 acres). The proposed number of dwelling units is 224. Therefore, the residential density is 30.27 units per acre.

These standards are met.

4.0390(G-H) and 4.4033 - Minimum and Maximum Building Setbacks. Per Table 4.0430, Footnote 16b, front and street-side setbacks are evaluated under Section 7.0503. The minimum setback requirement for interior sides is 0 feet and for the rear is 15 feet. There are no maximum setbacks requirements for interior and rear sides. The proposed ROW lines on each side of SE 185th Avenue serve as the front lot lines for the purpose of building orientation. Per the Section 3.0100 - Definitions, the rear lot line is the lot line most distant from the front lot line; therefore, the north-south property lines farthest east and west are each considered the rear. Buildings A and B are both set 67 feet from the rear lot line to the west. Buildings C and D are both set 71 feet from the rear lot line to the east.

These standards are met or evaluated under Section 7.0503.

Compliance with the following standards are evaluated in this Staff Report under the respective sections as follows:

4.0430(K) - Minimum Off-Street Parking Required and 4.0430(L) - Maximum Off-Street Parking Permitted are evaluated under 9.0851 - Standards for Minimum/Maximum Auto and Bicycle Parking.

This standard is met with Condition of Approval #8c.

4.0434(B) and 7.0201(J) Transition and Compatibility Between Single-Family Attached Dwellings and LDR-5/LDR7/TLDR/TR Development are evaluated in the Multi-family Design Section (7.0103(A)(1)(d)(4)) of this Staff Report.

This standard is not applicable.

4.0435 - Transit Design Criteria and Standards. Per Table 4.0430, Transit Design Criteria and Standards are applicable; however, Section 7.0210(A)(2) states:

Transit Design Criteria and Standards shall apply to development along Transit Streets and in those Station Center lands that are not within the Rockwood

Design District. Section 7.0210(B)(8) and Section 7.0210(B)(10)(b) do apply to developments within the Rockwood Design District.

The project is not located on a transit street or in Station Center districts. Section 7.0210(B)(8) is not applicable as the development is not a drive-thru commercial use, and Section 7.0210(B)(10)(b) is not applicable as the proposed development is not abutting or facing a light rail station.

This standard is not applicable.

5.0001 - Overlay Districts. This section specifies that the regulations of an overlay district, including the Open Space Overlay District, supplement the underlying land use district. In the event of a conflict the overlay district prevails.

This standard is met.

5.0501 - Introductory Provisions and Private Open Space Criteria Section 5.0512(a) apply. The Introductory Provisions specify that the subsections in Section 5.0500 apply to the Open Space Overlay District. The designation of open space sites is based on the “Inventory of Significant Natural Resources and Open Spaces” adopted as an appendix to the Community Development Plan; the subject site is largely within the Open Space Overlay District and is listed as *Site #13, Rockwood Middle School and South Rockwood Park* on the City of Gresham Inventory of Significant Natural Resources and Open Spaces (1998).

The purpose of the Open Space (OS) district is to conserve undeveloped and landscaped areas that reduce air pollution and enhance the value of adjacent property, to enhance the value to the public of public parks, public urban plazas, public trails and paths, public open spaces, natural areas and public school sites, to enhance recreation opportunities, and to promote orderly urban development. Furthermore, the City’s inventory describes Site #13 as an important gathering space and a provider of educational and recreational services. The site does not have high natural resources value, but it provides permeable surface area which improves local drainage and onsite vegetation that improves air quality. The inventory also notes that the site provides a visually attractive environment in contrast to the urban-scale development on surrounding properties. Per 5.0512(A) - Private Open Space Criteria, a development proposal that includes private open space may be permitted when portions of the site are sufficiently improved to offer active or passive recreational opportunities.

In order for the proposal to meet these standards, the design must maintain the value as identified in the adopted natural resources inventory.

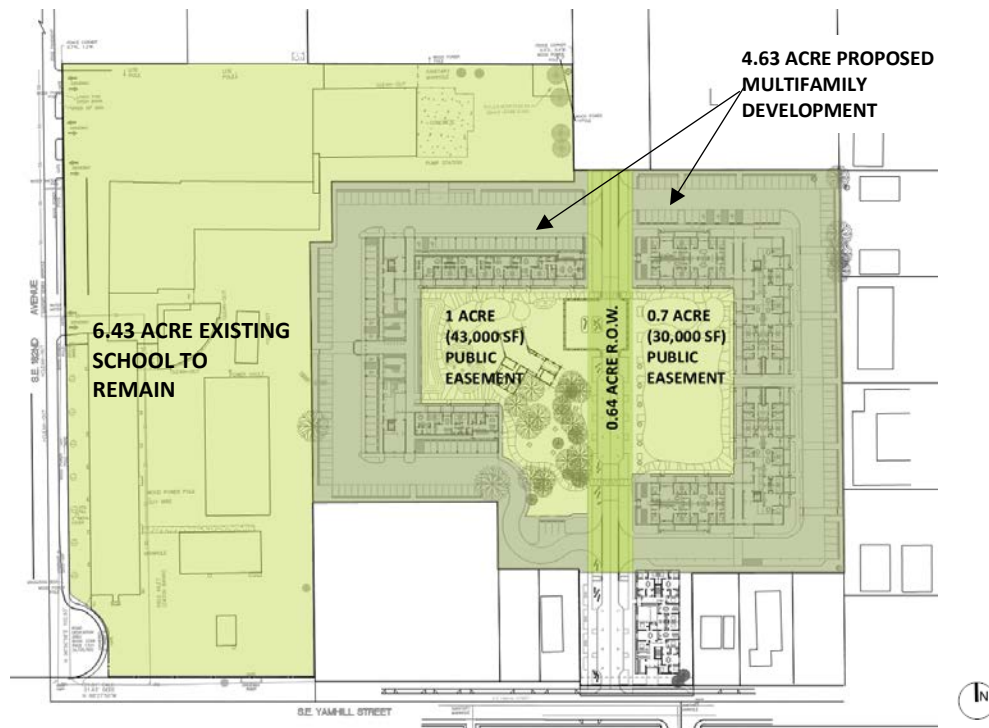


EXISTING OPEN SPACE OVERLAY BOUNDARY

PROPOSAL: The proposal includes an application to revise the boundary of the Open Space Overlay District. Presently, the size of the overlay on the subject parcel is 13.37 acres. Sheets G.9.1 - Proposed Open Space and L6.0 - Open Space Easement illustrate the proposal, which will reduce the open space overlay from 13.37 acres to 8.10 acres. The removal of 5.27 acres of open space overlay is a 39 percent reduction in area. The project will develop approximately 640 linear feet of SE 185th Avenue and develop a 224-unit apartment complex with privately-owned open space accessible to the public.

The west and northwest portions of the open space site contain existing institutional buildings and related improvements (6.42 acres) which are proposed to remain within the open space overlay. The development area contains:

- 4.63 acres of multifamily development to be removed from the overlay;
- 0.64 acres of ROW improvements to be removed from the overlay; and
- 1.68 acres of privately-owned open space that will be improved and accessible to the public.



PROPOSAL

The proposed 1.68 acres of open space will be bisected by SE 185th Avenue and bordered on four sides by four-story apartment buildings. It will be improved with a plaza, an open lawn, a picnic area within a stand of fir trees, two community garden areas, a children’s play area, outdoor seating and community building with adjacent vehicle turn around and drop off area.

The open space will be accessed by vehicles turning north on SE 185th Avenue from SE Yamhill Street. The streetscape design of SE 185th Avenue from SE Yamhill Street to the open space contains enhanced pedestrian amenities including public art pieces, 11-foot to 17-foot wide sidewalks on each side of the street, benches on the west sidewalk, curb extensions, street lights with decorative banners, and a fence which doubles as a sign.

The following connections to the surrounding properties and neighborhood are referenced in the submittal.

- A temporary pedestrian and bicycle access easement across Tax Lot 02100 (adjacent to the north) connecting from the proposed termination of SE 185th Avenue to the segment of SE 185th Avenue which intersects with SE Stark Street. The easement is proposed to remain in effect until SE 185th Avenue is developed as shown in Sheet C2.1 Future Street Connection.
- Two walkways to the eastern property line, terminating at two adjacent multifamily developments.
- One walkway to the western property line adjacent to the school. Per Sheet G11.1 Site Circulation Diagram, this access includes a locked gate.

- Emergency access through the adjacent school in the northwest quadrant of the development area.

In addition, the submitted Hacienda CDC Public Programming and Outreach Plan refers to wayfinding elements that will “help raise awareness” of the open space including:

- A highly visible “park sign” at SE 185th Avenue and SE Stark Street indicating access from the north; and
- An internal wayfinding program to direct “park seekers to the park” from the perimeter of the east and west sides of the site and within the larger site.

RECOMMENDATION: Approval of the Open Space Overlay Boundary Revision is contingent upon the proposal honoring the value identified in the City of Gresham’s *Inventory of Significant Natural Resources and Open Spaces* for Site #13. In its present state the area proposed for improvement is largely undeveloped, generally bordered by a chain link fence and is largely accessed from the institutional uses to the west. The proposal will reduce the size of the open space site by 39 percent, while facilitating access to community focused amenities, such as a building for community use and park-like features. The reduction in open space is significant; however, the proposed amenities are varied and robust enough to enhance the recreational and social value of the site as identified in the City’s inventory.

Four-story apartment buildings border the open space on four sides. Particularly considering this courtyard scheme, a clear distinction between the open space and the apartment complex as well as connectivity to the surrounding neighborhood are critical to foster usage by the community. Regarding the distinction between public and private space, staff concurs with the applicant’s narrative as follows:

The revised proposal includes significant clarification of the delineation between public and private space. The edges of the public park have been expanded and simplified in plan. These linear and consistent edges now include an 8-foot wide (minimum width) public loop path; a 5-foot wide planting band including trees and pedestrian lighting; a 36-inch wide by 36-inch tall hedge; and metal gates at each unit entry path. These design features together with a simplified and more legible plan geometry greatly improve the legibility and perception of the boundary between public and private space from the street and from the public loop path while maintaining visual connections between residential and public areas.

In addition, the inclusion of a vehicle drop-off and turn around area adjacent to the primary entry of the community center signals that the center is available to the public and supports the broader community’s ability to comfortably access the center.

Another significant design issue is connectivity to the surrounding neighborhood. The pedestrian and bike path and public access easement north of the site will develop a direct connection to future development in the Rockwood Triangle and to public transit stops, including the Rockwood/East 188th Avenue MAX Light Rail Station. The proposed

multiuse path is a significant access route and a key linkage to neighborhood amenities, which will facilitate movement to and through the site. The southern site entrance on SE 185th Avenue at SE Yamhill Street includes enhanced streetscape elements which will act as visual cues to the open space. Should the adjacent property owners to the east and west be amenable to pedestrian cross access the proposed east-west walkways will enable access in three locations.

Although the existing site conditions contribute to desirable drainage and air quality, the City's inventory notes that the site does not have high environmental value. In order to minimize impermeable surface area, the applicant is proposing permeable unit paving across approximately 25,160 square feet (0.6 acre) of parking stalls. The proposal also mitigates its contribution to the heat island effect by using a roof with solar reflectance Index of 98 (81 after three years) on Buildings A-D. Established parks with a more natural appearance are accessible south of the site at Vance Park (0.4 miles walking distance from the site) and west at Central Rockwood Park (0.5 miles walking distance from the site).

The City of Gresham's *Inventory of Significant Natural Resources and Open Spaces* establishes that the primary value of the site is to serve as a community and recreational resource. Presently, the portion of the site proposed for development contains open fields, which are accessible to users associated with the school to the west. The proposal will significantly reduce the size of the open space; however, the proposed children play amenities, community gardens, community center and open fields will enhance the site's ability to serve a diversity of families and a variety of individuals from various generations from the surrounding area. The development of SE 185th Avenue and the multiuse path connecting SE 185th Avenue through to SE Stark Street will physically open access to the site. The proposed streetscape design and landscape architecture will provide visual cues that the open space is accessible to the public. The smaller yet more urban park design with the community building is consistent with Section 5.0501 - Introductory Provisions, Section 5.0512(A) Private Open Space, and the intent of Site #13 in the City of Gresham's *Inventory of Significant Natural Resources and Open Spaces*.

Staff recommends that the Design Commission find these standards are met with conditions of approval to ensure public access, high-quality signage and connections.

The multiuse path and wayfinding signage are referenced in applicant's revised narratives; however, they are not demonstrated in the submitted drawings. Therefore, with the building permit application the applicant shall submit:

- Design for a wayfinding program which includes an internal wayfinding system and a sign at the intersection of SE 185th Avenue and SE Stark Street;
- Plans and details illustrating a multiuse path to the standards outlined in the Public Works Standards, including lighting, from the existing segment of SE 185th Avenue to the proposed segment of SE 185th Avenue.

- Written documentation from the property owner of Tax Lot 02100 indicating the intent to provide a public access easement from the existing segment of SE 185th Avenue to the proposed segment of SE 185th Avenue.

Prior to the issuance of building permits the applicant shall provide verification that a temporary public access easement from the existing segment of SE 185th Avenue to the proposed segment of SE 185th Avenue has been recorded with Multnomah County. The easement shall remain in effect until the development of this segment of SE 185th Avenue completes the vehicular linkage to SE Stark Street.

Prior to occupancy develop and officiate public access and open space easement agreements with the City of Gresham for the proposed 1.68 acres of open space. Approval is at the discretion of General Council and Urban Design and Planning. With these conditions the proposal meets the criteria in Section 5.0512(A) and the City of Gresham's *Inventory of Significant Natural Resources and Open Spaces*.

Staff recommends that the Design Commission find these standards are met with Conditions of Approval #5a-c, #17 and #20b-c.

5.0512(B). This standard states that the proposal shall not impede the continuity of any existing or planned public greenway corridor. The subject site does not contain an existing or planned public greenway corridor.

This standard is not applicable

5.0512(C). This standard requires that an open space easement be recorded in accordance with Section 9.0304. The applicant has submitted Sheet L6.0 Open Space Easement, which proposes a 1.68-acre open space easement. However, Sheet L6.0 Open Space Easement incorrectly totals the area proposed to remain in the overlay. A revised Sheet L6.0 Open Space Easement shall be required with the building permit submittal. Prior to certificate of occupancy the applicant shall develop and officiate an open space easement agreement with the City of Gresham. Approval is at the discretion of General Council and Urban Design and Planning.

The standard is met with Conditions of Approval #5d and #20b.

5.0512(D). Maintenance and control of the privately-owned open space shall be managed by a mechanism acceptable to the Manager. By-laws or a similar instrument shall include financial arrangements that ensure maintenance of the property.

The applicant shall provide a statement describing the maintenance, control and financial arrangements for the open space with the building permit, and shall submit verification prior to the certificate of occupancy. Arrangements and documentation are subject to Manager approval.

The standard is met with Conditions of Approval #5e and #20a.

5.0520 - Permitted Land Uses. This standard establishes the uses permitted in the Open Space Overlay District including but not limited to utility structures, public urban plazas, and cemeteries. The proposed multifamily development is not permitted. Privately owned and publicly accessible recreational uses are permitted. The improvements dedicated to the apartment complex and ROW shall be removed from the overlay district for the application to conform to this standard. The application includes an Open Space Overlay District Boundary Revision, evaluated in Section 5.0512(A). Conformance with the Permitted Land Uses standard is dependent upon approval of the overlay district boundary revision (compliance with Section 5.0512(A)).

This standard is met with Conditions of Approval #5a-c, #17 and #20b as outlined in Section 5.0512(A) of this Staff Report.

5.0521 - Residential Density Transfer Credit. This standard permits a density transfer credit allowing residential development when one or more of the parcels lie within an Open Space District. The proposal meets the applicable residential density requirements.

This standard is not applicable to the proposal.

5.0530 - Site Development Requirements. This standard specifies that development of sites within the Open Space Overlay District shall be consistent with the underlying Plan Map District unless modified through a Special Use Review. The proposal complies with the Rockwood Town Center Land Use District standards as stated in Sections 4.0410 - 4.0430 and the subsections therein.

This standard is met.

5.0531 - Design Standards and Supplementary Regulations. The proposal shall be in conformance with the applicable provisions of the Community Development Code. Compliance with this standard is dependent upon approval of the Design Review E (DRE), Miscellaneous (MIS) and Tree Removal (TR) application.

This standard is met contingent with the approval of the conditions of the applicable design guidelines and standards found within this Staff Report.

5.0532 - Conservation of Open Space. Development within the Open Space Overlay District shall limit the encroachment of buildings, off-street parking areas, and driveways into natural, landscaped or recreational areas pursuant to this standard. The proposal includes an application to reduce the Open Space Overlay District by 5.27 acres. The features described within this standard that are within the proposed overlay boundary are limited to a 3,339 square-foot community center building and a vehicular drop off area, which will be accessible to the public and will enhance the on-site social and recreational uses. Satisfaction of this standard is dependent upon approval of the Open Space Overlay Boundary Revision. The boundary revision is further evaluated in Section 5.0512(A).

This standard is met with Conditions of Approval #5a-c, #17 and #20b as outlined in Section 5.0512(A) of this Staff Report.

6.0101(A)-(C) - Lot Line Adjustments and Lot Consolidations. A condition of approval requiring the consolidation of lots 1S3E05BB 03600 and 1S3E05BB 01900 is required to comply with the building code due to the proximity of Building E to the shared property line. The applicant has submitted a separate application for a lot line adjustment (LL 18-26000465 and FP 19-26000012), which will adjust the shared property line as needed to satisfy building code. Prior to the issuance of the building permit and after the City has approved the final map, the applicant shall file the approved final survey map with the Multnomah County Surveyor. The applicant shall record with Multnomah County Deed Records the approved final map along with the deeds transferring ownership and deliver a copy of the stamped approved final lot line adjustment map to Multnomah County Assessment and Taxation. The applicant shall provide to the City of Gresham Development Planning Division a copy of all newly recorded lot line adjustment documents with book and page numbers.

This standard is met with Condition of Approval #16.

7.0212 - Standards for New Solid Waste and Recycling Collection Areas. This section requires collection areas to be appropriately enclosed, sized, and screened, not located within setback areas, and in a location where parking and site circulation will not be obstructed. The proposal locates the solid waste and recycling collection area in a dedicated room in each apartment building. Additional comments are included in the Agency Comments herein.

This standard is met.

7.0220(A), 7.0221 and 7.0222 - Landscaping, Installation and Irrigation. Landscaping must be installed prior to occupancy or a funding mechanism (such as bonding) must be provided. A condition of approval will be provided to insure installation occurs by occupancy or an appropriate funding mechanism is provided at 110 percent of the value.

These standards are met with Condition of Approval #18.

7.0220(C)-(F) - Street Dedications, Arterial Streets, Frontage Roads or Signalized Access as Necessary. These standards apply and are addressed by the Transportation Planning agency comments provided herein.

These standards are met with Conditions of Approval #6a-d, #15 and #21a-b.

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 #14.

7.0224 - Site Lighting. Lighting plans shall be provided and lighting fixtures shall be hooded and directed so as to not shine into adjacent properties. Reference the discussion in Section 7.0103(A)(1)(D)(5) - Illumination, herein.

Staff recommends that this standard is met with Condition of Approval #12.

9.0100 - Buffering and Screening Requirements. Per Table 4.0430, screening and buffering is required in the RTC land use district where abutting LDR-5, LRD-7, TR, TLDR, CMF or CMU. The lot on the southern side of SE Yamhill Street, across from the subject property, is designated TLDR. Per 9.0110(D), a buffer will not be required across a street.

This standard is not applicable.

9.0200 - Clear Vision Area. Per Table 4.0430, conformance with clear vision area standards is required in the RTC only for developments with direct access to an arterial street; SE Yamhill Street is classified as a Minor Collector and the future street, SE 185th Avenue, is classified as a Transitional Street.

This standard is not applicable.

9.0304 - Open Space Easements. This standard stipulates that an open space easement may be required for open spaces retained in private ownership.

This standard is met with Conditions of Approval #5d and #20b-c.

9.0308 - Public Access Easements. Pursuant to this section a public access easement may be required for access and connectivity. The applicant has submitted Sheet L6.0 Open Space Easement, which proposes a 1.68-acre open space easement; however, the sheet does not reference a public access easement. Conditions of approval are needed to require that the applicant:

- Develop and officiate a public access easement agreement with the City of Gresham for the proposed 1.68 acres of open space. Approval is at the discretion of General Council and Urban Design and Planning.
- Submit verification of a County recorded public access easement and open space.

The standard is met with Conditions of Approval #5d and #20b-c.

9.0500 - Grading and Drainage and Stormwater Quality Control Requirements. These standards apply and are addressed by the Development Engineering agency comments provided herein.

These standards are met with Conditions of Approval #3a-d, #13a-d and #19.

9.0800 - Parking Standards.

9.0822(A)(1). This standard requires that the application demonstrate a minimum of 2-inch asphalt, concrete, or equivalent surface for all parking and vehicle circulation areas.

This standard is met with Condition of Approval #8a.

9.0822(A)(2). Street access points are addressed in Transportation Planning comments, herein.

This standard is met.

9.0822(A)(3). The maximum driveway approach width for residential uses is 24 feet. The maximum driveway approach width proposed is 36 feet. A condition of approval is required to bring the proposal into conformance.

This standard is met with Condition of Approval #7i.

9.0822(A)(4). The required minimum driveway width for two-way access is 20 feet; proposed two-way private drives are 20 feet wide or greater.

This standard is met.

9.0823 - Landscaping of Parking Lots. This section imposes a number of landscaping related criteria, including:

9.0823(B)(1). This standard requires that tree preservation is maximized. The majority of trees are proposed for retention.

This standard is met.

9.08023(B)(1). An underground irrigation system is required and will be provided as noted on Sheet L5.0 Planting Plan.

This standard is met.

9.08023(B)(3). Landscaping standards for parking lot landscaping are provided in subsections (a) to (d).

Per Sheet L.9 Layout/Parking Plan, 85 percent of all landscaped parking areas include trees, shrubs and groundcover, which meets the minimum of 70 percent.

Per 9.0823(C)(5), 25 parking lot trees are required. Sheet L5.1 Planting Schedule indicates that more than 25 parking lot trees are provided and will be at least 2-inch caliper at planting and more than 35 feet in height at maturity.

This subsection requires that shrubs in the parking lot will be 24-inches in height at planting and evergreen shrubs shall grow to be at least 36 inches at maturity. The Planting Schedule and Parking Loop Plant Materials sheet demonstrate sizes consistent with the standard.

This standard is met with Condition of Approval #8e.

9.0823(C) - Parking Lot Landscape Design.

9.0823(C)(1). This standard is not applicable as the parking spaces are located along the drive aisles, and where parking spaces front the street perimeter screening shall be required.

This standard is not applicable.

9.0823(C)(2). Parking areas are separated from structures by a minimum 5-foot walkway or landscaped area in a manner consistent with this standard.

This standard is met.

9.0823(C)(3) and (4) - Perimeter Screening. Parking and vehicle circulation areas abutting the right of way shall be screened as prescribed in this standard including a decorative wall or evergreen hedge 30 to 42 inches in height. Sheet L1.0 Planting Plan uses a diagonal hatch mark which correlates to Heller's Japanese Holly and Box Leaf Honeysuckle on the Sheet L.11 Planting Schedule. Contrary to the applicant's narrative the planting plan and schedule do not include a height for these plants. A condition of approval requiring that with the building permits the applicant submit a revised planting schedule showing a hedge height consistent with the standard will ensure compliance.

The standard is met with Condition of Approval #8e.

9.08023(C)(5) - Interior Parking Lot Landscaping. Surface parking lots shall include landscaping to cover no less than 10 percent of the parking/maneuvering area subject to specific standards identified in subsections (a) to (e). Per Sheet L.20 Layout/Parking Plan, 24,248 square feet (28 percent) of the total parking and circulation area is landscaped.

A minimum of one tree per nine parking spaces is required. A minimum of 25 trees are required for the 226 permanent parking spaces. As proposed, 22 trees are provided in the planting bays and endcaps and more than 65 trees are proposed adjacent to and within 10 feet of the parking lot.

A planting bay shall be located at the end of each parking row and at intervals within the parking rows. Planting bays are required to be at least 9 feet wide and have a minimum area of 180 square feet. Compliance with Section 9.0823 is also stipulated under the

Rockwood Design Guidelines and Standards Section 7.0503(A)(8)(d)(5). Refer to this section for an evaluation of planting bays.

These standards are met or evaluated under the Rockwood Design Guidelines and Standards.

9.0824 - Pedestrian Circulation/Walkways. This section sets a number of standards for walkways. Requirements include:

- Walks within parking lots shall be raised to the standard height except when a walk crosses vehicle circulation. Surface treatment shall be slip resistant.
- Accessible routes must comply with the building code on accessibility. The more restrictive walkway standards shall apply when there is a conflict.

Sheet L 2.0 Layout/Parking Plan and A.1 Site Plan demonstrate circulation routes consistent with these standards.

These standards are met.

9.0825 - Space and Aisle Standards for Surface Parking Lots and Accessible Parking. Parking space and maneuvering dimensions are identified in these sections. It is also specified that a minimum of 50 percent of parking stalls shall be standard spaces and a maximum of 50 percent can be compact spaces.

- The applicant's proposal includes 226 permanent vehicle parking spaces, 124 of which are standard spaces (including nine van accessible and seven parallel). Compact spaces total 102 (45 percent). The proposal meets the required percentage of standard to compact spaces.
- Per Figure 9.0825A Note 5, minimum parking area aisle width for two-way traffic is 24 feet. The minimum two-way drive aisle width proposed where parking is adjacent is 26 feet.
- Proposed 90-degree compact spaces are 8 feet wide and 16 feet, 6 inches in length inclusive of bumper overhang. They conform for standard stalls adjacent to drive aisle 24 feet in width or greater.
- Proposed standard spaces are 9 feet in width and 18 feet in length where the drive aisle is 26 feet or greater. This is not in conformance with Section 9.0825(A), which requires an 18-foot, 6-inch stall length.
- Proposed parallel parking stalls are 24 feet in length and 8 feet in width as per this section.

A condition of approval requiring that, prior to the building permit, the applicant submit a revised plan illustrating that standard parking stalls are 18 feet, 6 inches in length is required. The plan is subject to Manager approval.

These standards are met with Condition of Approval #8c.

Table 9.0851 - Minimum/Maximum Auto and Bicycle Parking Table, 9.0852 - Plan District

Minimums and Maximums and 9.0831-9.0832 Bicycle Parking Standards. Per Table 4.0430, a minimum of one vehicle space per unit is required for residential uses in the RTC District. A total of 224 units are proposed; therefore, 224 parking spaces are required. The design includes 226 permanent parking spaces and four non-required loading spaces. Additionally, 11 parking spaces are located in the east-west future street ROW. These 11 interim spaces are anticipated to remain until the east-west street is developed and are not included in the parking count. The number of stalls is consistent with the standard.

Per Table 9.0851, one long-term bicycle space is required per unit for a total of 224 bicycle spaces. One short-term bicycle parking space is required per 20 dwelling units for a total of 11 short-term parking spaces. Long-term bike storage is provided on the ground floor of each apartment building. Seven short-term bicycle parking racks are provided along the walkway between Buildings A and B, nine racks are provided adjacent to apartment building lobbies, and three racks are provided between the Community Center and the street. A condition of approval is needed to specify that the building permit plans demonstrate that a minimum of 224 long-term bike racks are provided onsite.

This standard is met with Condition of Approval #8b.

9.100 - Tree Regulations.

Table 9.1013 - Minimum Size Height and Spread Standards. Staff concurs with the applicant's narrative with the following corrections and clarifications:

- The proposal does not include the planting of Significant Trees.
- The proposed trees meet the requirements for height and spread at maturity as demonstrated in revised Sheet L5.1 Planting Schedule.

This standard is met.

9.1032(E)(1) - Tree Protection During Development. This standard requires a Tree Protection Plan.

- Fencing shall be of a material that cannot easily be moved, removed, or broken during construction activities. Chain link fencing a minimum of 4 feet in height is preferred, but the Manager may approve an alternate fencing material secured by metal posts staked at no more than 4 feet on center around the Tree Protection Zone. Sheet L.7 Tree Protection Plan proposes orange plastic construction fencing secured to metal posts placed 6 feet on center.
- Multiple trees are noted on the Tree Protection Plan as un-surveyed; this includes three trees within the stand of trees in the center of the site. Other trees are surveyed per the Tree Protection Plan but noted as not in the arborist's report.

- Trees identified as dead, dying, diseased or dangerous are not proposed for removal.

This standard is met with conditions of approval requiring that the applicant submit a revised and complete Tree Removal and Protection Plan and arborist's report demonstrating compliance with 9.1032 - Tree Protection During Development, 9.1034(D)(2) - Stands of Trees, and 9.1034(D)(5) and 9.1034 - Tree Removal During Development, including:

- Illustrating tree protection fencing secured to metal posts 4 feet on center.
- A survey and arborist's report for all onsite and perimeter trees. The tree survey and arborist's plan shall be consistent.
- Removal of trees identified as dead, dying, diseased or dangerous per the Tree Table, or an arborist's statement explaining the reason for preservation and stating that each tree is not a hazard.
- Tree Protection notes on Sheet L.7 Tree Protection Plan shall be consistent with 9.1032(E)(2)-(5).

This standard is met with Condition of Approval #11a.

9.1034(B) - Standards for Required and Significant Trees. Contrary to the applicant's narrative these criteria are applicable because regulated trees are proposed for removal. Per Sheet L0.0 - Tree Protection Plan a total of 11 site trees are proposed for removal and may be removed with the approval of this land use permit.

This standard is met.

9.1034(C) - Type II Permit Threshold. The quantity of trees proposed for removal exceeds the threshold in 9.1031(A); a Type II Tree Removal is processed with the application as required.

This standard it met.

9.1034(D)(2) - Stands of Trees and 9.1034(D)(5). This standard requires that conifers shall be retained in sufficiently large areas and in dense stands to ensure against windthrow. A total of four trees are proposed for removal at the western portion of a stand of fir trees onsite. A windthrow assessment is needed. The Manager may require a windthrow assessment per 9.1034(D)(5). A condition of approval is included in this Staff Report which requires a windthrow assessment by a certified arborist be submitted with the building permit.

These standards are met with Condition of Approval #11b.

9.1034(G)(1) and (3). Contrary to the applicant's narrative these sections do not apply because the site is not in a Special Purpose Overlay District as defined in 9.1011 - Applicability.

This standard is not applicable.

9.1035(A) and (B) - Required Tree Replacement. Replacement of site trees is per the proposed planting plan.

This standard is met.

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

These standards are met by Conditions of Approval #3a-d, #6a-e, #15, #19 and #21a-c.

DESIGN REVIEW

7.0500 - Rockwood Design District Guidelines and Standards. Applicants can choose to meet the design criteria of Section 7.0500 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
- Not met the guideline and cannot do so through a condition of approval.

7.0503(A)(1)(d)(1) - Future Street Plan. This section requires that new developments are designed in a manner that is consistent with and responds to the City's approved Future Street Plan. The section is required without exception.

The subject site contains portions of Future Street Plan #64, which includes a north/south street that will be a continuation of SE 185th Avenue from SE Stark Street to SE Yamhill Street, and an east/west street which would connect SE 182nd Avenue and SE 187th Avenue. The east/west street is planned along the northern property line of the site east of the future SE 185th Avenue and along the northern property line of the

site to the west of the future SE 185th Avenue. Where the two future streets connect is a four way intersection at the site's north property line.

The proposed SE 185th Avenue ROW is in compliance with the future street plan. Additional comments and description of the conditions of approval are in the Agency Comments section of this Staff Report.

This standard is met.

7.0503(A)(1)(c)(2) and 7.0503(A)(1)(d)(2) - Connections.

ISSUE: The applicant must either:

- Meet the 7.0503(A)(1)(d)(2) standard; or
- Meet the 7.0503(A)(1)(c)(2) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Connections to surrounding properties and neighborhoods shall be established and include streets as determined by the Manager and/or pedestrian paths at an average spacing no greater than one every 400 feet or as determined by the Manager.

PROPOSAL: Implementation of the future street plan with the proposed alignment will result in block lengths ranging from approximately 470 feet to 740 feet in length. Per Sheet 154 - L.1 Site plan, two pedestrian paths are shown extending to the eastern property line abutting adjacent multifamily properties and one pedestrian path extends to the western property line adjacent to the school. The narrative also stated that there will be a temporary pedestrian easement north across Tax Lot -02100, which will connect SE 185th Avenue through to SE Stark Street. This easement will remain in effect until the development of SE 185th Avenue north of the site.

GUIDELINE: Pedestrian, bicycle and vehicular access to adjoining properties and surrounding residential neighborhoods shall occur in appropriate locations to facilitate access and movement in the district.

RECOMMENDATION: The application has applied for a modification to the Future Street Plan as discussed in Section 7.0503(A)(1)(c)(1) and the Transportation Comments herein. The proposal alters the off-site alignment of future streets impacting the adjacent properties. Public notice was sent to all property owners within 300 feet of the site in advance of the Public Hearing. At the date this Staff Report was written, one comment was received from a property owner (Multnomah County) who will be impacted by the proposed modification to the future street plan. Multnomah County expressed support for the proposal. Public Comments are included in this Report as Exhibit C.

Pedestrian paths are proposed at the east and west edges of the site. A multiuse path and public access easement is proposed north of the site boundary. The northern easement will facilitate travel by foot and bicycle from the site to the Rockwood Max stop, a primary public transit access point. These vehicular, bicycle and pedestrian connections will facilitate access and connections to adjoining properties; however, to facilitate more direct connectivity (now or in the future) between the western property and the amenities in the open space staff recommends a condition of approval that the walkway between Buildings A and B is extended approximately 27 feet east to connect to the open space walking loop. As proposed direct access to the open space from this walkway is blocked by a hedge.

Staff recommends that the Design Commission find this guideline is met with Condition of Approval #7b.

7.0503(A)(1)(d)(3) - Vehicular and Pedestrian Connections and 7.0503(A)(1)(d)(4) - Block Length. Contrary to the applicant’s narrative these standards are not applicable to multifamily development.

These standards are not applicable.

7.0503(A)(1)(c)(5) and 7.0503(A)(1)(d)(5) - Multi-Family Block Length.

ISSUE: The applicant must either:

- Meet the 7.0503(A)(1)(d)(5) standard; or
- Meet the 7.0503(A)(1)(c)(5) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: This standard requires that outside the Rockwood Triangle for an individual development the maximum block length shall be 300 feet by 300 feet from curb to curb. Departures shall be considered by the Manager based on one or more of the conditions listed in Section 7.0503(A)(1)(D)(4), which include but are not limited to existing construction, topography or when deviating from the block length allows for a public amenity.

PROPOSAL: The proposed alignment of the future streets will create block lengths estimated as follows:

The distance from the west boundary of the development area to the west curb of SE 185th Avenue is 357 feet.

The distance from the east curb of SE 185th Avenue to the east boundary of the development area is 302 feet.

The site is 640 feet north-south and in this direction is not divided by a public street. Central to the site, on either side of SE 185th Avenue, 1.68 acres of open space accessible to the public is proposed.

GUIDELINE: Within multifamily developments, block sizes shall be limited to promote pedestrian connectivity, accessibility, and to allow for the infiltration of sunlight and air.

RECOMMENDATION: A departure from the standard for the 300 linear foot block structure is acceptable because the application is implementing the City's future street plan and the proposal includes a publicly accessible amenity as permitted by the standard. The 1.68-acre open space in the center of the site will facilitate sunlight and air permeating into the site.

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

7.0503(A)(3)(d)(1) - Building Façade Setback. Contrary to the applicant's narrative, this standard is not applicable to multifamily development.

This standard is not applicable.

7.0503(A)(3)(c)(2) and 7.0503(A)(3)(d)(2) - Parking Setback. This standard specifies that parking shall be no closer to the street than the building (or maximum setback) and in no circumstance shall be in front of the minimum building setback. The minimum setback is 5 feet for the proposal. Sheet L.9 Layout/Parking Plan demonstrates that parking is aligned with or behind the building or maximum setback consistent with this standard.

This standard is met.

7.0503(A)(3)(c)(3) and 7.0503(A)(3)(d)(3) - Building Frontage.

ISSUE: The applicant must either:

- Meet the 7.0503(A)(3)(d)(3) standard; or
- Meet the 7.0503(A)(3)(c)(3) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Building frontage is measured by the length of the building present between the minimum and maximum setback. Space attributed to public streets, driveways and primary internal drives and their associated required landscaping shall be subtracted from the total length of the frontage calculations. For residential development, the residential front building setbacks shall be a minimum of 5 feet to a maximum of 20 feet in the RTC, and public street frontages shall be occupied by building facades for a minimum of 50 percent of the frontage length.

Per 7.0503(A)(3)(d)(4), if a building resides on a corner with frontage on both streets, the frontage requirement applies to the street with the highest functional classification.

PROPOSAL: The proposal includes the following percentages of building located within the setback zone on each street frontage.

- The east frontage of SE 185th Avenue is approximately 577 feet, exclusive of driveways. Approximately 233 feet of Buildings C, D and E are within the setback zone; therefore, 40 percent of the frontage is occupied by buildings.
- Approximately 372 feet of the west side of SE 185th Avenue is of a depth sufficient to accommodate buildings, exclusive of drive aisles and the vehicle drop off area. Building A is within the setback zone for 52 feet. The Community Center and Building B are within the setback zone for 0 feet, and 14 percent of the frontage is occupied by buildings.
- A total of 75 feet on SE Yamhill Street is not ROW and is of a width sufficient to accommodate buildings. Building E includes 53 linear feet that is located within the setback zone; therefore, 71 percent of the frontage is occupied by buildings.

GUIDELINE: Sufficient length of buildings shall be present to maintain a continuous building street wall and in general limit spatial gaps to those necessary to accommodate vehicular and pedestrian access in order to define the street edge.

RECOMMENDATION: Buildings A-D are set around 1.68 acres of publicly accessible open space in a layout resembling a courtyard scheme. The design intent is for the building to create a back drop for the open space. At the Optional Design Commission Consult on July 18, 2018, the Commission was generally amenable with the proposed layout and the intention for the street to be activated by the public open space. The Multi-family Design Guidelines and Standards are also applicable to the proposal and permit a courtyard scheme. See Section 7.0103(A)(1)(D)(1) - Building Orientation Buildings for a description of how the proposal meets the standard for at least 60 percent of the site's frontage (not including access driveways) on any street to be occupied by buildings or central courtyard.

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

7.0503(A)(3)(d)(4) - Buildings at Street Intersections. This standard requires that buildings located at intersections be situated at the minimum building setback for at least 60 feet along the street with the highest functional classification. This applies to Building E at the corner of SE Yamhill Street and SE 185th Avenue. The applicant's narrative indicates that the proposal meets the guideline rather than the standard. However, due to the right of way dedication being setback from the sidewalk, Building E is situated at the minimum setback on SE Yamhill Street for 71 percent as described in Section 7.0503(A)(3)(C)(3).

The standard is met.

7.0503(A)(3)(d)(5) - Pedestrian-Oriented Open Space. This standard stipulates the conditions that shall be met for pedestrian-oriented open space to count toward the frontage requirement. This standard has been considered in the building frontage calculations.

The standard is met.

7.0503(A)(3)(d)(6) - Pedestrian-Oriented Open Space at Street Intersections. These standards apply when pedestrian oriented open space is proposed at an intersection. The applicant's narrative requests discretionary review. However, the proposal does not include open space where public streets intersect.

These standards are not applicable.

7.0503(A)(3)(d)(8) - Location of Parking and Vehicle Circulation. Onsite surface parking areas, garages, and vehicular circulation areas shall be located to the side or rear of the building and shall not be present between the building and the street. Any street-facing garages shall have a maximum width of 50 percent of the overall building width. Parking and vehicle circulation are not located between the building and the street. Street-facing garages are not proposed.

The standard is met.

7.0503(A)(4)(d)(1) - Building Entry Orientation. Per this standard, each building shall provide at least one entry facing the primary street on which the building is located. The proposal contains five residential buildings and one community center. While each building does not contain an entry in the building setback zone, all six buildings contain at least one entry facing the primary street. A discretionary request, as identified by the applicant, is not required.

The standard is met.

7.0503(A)(4)(d)(2) - Street Intersection Building Entry Orientation. This standard applies to buildings located at the intersection of two streets classified as major or standard arterial, boulevard or design streets. SE Yamhill Street is classified as a Minor Collector Street and SE 185th Avenue will be classified as a Transitional Street. The applicant has requested discretionary review; however, the standard is not applicable.

The standard is not applicable.

7.0503(A)(4)(d)(3) - Building Entry Pedestrian Walkway Connections. This standard requires that pedestrian circulation routes shall connect to all public building entries. Based on the submitted site plan, walkways connect all exterior building entrances with the exception of the Community Center's south entrance. This entrance is in close proximity to the existing stand of trees to be preserved. A condition of approval requiring a hardscaped walkway a minimum of 5 feet in width or a revised arborist's report stating

a walkway will result in tree failure will bring the proposal into conformance with the standard. Alternative walkway construction as specified by an arborist for the purpose of tree retention may be acceptable. The design is subject to Manager approval.

This standard is met with Condition of Approval #7c.

7.0503(A)(4)(d)(7) - Building Entry Per Street Frontage. This standard provides requirements for buildings with three or more street frontages and clarifies how requirements consider corner entries. The proposal does not contain building(s) with three or more frontages nor does it include corner entries.

This standard is not applicable.

7.0503(A)(4)(c)(8) and 7.0503(A)(4)(d)(8) - Building Entries.

ISSUE: The applicant must either:

- Meet the 7.0503(A)(4)(d)(8) standard; or
- Meet the 7.0503(A)(4)(c)(8) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Residential buildings shall incorporate entries as follows:

- a. For buildings without a courtyard:
 - i. The primary entry or entries for all ground floor units abutting the street shall open directly onto the street right of way, not to the interior of the site or to a parking lot. Secondary entrances may face parking lots or other interior site areas.
 - ii. The primary entry for dwellings with frontage on both a public street and an alley shall be oriented to the street, not to the alley.
- b. For buildings with a central courtyard space: The primary entry or entries for all ground floor units abutting the street or courtyard shall open directly onto the street right of way or onto a central courtyard. Secondary entrances may face parking lots or other interior site areas. A second entrance facing the street right of way shall present the same finished appearance as the primary entry and shall not include rear fenced-in patios or sliding glass doors.

PROPOSAL: Buildings A, B, C, and D form a courtyard scheme and have ground floor unit entries and lobby entries that open directly onto the central courtyard. Building E does not abut a courtyard; rather, it abuts SE Yamhill Street and SE 185th Avenue. The ground floor units abutting the street open to the interior hallway. The building includes a lobby entrance on SE Yamhill Street and on SE 185th Avenue.

GUIDELINE: Residential buildings shall be oriented to and accessible from the street. Building entries may either face the street or face a common area that is prominently located and visible from the street.

RECOMMENDATION: Building E is inconsistent with the standard because the ground level units do not contain entries to the street. However, the guideline stipulates that the overall building be accessible from and orient to the public street. Building E contains common entries on both SE Yamhill Street and SE 185th Avenue; therefore, it meets the guideline

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

7.0503(A)(4)(c)(9) and 7.0503(A)(4)(d)(9) - Public-Private Transition Area.

ISSUE: The applicant must either:

- Meet the 7.0503(A)(4)(d)(9) standard; or
- Meet the 7.0503(A)(4)(c)(9) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Ground floor residential units shall incorporate a minimum of one of the following transition elements: a front porch that is 6 feet deep and 3 feet above grade; a stoop that is a minimum of 3 feet above grade and 4 feet wide; a front landscape courtyard; or a 30-inch decorative iron or metal garden fence or decorative brick or stone wall.

PROPOSAL: Ground level units for Buildings A, B, C, and D are accessed either from the open space or from a private drive. With the exception of one unit (on the interior corner of Building C), patios are recessed from the adjacent façade 4 feet. Patio sizes range from 95 square feet to 254 square feet.

The units are approached from either a public path (at least 8-feet in width) or a 5-foot-wide walkway. The area between the public circulation route and private patios includes:

- A planting band (5 feet or 6 feet wide depending on location), which includes trees and pedestrian lighting;
- A 3-foot tall hedge (2 feet or 3 feet wide dependent upon location) and
- A low metal gate at the entrance to each patio.

For Building E, ground floor units open internally; therefore, this standard does not apply.

GUIDELINE: The development shall promote security by permitting passive surveillance while providing a sense of privacy for the residents and a distinction between the public sidewalk realm and the private unit realm.

- a. Residential units located at the sidewalk level shall be connected to the sidewalk while providing a degree of visual privacy for residents. A separation between the first floor and the street level where residential uses occupy the first floor shall be provided to create layers (such as gardens, stoops, and porch railings) that mark the transition between public and private spaces.
- b. Within the setback area, the setback shall convey a residential character, with planting or hardscape, and may not be used for storage or service access. Fences and railings shall not create a visual barrier.

RECOMMENDATION: Staff concurs with the applicant's narrative that the combination of a planting band, hedge and low gate create a legible boundary between public and private space while maintaining visual connections. The juxtaposition of a 3-foot-tall hedge with a low metal gate has a residential character and will foster a sense of privacy for the ground level apartment occupants.

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

7.0503(A)(5)(d)(7) - Publicly Accessible Open Space for Residential Development. Section 7.0103(A)(4) - Residential Open Space Standards applies and is evaluated in this Staff Report in the Multi-Family Design Section.

7.0503(A)(6)(c)(1) and 7.0503(A)(6)(d)(1) - Parking Location. Pursuant to this standard, off-street parking, loading service and vehicular circulation areas are prohibited between the building and the street or primary internal drive. The applicant's narrative requests discretionary review. However, parking is not located between the buildings and SE 185th Avenue or SE Yamhill Street, and the proposal does not contain primary internal drives as defined in the Community Development Code.

This standard is not applicable.

7.0503(A)(6)(d)(2) - Landscape Buffer. This standard specifies that all off-street surface parking shall have a landscaped buffer in compliance with Section 9.0823. Refer to Section 9.0823(C)(3) and (4) - Perimeter Screening in this Staff Report.

The standard is met with Condition of Approval #8e.

7.0503(A)(6)(d)(3) - Pedestrian Walkways. This standard requires that surface parking lots with more than 20 spaces provide safe, attractive pathways consistent with **Section 7.0201(I)(1,2)** between the parking areas and the building. Section 7.0201(I)(1,2) - Pedestrian Circulation states that the site design shall promote safe, attractive and usable pedestrian facilities and a direct pedestrian connection between the street and buildings on the site by providing an onsite, continuous pedestrian circulation system that meets multiple criteria, including an onsite pedestrian circulation system that consists of hard surfaced, minimum 5-foot wide walks (7 feet when the walk abuts shared motor vehicle parking spaces) that connects ground level unit entrances and common building entrances.

The proposed site plan demonstrates six buildings, multiple open space amenities and connections through the parking areas to the surrounding properties. These features are linked through a continuous system of pedestrian pathways compliant with the standard with the exception that the south entrance to the Community Center is not connected by a walkway.

Staff recommends that the Design Commission find the standard is met with Condition of Approval #7c.

7.0503(A)(6)(d)(4) - Street Intersection Location. This standard is not applicable because surface parking is not proposed at public street intersections.

This standard is not applicable.

7.0503(A)(6)(c)(5) and 7.0503(A)(6)(d)(5) - Structured Parking.

ISSUE: The applicant must either:

- Meet the 7.0503(A)(6)(d)(5) standard; or
- Meet the 7.0503(A)(6)(c)(5) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Structured parking facilities shall be designed to accommodate commercial or residential uses on the ground floor level, be concealed within the site, or shall be located under or above the ground floor of buildings. Where structured parking is provided on the ground floor, residential or retail uses shall be provided along the street front with parking facilities placed behind the uses and away from streets...Ground level structured parking exposed to the street shall be prohibited except for the following:

- a) Required driveways; and
- b) Where the design features add visual interest to the pedestrian; and
- c) When unwanted views into garages are minimized; and
- d) When the requirements of Section 7.0503(B)(2)(D) - Facade Design and Building Articulation are met.

PROPOSAL: Buildings A and B contain tuck under parking spaces on the ground level.

This structured parking is accessed via the private drive. The structured parking within Building A fronts the street; within Building B the structured parking faces the street but is set behind a grove of existing trees. For both buildings the tuck-under parking is concealed behind an opaque wall, and the street-facing side of the wall is designed as a continuation of the adjacent facades.

GUIDELINE: Structured parking shall meet the following guidelines:

- a) Below grade and structured parking facilities are especially encouraged.

- b) Parking facilities shall be located and oriented to the rear or interior of the property to minimize negative visual impacts. Parking garages shall incorporate active uses at the ground level along public streets, especially at corners.
- c) Structured parking layouts shall provide pedestrian circulation and connections with building uses.

RECOMMENDATION: Structured parking is limited adjacent to the street, occurring exclusively in one location. The design largely conceals the surface parking area from the street by continuing the ground level façade between the parking and the ROW. This screen is designed in a manner consistent with the proposal's overall façade articulation strategy and mitigates the negative visual impacts. The proposal meets the intent of the guideline.

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

7.0503(A)(6)(d)(6) - Alley Access. The applicant's narrative indicates the proposal is meeting the guideline. However, this standard is not applicable because the site does not contain alleys.

This standard is not applicable.

7.0503(A)(6)(d)(7) - Required Off-Street Parking Location. This standard states that for projects located outside the Rockwood Triangle required off-street parking shall be located to the rear, interior, side, on top of or beneath the structure. Parking located to the side of the building shall be limited to 50 percent of the overall frontage.

As proposed, parking is located on the side or rear of the buildings. The east frontage of SE 185th Avenue is 630 feet; parking and the associated drive aisles occupy 94 feet of the frontage (15 percent). The applicable west frontage of SE 185th Avenue is 480 feet; parking spaces and the associated drive aisle occupy 97 feet of the frontage (20 percent). The applicant's narrative indicates that the guideline is met and requests a discretionary review, yet the standard is met.

This standard is met.

7.0503(A)(7)(d)(1) - Pedestrian Circulation Standards. This standard specifies compliance with Section 9.0824 - Pedestrian Circulation, Section 7.0603(A)(8)(D), Section 7.0503(A)(1)(D) and Section 7.0503(A)(2)(D). All substandards in this section are incorporated in and reviewed in other sections of this Staff Report.

This standard is met with Condition of Approval #7c.

7.0503(A)(7)(d)(2) - Pedestrian Environment and Access to Transit. This standard requires direct and barrier-free pedestrian circulation between buildings and adjacent public transit. Driveway crossings shall be minimized. Enhanced accessible pedestrian spaces and amenities are encouraged. The subject site is not adjacent to a light rail station. Public transit routes are located north of the site on SE Stark Street and east of the site

at SE 181st Avenue. The proposal provides accessible barrier free circulation routes through the site and to public streets. The proposed multiuse path connecting SE 185th Avenue through to SE Stark Street will be required to meet accessibility standards.

This standard is met with Conditions of Approval #5b and 21c.

7.0503(A)(7)(d)(3) - Publicly Accessible Open Spaces on Burnside, Stark, or 181st. The applicant's narrative indicated the proposal is meeting the guideline. However, this standard is not applicable because the site is not located on E Burnside Street, SE Stark Street or SE 181st Avenue.

This standard is not applicable.

7.0503(A)(8)(d)(1) - Professional Licensed Landscape Architect Required. This standard requires that the landscape plans be completed and stamped by a licensed landscape architect. The applicant's narrative indicates that the *guideline* is met. However, the landscape Sheets L.8 Materials Plan, L.9 Layout Parking Plan, L.10 Planting Plan and L.10 Planting Schedule are stamped by a registered landscape architect.

This standard is met.

7.0503(A)(8)(d)(2) - Site Landscaping. Contrary to the applicant's narrative the standard is not applicable because it applies exclusively to commercial and institutional development.

This standard is not applicable.

7.0503(A)(8)(d)(4) - Site Landscaping Percent. The standard requires that **Section 7.0103(A)(5)(D)** shall be met, including a minimum of 15 percent of the gross site area shall be landscaped. Based on a gross development area of 322,195 square feet, 48,329 square feet shall be landscaped. Per Sheet L.9 Layout Parking Plan, 20,610 square feet of the parking area is landscaped with trees, shrubs and ground cover. The landscaped area (exclusive of hardscaping) in the open space and transition areas exceeds 45,134 square feet. Therefore, the total landscaping exceeds 65,857 square feet.

The standard is met.

7.0503(A)(8)(c)(5) and 7.0503(A)(8)(d)(5) - Landscaping of Parking Lots.

ISSUE: The applicant must either:

- Meet the 7.0503(A)(8)(d)(5) standard; or
- Meet the 7.0503(A)(8)(c)(5) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Section 9.0823 Landscaping of Parking Lots shall be met, which include requirements for planting bays. Bays shall be located at the end of each parking

row and at intervals within the parking rows. Planting bays are required to be at least 9 feet wide have a minimum area of 180 square feet

The following additional standards supplement this section:

- a. Parking lot landscaping shall include one tree for every six parking stalls.
- b. Surface parking lots shall be screened to a height of 3 feet using at least one of the following:
 - i. A combination of evergreen and deciduous shrubs spaced no more than 3 feet apart planted in an area at least 5 feet wide.
 - ii. Ornamental masonry wall clad with brick or tile.
 - iii. A combination of a masonry wall and ornamental fencing.

PROPOSAL: Per Sheet L.2 Layout/Parking Plan planting bays are not provided on either side of the fire access entrance to the site. Where provided in the parking lot, planting bays are 9 feet wide and range from approximately 140-155 square feet; therefore, they fall short of the minimum size requirement.

A minimum of 38 trees are required for the 226 permanent parking spaces. As proposed, 22 trees are provided in the planting bays and endcaps and more than 65 trees are proposed adjacent to and within 10 feet of the parking lot.

Sheet L1.0 Planting Plan uses a diagonal hatch mark to show parking lot screening vegetation, which correlates (on Sheet L.11 Planting Schedule) to Heller's Japanese Holly and Box Leaf Honeysuckle planted 30 inches on center and 18 inches on center, respectively. The planting plan illustrates a planting area at least 5 feet wide but the schedule does not include a height at maturity for these plants.

GUIDELINE: Parking areas shall be effectively landscaped to reduce the visual impact on surrounding areas, improve the appearance of the lots from within their perimeter and to minimize heat islands and high-temperature run-off.

RECOMMENDATION: The proposal meets the standards of Section 9.0823 - Landscaping of Parking Lots as described therein with the exception of the planting bay requirements. The proposed bays meet the width requirement and include trees to soften the appearance of the parking areas and to provide shade; however, staff recommends endcaps a minimum of 9 feet in width on either side of the fire access at the northwest quadrant of the site to visually clarify the access route. The existing bay locations within this parking row may be adjusted to accommodate this condition of approval.

The proposal satisfies the parking lot tree and perimeter screening requirements with a condition of approval specifying that the applicant shall submit a revised planting schedule that the Heller's Japanese Holly and Box Leaf Honeysuckle between parking stalls and the ROW will be 36 inches in height at maturity.

Staff recommends the Design Commission find that the guideline is met with Conditions of Approval #8d-e.

7.0503(A)(9)(d)(1) Dedicated Loading Facilities. Contrary to the applicant's narrative this standard is not applicable because dedicated loading facilities are not required for residential uses.

This standard is not applicable.

7.0503(A)(10)(d)(1)-(5) - Site Lighting. These standards are addressed in Section 7.0103(A)(1)(c)(5) and 7.0103(A)(1)(d)(5) - Illumination.

Staff recommends that this standard is met with Condition of Approval #12.

7.0503(B)(1)(c)(1) and 7.0503(B)(1)(d)(1) - Minimum Building Mass.

ISSUE: The applicant must either:

- Meet the 7.0503(B)(1)(d)(1) standard; or
- Meet the 7.0503(B)(1)(c)(1) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: The minimum building mass or volume change shall be at 25 percent of the total volume of the overall building.

PROPOSAL: Buildings A-D are L-shaped and largely frame the open space. The length of buildings ranges from 272 feet to 115 feet, 5 inches. The parapet height ranges from 48 feet, 3 inches to 41 feet, 2 inches.

- At the hinge of the L-shaped buildings there is an approximately 11-foot-wide by 10-foot-deep recess spanning Levels 2-4. It is situated over a ground level pass-through.
- Levels 2-4 contain a 7.5-foot-wide and 20-inch-deep recesses which span the height of the floor level. These recesses are spaced approximately 20-45 feet apart and are aligned with each apartment living room. The recesses are stacked vertically but offset at each level.

Building E is a rectangular three-story building, 129 feet long by 53 feet wide. The maximum building height is 38 feet, 6 inches. It is divided into one southern and one northern mass. The two masses are equal in size and offset 5 feet at the north/south midpoint.

The Community Center is a 3,355 square-foot, one-story roughly Y-shaped building with a gable roof. Based on Sheet A.19 Elevations the ridge is 15 feet in height. The building is situated askew from SE 185th Avenue.

GUIDELINE: Buildings shall be designed with volumes to maintain a compatible scale with their surroundings. Volumes shall reinforce a human scale within the built environment, so people do not feel dwarfed by the building structure.

RECOMMENDATION: Buildings A-D contain 20-inch-deep recesses which create distinct vertical breaks in the building, effectively separating the length of the buildings into separate masses. These divisions create the appearance of volumes which are less than 25 percent of the overall building mass. The volumes are smaller than the standard; however, due to the significant length of the buildings, the proposed volumes more effectively reinforce the human scale and suit the surrounding context.

Building E contains a 5-foot shift in the mass that creates two clear volumes, each greater than 25 percent of the overall volume of the building; therefore, it is consistent with the standard.

The Y shape of the Community Center creates three separate volumes stemming from the center of the building. The form and the small size of this building satisfy the guideline.

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

7.0503(B)(1)(c)(2) and 7.0503(B)(1)(d)(2) - Change in Mass Visibility.

ISSUE: The applicant must either:

- Meet the 7.0503(B)(1)(d)(2) standard; or
- Meet the 7.0503(B)(1)(c)(2) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: The changes in mass shall be visible from the public street.

PROPOSAL: See Section 7.0503(B)(1)(c)(1) and 7.0503(B)(1)(d)(1) - Minimum Building Mass for a description of the proposal.

GUIDELINE: The massing changes shall create an attractive building with enhanced visual interest for the public.

RECOMMENDATION: Buildings A-E contain 20-inch-deep by 7.5-foot-wide wall recesses, which delineate separate masses. Wall recesses occur on each facade visible from SE 185th Avenue and the publicly accessible open space, thus enhancing interest from the public realm.

Building E contains two volumes offset by 5 feet. The 5-foot break in the façade and roof plane occurs on the façade facing SE 185th Avenue, a location highly visible to the public.

The Community Center is situated within the open space and within view of the SE 185th Avenue. From all vantage points the angles created by the Y-shape of the building are visible.

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

7.0503(B)(2)(D)(1) - Mechanical Equipment. This standard requires mechanical and communication equipment and components to be screened so they are not visible from streets and other street level public spaces. Utilities such as transformers, heating and cooling, electric meters and other utility equipment shall not be located within 5 feet of the front entrances and shall be screened with landscape materials.

The roof plan shows that rooftop mechanical equipment is located at the interior corners of the L-shaped buildings and is screened. The screen will be colored consistent with the entrances; therefore, the screening is a part of the wayfinding design. However, the equipment itself will not be visible from the street. The standard is met with a condition of approval requiring that the applicant provide utility plans detailing the locations of all onsite utilities and appropriate landscape screening per Section 7.0503(B)(2)(D)(1).

This standard is met with Condition of Approval #7d.

7.0503(B)(2)(c)(2) and 7.0503(B)(2)(d)(2) - Through-Wall Heating/Cooling. The standard requires that Packaged Terminal Air Conditioners, Package Terminal Heat Pumps and similar systems with through-wall heating/cooling shall not be allowed. All toilet, kitchen and laundry room exhausts will be screened from vision in the horizontal datum. There will not be any individual through-wall air conditioning units in the project. The applicant's narrative requests discretionary review, but this standard is met.

This standard is met.

7.0503(B)(3)(d)(1), 7.0503(B)(3)(d)(2), 7.0503(B)(3)(d)(3), 7.0503(B)(3)(d)(4) and 7.0503(B)(3)(d)(5). Contrary to the applicant's narrative these sections are exclusively applicable to commercial and industrial development; therefore, they do not apply.

These standards are not applicable.

7.0503(B)(3)(c)(6) and 7.0503(B)(3)(d)(6) - Ground Floor Street-Facing Façade Features.

ISSUE: The applicant must either:

- Meet the 7.0503(B)(3)(d)(6) standard; or
- Meet the 7.0503(B)(3)(c)(6) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: When multifamily space is present on the ground-floor, one of the following features shall be present on street-facing facades:

- a. Building base landscaping no less than 5 feet in depth.
- b. On street frontages, a space-defining decorative fence, wall, hedge or retaining wall 30 inches in height located at the property line or setback no more than 5 feet.

PROPOSAL: Buildings A, C, D, and E contain façades set 5 feet or 10 feet from the ROW. Based on the planting plan and planting schedule the setback contains building base landscaping that includes but is not limited to a row of Heller's Japanese Holly and Box Leaf Honeysuckle.

Buildings A-D also include street-facing facades that are setback 137 feet and 227 feet from the street. Publicly accessible open space is located between these facades and the street. The units are accessed from a public path in the open space. The open space and the apartments are separated by a planting band including trees and pedestrian lighting and a 36-inch wide by 36-inch tall hedge, low metal entrance gates and private patios.

The Community Center is situated within a stand of existing trees (to the south) and the community plaza (to the north).

GUIDELINE: Multifamily buildings shall contain features and design strategies that create defensible space and a separation between public and private spaces.

RECOMMENDATION: Where Buildings A, C, D, and E front the ROW, the project proposes 5 feet or 10 feet of landscape plantings that are a variety of heights and appropriate for building base landscaping; therefore, the design is consistent with the standard and the guideline.

Areas of the street-facing facades of Buildings A-D are separated from the street by publicly accessible open space of a substantial depth and a border hedge. Public and private space is sufficiently defined to meet the guideline.

The Community Center will be privately owned and is part of the multifamily development; therefore, this standard applies. The lack of transition elements between the Community Center, the plaza and the street create continuity that is appropriate for the publicly accessible space.

The proposal is consistent with the intent of the guideline.

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

7.0503(B)(3)(c)(7) and 7.0503(B)(3)(d)(7) - Ground-Floor Elevation.

ISSUE: The applicant must either:

- Meet the 7.0503(B)(3)(d)(7) standard; or
- Meet the 7.0503(B)(3)(c)(7) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Multifamily space on the ground-floor, excluding mixed-use buildings with commercial ground floors, shall provide a transition between public and private space by incorporating a minimum of one of the following transition elements:

- a. Elevate the first floor a minimum of 3 feet above grade. Entries may be at grade; or
- b. Setback the building an additional 5 feet beyond the minimum setback or recess the first-floor an additional 5 feet beyond the second-floor facade; or
- c. Provide a front porch that is a minimum of 48 square feet with minimum dimensions to fit a 5-foot by 6-foot rectangle inside the porch area; or
- d. Provide a front landscaped courtyard of at least 60 square feet separated by a minimum 30-inch-tall hedge or decorative fence; or
- e. Provide raised planter(s) between 18 inches and 30 inches in height and 4 feet in depth as measured from the point of the planter nearest the front property line. The planter(s) shall occupy at least 50 percent of the frontage of each unit and be planted with perennial landscaping; or
- f. Other strategy as determined by the Manager or Design Commission.

PROPOSAL: The ground levels of all six proposed buildings are at grade. See Section 7.0503(B)(3)(c)(6) and 7.0503(B)(3)(d)(6) - Ground-Floor Street-Facing Façade Features for a description of the proposal.

GUIDELINE: Provide a transitional design feature(s) between public spaces and residential spaces at the ground-floor to distinguish between public and private realms.

RECOMMENDATION: All buildings are considered multifamily; therefore, the standard applies to all ground-level spaces. The submitted plans do not demonstrate options a-e. As described in Sections 7.0503(A)(4)(c)(9) and 7.0503(B)(3)(d)(6), the layers of landscaping demonstrate adequate distinction between the public and private realms. However, a design for the metal transition gates was not submitted. In addition, the height of the hedges (36 inches) is referred to in the narrative but is not included on the planting schedule. Conditions of approval require with the building permit the applicant submit:

- Design drawings for the metal transition gates. The design is subject to Manager approval.
- A revised planting schedule that includes the height of hedges in the public/private transition areas.

The proposal is consistent with the intent of the guideline.

Staff recommends that the Design Commission find that the standard is met with Conditions of Approval #7f-g.

7.0503(B)(4)(c)(1) and 7.0503(B)(4)(d)(1) - Window Recess. This standard requires window recesses to be a minimum of 4 inches from the buildings plane. Sheet A5.3 Details demonstrates that for Buildings A-D there is a 4.5-inch distance from the fiber cementitious panel siding to the pane of glass. Sheet A5.4 Details illustrates that for Building E and the Community Center there is 5.06-inch distance from the wood siding to the pane of glass.

The standard is met.

7.0503(B)(4)(D)(5) - Glazing Percentage for Street-facing Facades - Upper Level, 7.0503(B)(4)(D)(6) - Window Opening Proportions and 7.0503(B)(4)(D)(8) - Visible Transmittance. Contrary to the applicant’s narrative, these standards are not applicable to residential development.

These standards are not applicable.

7.0503(B)(4)(d)(9) - Compliance with Section 7.0103. The standard states that in addition to the standards in Section 7.0103, the following standards shall apply to multifamily buildings:

- Ground-floor spaces attributed to common areas, such as lobbies, shared community rooms, fitness rooms, etc., shall be composed of clear glass for a minimum of 40 percent of the wall area between the heights of 2 feet and 10 feet.
- Building entries that access the parking area shall be designed with transparent glass that allows users to look out prior to exiting the building.
- Accessory, non-residential buildings, such as recreation or community centers, which abut a public street right of way shall have at least 20 percent of the ground-floor wall area facing the street in transparent windows, doorways, or display areas, including an entry opening directly onto the abutting street.

The east elevation of the one-story community center contains 30 percent glazing per Sheet A.17 Glazing Diagram.

The applicant has provided findings for several facades in the revised narratives. In addition, the following percentages are evident on the applicant’s ground-floor plan and elevations.

Building	Façade	Total Common Area Wall Plane	Total Glazing	Percentage of Glazing
A	West	264 SF	217 SF	82 percent
	South	224 SF	187 SF	84 percent
B	North	224 SF	187 SF	84 percent

	West	264 SF	217 SF	82 percent
C	North	144 SF	119 SF	83 percent
	South	144 SF	119 SF	83 percent
	East	0 SF	N/A	N/A
D	North	144 SF	119 SF	83 percent
	South	144 SF	119 SF	83 percent
	East	0 SF	N/A	N/A
E	South	208 SF	161 SF	77 percent
	East	480 SF	399 SF	83 percent

The applicant has submitted product information for glass storefront doors (Sheet A.28).

Staff recommends a condition of approval that the applicant submit a door schedule with the building permit demonstrating building entries that access the parking area are transparent glass. This condition will verify full compliance with the standard.

Staff recommends that the Design Commission find that the standard is met with Condition of Approval #10c.

7.0503(B)(5)(c)(1) and 7.0503(B)(5)(d)(1) - Architectural Emphasis.

ISSUE: The applicant must either:

- Meet the 7.0503(B)(5)(d)(1) standard; or
- Meet the 7.0503(B)(5)(c)(1) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Building entries shall feature a design that demonstrates visual prominence and architectural emphasis. Primary building entrances shall be open to the public during all business hours.

PROPOSAL: Buildings A-D are L-shaped and surround the public open space:

- Lobby entries are located adjacent to the interior corner of the L. The entries are setback from the ROW 136 feet and 230 feet. The entry areas are recessed 12 feet, 6 inches and differentiated from the adjacent facades using color. The mechanical equipment screening on the roof above the primary entries is painted a matching color.
- Ground-level unit entries are transparent and recessed 4 feet from the building façade.

Building E contains an 8-foot-deep by 14 foot and 4-inch-wide recessed lobby entrance on SE Yamhill Street and a 6-foot-deep and 11-foot-wide recessed

lobby entrance on SE 185th Avenue. The entry area is recessed 4 feet. Both entrances are 9 feet tall and contains double glazed doors.

The primary entrance to the Community Center faces the plaza area to the northeast. It contains transparent double entry doors 8 feet in height that are flanked on either side with glazing.

All entries will not be open to the public during business hours.

GUIDELINE: Building entries shall be designed as a distinct, prominent element of the building which compliments the remainder of the design.

RECOMMENDATION: The lobby entries for Buildings A-D are distinguished by deep recess and color. They break the rhythm of the ground level and are adequate to meet the intent of the guideline. The unit entries, Building E and Community Center entries are recessed and glazed sufficiently to draw attention to them while being cohesive with the overall building design.

Staff recommends that the Design Commission find the guideline is met

7.0503(B)(5)(d)(2) - Change in Building Entry Depth. This standard requires that building entries include a visible change in building form with a change in depth of at least 12 inches. This could include recessed building entries, changes in mass or smaller changes in wall plane. As described in Section 7.0503(B)(5)(c)(1) building entries are recessed a minimum of 4 feet.

This standard is met.

7.0503(B)(5)(d)(3) - Building Entry Features. This standard requires building entries to include two of the prescribed features. The primary entrances to all buildings and ground-level unit entries feature oversized entry doors (8 feet or greater) and adjacent ornamental glazing that is at least 1-foot in width and the full height of the doorway,

This standard is met.

7.0503(B)(5)(c)(4) and 7.0503(B)(5)(d)(4) - Building Entry Materials.

ISSUE: The applicant must either:

- Meet the 7.0503(B)(5)(d)(4) standard; or
- Meet the 7.0503(B)(5)(c)(4) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Buildings shall utilize attractive and high-quality materials surrounding the entry.

- a. Building entry doors shall be of high-quality materials such as commercial-grade solid wood, decorative glass, or other materials as approved by the Manager or Design Commission.
- b. Within 30 feet along the length of the facade from each side of the entry doors, the building shall utilize only primary materials as specified in Section 7.0503(B)(7)(D).

PROPOSAL: Buildings E and the Community Center feature glass doors. Their façade materials (including within 30 feet of entries) are exclusively panelized wood siding and glass with the exception that Building E has an 18-inch poured in place concrete base.

Buildings A-D feature transparent doors and common areas. Their predominant façade material is hardiplank. The buildings contain an 18-inch poured in place concrete base and metal horizontal and vertical datums.

GUIDELINE: Materials on and surrounding the entry feature shall be attractive and of high-quality.

RECOMMENDATION: Hardiplank is the majority façade material for Buildings A-D. This material is listed as a secondary material on the Rockwood Design Section's Materials Table. However, in the Multi-Family Design Section's Materials Table hardiplank is a primary material. Buildings A-D are multifamily building. The hardiplank panels are creatively applied due to the horizontal metal datums. Buildings C and D also include vertical datums Staff finds that this façade design meets the intent of the guideline.

Building E and the Community Center are predominantly wood siding, which is considered a primary material.

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

7.0503(B)(5)(d)(5) Entry Weather Protection. This standard states that buildings shall provide weather protection in the form of a canopy, awning or other feature to a depth of at least 4 feet. This standard applies to all non-security doors. Unit entries are located off the patio and provide a 4-foot recess. Common entries are either recessed at least 4 feet or include a 4-foot-deep canopy with the exception that the Community Center contains a south-facing single door that is recessed 3 feet and an east-facing double door without entry weather protection. In addition, the ground-level building plan demonstrates double doors on the east façade that are not shown on the submitted elevations and do not contain weather protection.

Conditions of approval require that with the building permit submittal the applicant submit revised plans and elevations demonstrating that all Community Center entries contain 4-foot-deep weather protection. The elevations shall illustrate the door locations on the proposed plans. The design is subject to Manager approval.

The standard is met with Condition of Approval #10b.

7.0503(B)(5)(d)(7) - Exits and Entries. This standard states that in addition to the entry design standards in Section 7.0103, exterior corridors, exit ways and stairs visible from the street are not permitted except for the main entry stair leading to the building entrance and building entries, including those that access the parking area. These features are not proposed.

This standard is met.

7.0503(B)(6)(c)(6) and 7.0503(B)(6)(d)(6) - Orientation, Massing, and Articulation.

ISSUE: The applicant must either:

- Meet the 7.0503(B)(6)(d)(6) standard; or
- Meet the 7.0503(B)(6)(c)(6) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Prominent facade sections shall include design elements that establish prominence in the building, responding to unique site configurations including street corners and the terminus of streets or primary internal drives. The orientation, massing and articulation of buildings shall place strong visual emphasis on these areas.

PROPOSAL: Regarding Buildings A-D, the applicant's described a number of design features including but not limited to:

Buildings A-D

- *At street facing facades, building corners have recessed windows that wrap the corner creating a faceted profile giving the corners visual lightness and interest.*
- *The parapet varies in height from highest at the corners to lowest at the building entries. This helps to emphasize building corners, creates building height variety and creates a visual cue for where the entry lobbies are located.*
- *The ground-floor has an open-air passageway at the inside corners of the 'L.' This helps define these inside corners as being dominant and public.*
- *The inside corners of the 'L' have a 10-foot by 10-foot notch between each wing. This helps to further draw attention to the entries.*
- *Mechanical screening at the roof is placed directly above and painted the same color as the entry. Color allows the entry and mechanical screening to group together visually creating a clear cue of entry locations from any location in the park or street.*

Building E

- *The north and south ground-floor corners of Building E are glazed and feature the buildings' main entrances.*

GUIDELINE: Highly visible facade sections, including corners and facades fronting public spaces, shall be designed as a distinct, prominent element of the building while complementing the remainder of the design.

RECOMMENDATION: For Buildings A-D the locations of the peaked corners (facing the open space and fronting the street) are highly visible and ideal for prominent façade sections. Staff concurs with the applicant that the 20-inch-deep recesses create a faceted profile with increased glazing. Staff feels that the corner design could be better emphasized; however, it is cohesive with the remainder of the building design and is sufficient to meet the intent of the guideline.

Regarding Building E, the southwest building corner (at the intersection of SE Yamhill Street and SE 185th Avenue) and the northwest corner (at the intersection of SE 185th Avenue and the internal drive) are each distinguished by increased glazing and a recessed entry at ground-level. These façade sections are prominently located at key corners of the site.

The street-facing (east) façade of the Community Center contains a transparent roll up door with a mullion pattern unique to the project. The roll up door creates a large area of glazing relative to the size of the façade. This effectively highlights this façade section; therefore, the guideline is met.

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

7.0503(B)(6)(c)(7) and 7.0503(B)(6)(d)(7) - Profile.

ISSUE: The applicant must either:

- Meet the 7.0503(B)(6)(d)(7) standard; or
- Meet the 7.0503(B)(6)(c)(7) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Prominent facade sections shall include one of the following profiles (in plan view) for at least one-story of the building:

- a. Curved or hinged corner or wall section;
- b. A form which is projected or recessed from both abutting facades;
- c. Beveled or mitered corner; or
- d. Alternative configurations approved by the Manager or Design Commission, such as cantilevered forms.

PROPOSAL: See the Section 7.0503(B)(6)(d)(6) discussion in this Report for a description of the façade features.

GUIDELINE: Prominent facade sections shall have forms which are distinct from adjacent wall sections, responding to highly visible areas of the site.

RECOMMENDATION: On the corners of Buildings A-D Level 2 and 4 are recessed 20 inches and consistent with the standard.

The Community Center is a relatively small, y-shaped, one-level building; the atypical angles of the street-facing façade coordinated with the roll up door meet the intent of the guideline.

The northwest and southwest corners of Building E are not entirely recessed or projected for one-story, rather they contain recessed entries (11 feet wide on the west façade and 14 feet wide on the south façade) in close proximity to the corner. These street-facing corners are highly visible locations and the recessed entries are distinct considering the simple form of the building.

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

7.0503(B)(6)(c)(8) and 7.0503(B)(6)(d)(8) - Architectural Expressions.

ISSUE: The applicant must either:

- Meet the 7.0503(B)(6)(d)(8) standard; or
- Meet the 7.0503(B)(6)(c)(8) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Prominent facade sections shall include distinctive architectural expressions in its facade, including at least two of the items listed as items (a)-(k) in this section.

PROPOSAL: Refer to Section 7.0503(B)(6)(c)(7) of this staff report for a description of the proposed facades.

GUIDELINE: Prominent facade sections shall include design elements and details which add visual interest to these areas.

RECOMMENDATION: For Buildings A-D the corners facing the park have been identified by the applicant as prominent façade sections. The corner recesses create a faceted profile accentuated by umber accents. These features co-occurring with the peak of the sloped parapet satisfy the requirement for design elements which add visual interest.

The northwest and southwest corners of Building E contain expanses of glazing on each side of these corners and ample entry recesses. These elements draw attention to these corners and set them apart from the remainder of the façade design.

The street-facing (east) façade of the Community Center contains a transparent roll up door. The mullion pattern and resultant proportion of the panes of glass are unique to the project.

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

7.0503(B)(7)(c)(1) and 7.0503(B)(7)(d)(1) - Primary, Secondary and Accent Materials.

ISSUE: The applicant must either:

- Meet the 7.0503(B)(7)(d)(1) standard; or
- Meet the 7.0503(B)(7)(c)(1) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Materials:

- Buildings shall utilize primary materials for no less than 65 percent of each building facade area.
- Secondary materials are prohibited as primary cladding on building facades and shall not be allowed on more than 35 percent of each building facade area.
- Accent materials are permitted on no greater than 5 percent of each facade as trims or accents (e.g. flashing, projecting features, ornamentation, etc.).

PROPOSAL: Buildings E and the Community Center exclusively employ panelized wood siding and glass on their facades with the exception of an 18-inch poured in place concrete base.

Buildings A-D are predominantly fiber cementitious panel, glass and metal horizontal and vertical datums. The buildings contain an 18-inch poured in place concrete base. See Sheet A.18 Façade Material Percentages for the breakdown of façade material by percentage.

GUIDELINE: The predominant building materials shall be high-quality, durable and attractive. The predominant building material may be complimented with other secondary materials which may not be appropriate on large areas of the facade. Accent materials, which would generally not be acceptable on large areas of the facade, may be used in limited areas of the facade to highlight architectural features.

RECOMMENDATION: Building E and the Community Center meet the standard because panelized wood siding is listed as a primary material. For Buildings A-D, fiber cementitious panel is the predominant façade material. Per Table 7.0503(B)(7)(D), fiber cementitious material and concrete (the base material) are listed as secondary materials.

Buildings A-D do not meet the standard because fiber cementitious panel is a secondary material on the Rockwood Design Section's Materials Table. However,

in the Multi-Family Design Materials Table, fiber cementitious panel is identified as a primary material. Due to the particularly creative use of horizontal and vertical metal datums, deep window recesses and concealment of through-wall venting, this use of fiber cementitious panel is adequate to meet the guideline.

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

7.0503(B)(7)(d)(4) - Prohibited Materials. The standard states that proposals shall not use materials listed as prohibited. The prohibited materials listed in Table 7.0503 (B)(7)(D) are not proposed. However, material information and a design for the low metal gates in the transition areas have not been provided. A condition of approval requiring submittal of this information with the building permit will ensure conformance with the standard.

This standard is met with Condition of Approval #7g-h.

7.0503(C)(1)(D)(1) - Tree Retention. Per this standard new development shall retain healthy, regulated trees or replace them at a ratio of three new trees for every one healthy, existing regulated tree removed. Per Sheet L0.0 - Tree Protection Plan, 11 trees are proposed for removal. Development plans identify 187 new trees (excluding street trees) are proposed.

This standard is met.

7.0503(C)(1)(D)(2) - Water Treatment. This standard is evaluated under the Multi-Family Design Guidelines and Standards Section 7.0103(A)(2)(d)(2) - Water Conservation.

This standard is met.

7.0503(C)(1)(D)(4) - Energy Conservation. This standard is only applicable to commercial projects.

This standard is not applicable.

7.0100 - Multi-Family Design Guidelines and Standards. Applicants can choose to meet the design criteria of Section 7.0100 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.

7.0103(A)(1)(D)(1) - Building Orientation. The substandards in this section are either not applicable or addressed in the Rockwood Design Section with the exception of the following:

b. For buildings with a central courtyard space, the following shall apply:

- i. At least 60 percent of the site's frontage (not including access driveways) on any street shall be occupied by buildings or central courtyard. Where a site has less than 70 feet of street frontage, this standard may be modified as needed to accommodate a driveway meeting **Appendix A5.503.***

Buildings A-D are located around a central open space, creating a courtyard scheme. Common and unit entries are located off the open space. The east frontage of SE 185th Avenue is 577 linear feet, exclusive of driveways. The buildings and open space occupy 487 linear feet (84 percent). Additionally, 372 feet of the west side of SE 185th Avenue is of a depth sufficient to accommodate buildings, exclusive of drive aisles and the vehicle drop off area. The buildings and courtyard occupy 255 linear feet (69 percent).

This standard is met.

7.0103(A)(1)(D)(2) - Pedestrian Circulation. This section requires that the site design promote safe, attractive and usable pedestrian facilities and a direct pedestrian connection between the street and buildings on the site by providing an onsite, continuous pedestrian circulation system that meets specific criteria, including a minimum walkway width of 5 feet. The standards addressed under Section 9.0824 - Pedestrian Circulation/Walkways, and Section 7.0503(A)(6)(d)(3).

This standard is met with Condition of Approval #7c.

7.0103(A)(1)(D)(3) - Outdoor Private Space. This section requires 80 square feet of private outdoor space for each residential unit. This required square footage of outdoor private space may also be added and incorporated into the required central courtyard. Buildings A-D contain 23 ground-floor units consisting of more than 80 square feet of private patio and landscaped area. The remaining 201 units do not contain private open space.

To meet the standard, 24,120 square feet of shared open space must be provided above and beyond the required minimum (12,121 square feet). The cumulative requirement is 36,241 square feet. The shared open space is approximately 73,000 square feet.

This standard is met.

7.0103(A)(1)(D)(4) - Transitions and Compatibility. These standards apply to all residential buildings, any portion of which is within 50 feet of an abutting LDR-5, LDR-7, TLDR or TR district. The TLDR district is south of the subject site. However, due to the location and width of SE Yamhill Street, the building is not within 50 feet of a property within the TLDR district.

This standard is not applicable.

7.0103(A)(1)(c)(5) and 7.0103(A)(1)(d)(5) - Illumination.

ISSUE: The applicant must either:

- Meet the 7.0103(A)(1)(d)(5) standard; or
- Meet the 7.0103(A)(1)(c)(5) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: The site shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties in order to create a comfortable and safe environment, pursuant to the standards listed in this section and Table 7.0103(A)(1)(A).

PROPOSAL: The applicant has submitted photometric plans, which have not been updated to reflect the most recent iteration of the design. The maximum, minimum, average and maximum/minimum ratio are in a calculation summary table entitled central landscape, east parking, west parking, main road and “spill.” The minimum parking light level is 0.0 foot-candles. The photometric plan indicates 0.0 foot-candles in entry areas and on some areas of the pedestrian circulation routes. The applicant’s narrative states that a complete plan will be submitted after the design review is approved.

The applicant has submitted spec sheets for three of the nine lighting fixtures proposed.

The proposal includes one type of catenary lighting, S4 Tivoli String Lights, located adjacent to the open space and along 144 linear feet of the east frontage of SE 185th Avenue. The lights appear to span from across the ROW onto the private property.

GUIDELINE: The site shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties in order to create a comfortable and safe environment in harmony with the character of the surrounding area.

RECOMMENDATION: The submitted photometric plan and fixture product information does not include enough information to substantiate a safe environment with reasonable light levels, as evidenced by the locations with zero foot-candle

readings. Staff recommends a condition of approval that the applicant submit a photometric plan that demonstrates compliance with Section 7.0103(A)(1)(d)(5).

The applicant is seeking the discretionary approval for the use of string lights. These lights will span from the ROW to the private property and do not feature a 90-degree cut off angle as prescribed in this section of the Code. The catenary lighting will enhance the pedestrian environment and complement the enhanced streetscape amenities. If the applicant demonstrates that the light levels are consistent with industry standards, then staff is supportive of Tivoli String Lights; however, design details are needed for review by the engineering and transportation divisions. The exact location and design of the catenary lighting is subject to approval by Transportation, Engineering and Planning divisions.

Staff recommends that with the building permit the applicant submit a photometric plan and product specifications for each type of light fixture that demonstrate compliance with Section 7.0103(A)(1)(d); however, S4 Tivoli string lighting is permitted. The applicant shall submit lighting design details with the building permit submittal. The design is subject to Transportation, Engineering and Planning division approval.

Staff recommends that the Design Commission find the standard is met with Condition of Approval #12.

7.0103(A)(1)(d)(6) - Grading. This section requires the grading and contouring of the site to consider onsite surface drainage and site storage of surface water facilities when necessary so there is no adverse effect on neighboring properties, public rights of way or the public storm drainage system.

These standards are addressed in the Development Engineering discussion in the Agency Comments section.

These standards are met by Conditions of Approval #3a-d, #13a-d, and #19.

7.0103(A)(1)(d)(7) - Waste. The standard states:

Except for Duplexes no exterior waste collection and recycling area shall be located within twenty-five (25) feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.

There are no collection areas located 25 feet or less from the TLDR district.

This standard is met.

7.0103(A)(2)(d)(1) - Energy Conservation. The standard requires the proposal include two of the prescribed energy conservation features. As proposed, one strategy (over 50 percent of existing regulated trees will be preserved) is evident. The applicant's narrative indicated that the buildings are oriented on the east/west axis; however, the building mass is also significantly oriented north/south. In order to fulfill the standard without

significant altering of the design, a condition of approval is recommended that the applicant demonstrate the use of 20 percent sustainable and local materials from within 500 miles of the development site or provide 20 percent sustainably harvested Forestry Stewardship Council (FSC) rating construction materials.

This standard is met with Condition of Approval #9c.

7.0103(A)(2)(d)(2) - Water Conservation. The standard states that water conservation and treatment shall be promoted through a minimum of two of the listed strategies. The irrigation will incorporate rain sensors and the Gresham Green Development Practices for Stormwater Management will be implemented as part of the project (see applicant narrative for 7.0503(C)(1)(D)(2)).

This standard is met.

7.0103(A)(2)(d)(3) - Contiguous Wildlife Habitat Corridors. The site is not adjacent to City designated conservation areas.

This standard is not applicable.

7.0103(A)(2)(d)(4) - Hardscape Shading. This standard requires that after five years, a minimum of 30 percent shading on hardscape shall be provided. Sheet 5.0 includes hardscape shading calculations demonstrating that 44 percent of hardscape areas will be shaded.

This standard is met.

7.0103(A)(2)(d)(5) - Site Furnishings. The standard requires that site furnishing shall be constructed of 20 percent sustainably harvested materials or be locally sourced. A condition of approval requiring verification of locally or sustainably sourced site furnishings be provided with the building permit application is required.

The standard is met with Condition of Approval #9a.

7.0103(A)(2)(d)(6) - Recycled Hardscape Materials. The standard states that a minimum of 20 percent recycled content pavement or pavement base shall be provided. Hardscape materials will be selected to meet this requirement. A condition of approval requiring a statement be submitted with the building permit application describing the specific recycled material and quantities that will be included to meet or exceed 20 percent is required.

The standard is met with Condition of Approval #9b.

7.0103(A)(3)(d)(1) - Visible Dwelling Front. Per this standard, the front entry to a building on a street or on a courtyard shall be oriented towards the street which the dwelling faces or towards a central courtyard. At least 70 percent of the street or courtyard frontage shall be visible from 1) the front door; or 2) a ground-floor window in a frequently used room such as a living room, dining room, kitchen or bedroom; or 3) a second-story window

except a bathroom window placed no higher than 3 feet, 6 inches from the floor to the bottom of the window sill.

Staff's findings are based on Sheet A.2 Ground Floor Plan and Sheet A.3 Typical Upper Floor. Buildings A-D have primary and unit entries off the central courtyard. The units have glazed patios overlooking the courtyard with the exception of the area south of the Community Center. The bedrooms of the second-floor apartment have windows overlooking this area of the open space. Staff estimates that over 70 percent of the courtyard is visible from qualifying transparency.

Building E fronts SE Yamhill Street and SE 185th Avenue. The building contains a lobby with glazed doors on each street. In addition, the common laundry room as well as the unit living and bedrooms interior to the street-facing facades contain glazing. At least 75 percent of each street frontage appears to be visible from qualifying windows and doors. The Community Center contains entries oriented to the street and open space.

This standard is met.

7.0103(A)(3)(d)(3) - Addressing System. This standard provides dimensional and illumination standard for building identifiers, unit identifiers and a complex map. The applicant's narrative indicates that this will be fulfilled through a separate sign permit; however, this information is required with the development permit. Staff recommends a condition of approval that complex map and addressing system drawings be submitted with the building permit. In addition, a revised site plan shall be provided showing the location of the complex map. See additional Addressing and Fire discussion and conditions in Agency Comments.

This standard is met with Condition of Approval #2, #4b-c and #10a.

7.0103(A)(3)(d)(4) - Railings Transparency. This standard requires that stair landings shall be a minimum 50 percent transparent. Contrary to the applicant's narrative, the proposal does not contain exterior stairs,

This standard is not applicable.

7.0103(A)(4)(d)(1) - Shared Open Space Size. This standard requires a minimum of 4 percent of the site area be shared open space. The minimum dimensions for any shared open space shall be 20 feet in length and width. The development area is 322,214 square feet; a minimum of 12,888 square feet of shared open space is required. The proposed shared open space is approximately 73,000 square feet.

This standard is met.

7.0103(A)(4)(d)(2) - Shared Open Space Definition. This section requires that shared open space take the form of gazebos, lawns, swimming pools and other spaces designed for active and passive recreational uses. The shared open space may not be within any buffer or yard setback area unless the open space includes preserved natural areas. The

proposed open space contains lawns, picnic areas and other recreational uses consistent with this standard.

This standard is met.

7.0103(A)(4)(c)(3) and 7.0103(A)(4)(d)(3) - Children's Play Area.

ISSUE: The applicant must either:

- Meet the 7.0103(A)(4)(d)(3) standard; or
- Meet the 7.0103(A)(4)(c)(3) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: A minimum of 50 percent of the minimum required shared open space shall be a children's play area. However, the minimum dimensions for any children's play area shall be 20 feet in length and width and be a minimum of 500 square feet in size for sites with a gross site area of 20,000 square feet or greater. The children's play area shall have a minimum of three types of play equipment and be designed by a landscape architect or a playground recreation expert. The children's play area shall be centrally located where it is visible from 50 percent of the abutting units that front the space. Children's play areas shall be outside of the required yard setbacks and buffer areas. The area shall be enclosed by any or a combination of a 2.5 to 3-foot high wall, planter, decorative fence, or by 18-inch high benches or seats.

PROPOSAL: The proposal includes 73,000 square feet of centrally located open space accessible to the public. The open space includes features such as play mounds, areas with a rubber ground plane, garden plots and a pedestrian walking and bicycling loop.

GUIDELINE: Children's play areas shall be designed to promote safety, creative play and exercise and shall be adequate for the number of units in the development.

RECOMMENDATION: In lieu of a dedicated, enclosed children's play area the open space is designed to integrate features attractive to children and adults. The play area is centrally located and is not in required yard setbacks. Due to the ample size and the diversity of landscape features the open space is adequate to promote creative play and exercise.

Staff recommends the Design Commission find the guideline is met.

7.0103(A)(5)(d)(1) - Professional Licensed Landscape Architect. The landscape plan is prepared and stamped by a licensed landscape architect.

This standard is met.

7.0103(A)(5)(d)(2) - Minimum Landscape Area. The standards require at least 20 percent of the net site area be landscaped; up to 5 percent of this area may be a paved pedestrian walk. Based on a gross development area of 322,195 square feet and ROW dedication of 38,799 square feet, the net site area is 283,396. At least 56,679 square feet shall be landscaped. Per Sheet L.9 Layout Parking Plan, 20,610 square feet of the parking area is landscaped with trees shrubs and ground cover. The landscaped area (exclusive of hardscaping) in the open space and transition areas exceeds 45,134 square feet. Therefore, the total landscaping exceeds 65,857 square feet.

This standard is met.

7.0103(A)(5)(d)(3) - Drought Resistant Landscaping. This standard requires at least 20 percent of the landscape area to be planted with drought resistant canopy trees, shrubs, groundcovers, perennials and grasses. Sheet L5.1 - Planting schedule notes that at least 20 percent of plants in the schedule are native or adaptive species. A more detailed plan will be provided to verify that at least 20 percent of plant materials are drought tolerant. A condition of approval is needed to require the revised plan to be submitted with the building permit submittal.

This standard is met with Condition of Approval #7a.

7.0103(A)(5)(d)(4) - Landscaping Variety. Per this standard landscaping shall provide interest by including a minimum of two of the following: variety in scale; variety in color; and the use of canopy trees, shrubs, perennial grasses, groundcovers and annuals. Based on the submitted planting plan, planting schedule and plant material sheets, a variety of scale and color is demonstrated.

This standard is met.

7.0103(A)(5)(d)(5) - Front Yard Landscaping. This standard stipulates that in front of all ground-floor units a minimum of 60 percent of the street-facing front yard shall be landscaped. Courtyard facing units at ground-level in Buildings A-D have patios and a landscaped area directly adjacent and leading to the open space. The landscaped area is at least 60 percent of the setback from the open space. Building E contains three ground-floor units interior to the street-facing façade. With the exception of entry walkways, the setback area is entirely landscaped.

This standard is met.

7.0103(A)(5)(c)(6) and 7.0103(A)(5)(d)(6) - Setback Trees.

ISSUE: The applicant must either:

- Meet the 7.0103(A)(5)(d)(6) standard; or
- Meet the 7.0103(A)(5)(c)(6) guideline; or

- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: All yard setbacks shall be landscaped and shall have at least five deciduous shade trees per 100 lineal feet. Such trees shall be capable of at least 25 feet in height and spread at maturity and be not less than 10 feet in height and 2.5 inches in caliper size at the time of planting.

PROPOSAL: The area between SE 185th Avenue and the facades set 5-10 feet from the ROW is 285 linear feet (inclusive of the east and west frontages). The Planting Plan uses hatch marks to indicate a mix of shrubs, ornamental grasses and groundcover. Tree are not proposed between these facades and the ROW.

The area between the south façade of Building E and the ROW is 53 feet in length. Trees are not included in this 5-foot setback area, but three adjacent street trees will be provided.

GUIDELINE: The landscape plan shall provide sufficient vegetation including trees in the setback areas to create an attractive site and to buffer uses.

RECOMMENDATION: On SE 185th Avenue the planting plan is deficient 14 trees and on SE Yamhill Street the plan is short two trees in the yard setbacks. Staff recommends that ornamental deciduous trees or columnar evergreen trees be included to provide vegetation at a greater variety of heights while accounting for the limited yard setback width. With this condition of approval the intent to create an attractive site and buffer uses is met.

Staff recommends that the Design Commission find that the guideline is met with Condition of Approval #7e.

7.0103(A)(5)(d)(7) - Site Trees. Site trees shall be required at a rate of one tree per 3,000 square feet of gross site area and shall be distributed throughout the site where feasible. Site trees must be capable of a height of 25 feet. Ornamental, dwarf and other similar species may be permitted where larger sized trees are not appropriate. Based on a site area of 322,214 square feet, 107 site trees are required. Sheet L5.1 Planting Schedule indicates 126 site trees that are greater than 25 feet in height at maturity will be provided.

This standard is met.

7.0103(A)(5)(d)(8) - Interior Drive Trees. This standard requires one deciduous canopy tree shall be placed every 35 lineal feet along interior drives. Interior drive trees are spaced 23 to 30 linear feet apart.

This standard is met.

7.0103(A)(5)(d)(9) - Tree Staking. Per the submitted plans the applicant has submitted tree staking details.

This standard is met.

7.0103(A)(5)(d)(11) - Plant Sizes. This standard requires new landscape planting meet the sizes (caliper, gallons, height, etc.) as indicated in the standard. Sheet L5.1 Planting Schedule indicates that new plantings will meet the required planting sizes.

This standard is met.

7.0103(A)(5)(D)(13) - Landscape Maintenance. This standard is addressed under 7.0223.

This standard is met with Condition of Approval #14.

7.0103(A)(6)(D)(1) - Building Separation. This standard requires that when there is more than one multifamily building on a site facing another, a minimum separation of 20 feet shall be required between front building facades. Front building facades do not face each other onsite.

This standard is not applicable.

7.0103(A)(6)(D)(2) - First-Floor Privacy. This standard applies to residential units that occupy the ground-floor, front and access the street. Contrary to the applicant's narrative, the proposal does not contain ground-level units that access the public street.

This standard is not applicable.

7.0103(A)(7)(D)(1) - Entry Weather Protection. This standard is addressed under Rockwood Design Standard 7.0503(B)(5)(C)(5).

The standard is met with Condition of Approval #10b.

7.0103(A)(7)(D)(2) - Bike Parking. This standard requires compliance with Table 9.0851. Refer to the discussion in this section.

This standard is met with Condition of Approval #8c.

7.0103(A)(7)(D)(3) - Transit Connections. This standard requires that ground-floor windows on street-facing facades orient to the street. In addition, primary building and entry orientation(s) shall be to streets with public transit or to a central courtyard that opens to the street rather than to a parking lot. The site is not on a public transit route. Contrary to the applicant's narrative, ground-floor windows orient toward the street and the primary building entrances face the street or a courtyard/open space off the street.

This standard is met.

7.0103(A)(8)(D)(1) - Vehicular Circulation.

- Street dedication and traffic impact mitigation criteria are identified in this standard. These are addressed in Agency Comments under Transportation and will be met with conditions of approval.
- Dead end private drive requirements are identified. Dead end private drives are not proposed. These criteria are not applicable.
- Private maintenance of private driveway accesses shall be provided by a Homeowners' Association or other appropriate entity; maintenance shall ensure continual emergency access at all times.
- Location of private driveway accesses shall meet the Oregon Uniform Fire Code and shall be consistent with Appendix A5.501 (G)(4) and A5.503. This substandard is addressed under Agency Comments. The Fire Access plan has been approved with conditions by Gresham Fire.

See Agency Comments for Fire and Transportation.

The standard is met with Conditions of Approval #3a, #4a-j, #6a-e, #15, #19 and #21a-c.

7.0103(A)(8)(D)(2) - Parking. This standard contains multiple sub-standards, each of which are addressed in other Sections of the Code (9.0823, 7.0503(A)(3)(D)(8) and 7.0103(A)(1)) or are not applicable, except as follows:

- 7.0103(A)(8)(D)(2)(d) - Parking areas shall be connected to the site via recognizable transition points, including landscaping and other site elements such as sidewalks, bollards, lighting and appropriately scaled signage. As proposed, parking areas are connected via sidewalks and are bordered by landscaping where the drive aisle/parking areas are entered.
- 7.0103(A)(8)(D)(2)(h) - Complexes containing 12 or more units shall submit a neighborhood parking analysis.

Sheet L.8 Materials Plan demonstrates that the parking areas are connected with landscaping, sidewalks, walkways and changed in hardscape materials consistent with this standard.

As discussed in the Agency Comments (Transportation) the applicant has not submitted a neighborhood parking analysis, which may impact the quantity of on-street parking on SE 185th Avenue.

This standard is met with a condition of approval requiring the applicant submit a neighborhood parking analysis.

The standard is met with Condition of Approval #6e.

7.0103(B)(1)(c)(1) and 7.0103(B)(1)(d)(1) - Prevention of Long, Monotonous, Uninterrupted Walls.

ISSUE: The applicant must either:

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

STANDARD: Structures shall not include long, monotonous, uninterrupted walls. Walls shall incorporate structural exterior wall offsets, projections and/or recesses as a means of reducing the scale and improving the appearance of the building. Exterior wall offsets shall reflect the living unit modules when individual unit entries face the street. A minimum of 1-foot horizontal variation shall be used at intervals of 50 feet or less along the structure’s primary façade on the ground floor.

PROPOSAL: Buildings A-D are L-shaped and largely frame the open space. The length of the building facades ranges from 50 feet, 2 inches to 271 feet, 11 inches. The facades include recessed areas:

- At each living room window there is a 7.5-foot-wide and 20-inch deep recess. These recesses are spaced approximately 20-45 feet apart. They overlap vertically but shift slightly from level to level.
- The ground level lobby entries and unit entries are recessed.

Building E is a rectangular three-story building. It is 129 feet in length and 53 feet in width. Lobby entries on SE Yamhill Street and SE 185th Avenue are recessed and the building mass is offset 5 feet at its north/south midpoint. The building contains horizontal reveals at each floor level, a 5.06-inch window recess, and contains wood board and batten siding.

The Community Center is a 3,355 square-foot roughly Y-shaped building with facades less than 50 feet in length.

GUIDELINE: Building(s) that front the public realm shall avoid long, monotonous, uninterrupted walls.

RECOMMENDATION: Buildings A-D have 20-inch deep recesses that reflect living units on Levels 2-4 and ground-floor recessed unit entries. These strategies create variation and depth in the facades. The Community Center has facades less than 50 feet in length and is a small, irregularly shaped building. Building E’s massing offset, horizontal reveals and recessed fenestration will create shadow and interrupt the wall planes.

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

7.0103(B)(1)(c)(2) and 7.0103(B)(1)(d)(2) - Building Length.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(1)(d)(2) standard; or

- Meet the 7.0103(B)(1)(c)(2) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Structures shall not have an overall horizontal distance exceeding 160 linear feet, measured from end wall to end wall. Structures facing a street can increase to 200 linear feet provided a courtyard, portal to a shared parking area or other open space is provided that breaks up the building wall. Open spaces shall be a minimum of 35 feet in width and depth.

PROPOSAL: Buildings A-D are L-shaped buildings positioned around a central open space.

- The length of Building A perpendicular to the street is 271 feet, 11 inches.
- The span of Building B perpendicular to the street is 165 feet, 7 inches.
- The lengths of Buildings C and D perpendicular to the street are 182 feet, 9 inches.
- The lengths of Buildings C and D parallel to the street are 180 feet, 7 inches.
- All other horizontal building distances are less than 160 feet.

See 7.0103(B)(1)(c)(1) and 7.0103(B)(1)(d)(1) - Prevention of Long, Monotonous, Uninterrupted Walls for a description of façade articulation.

GUIDELINE: Buildings shall be modulated to prevent large, uninterrupted monotonous walls.

RECOMMENDATION: The facades which exceed 160 feet are articulated in a manner consistent with guideline 7.0103(B)(1)(c)(1) - Prevention of Long, Monotonous, Uninterrupted Walls; therefore, they also meet the building length guideline. See the discussion in Section 7.0103(B)(1)(c)(1).

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

7.0103(B)(1)(c)(3) and 7.0103(B)(1)(d)(3) - Building Base and Top. This section requires that the building be divided into a base, middle and top.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(1)(d)(3) standard; or
- Meet the 7.0103(B)(1)(c)(3) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Except for single-story structures, buildings shall have, at a minimum, a base and top.

- a. The top of the base shall consist of a distinct physical transition between the base and the upper floors. The base treatment shall be located on a majority of the length of each building facade and shall wrap all visible building corners. The base height shall be from grade to a minimum of the top of the first floor and a maximum of the top of the second floor. The transition element (such as change in brick pattern and other materials, articulation of a floor line, change in window types, etc.) shall be compatible, where possible, with datums on surrounding buildings.
- b. The “top” of a building shall be considered either the upper story or the top of the façade and shall have a distinct visual design from the “base” by material treatment, color, texture, or change in materials or roof form.

PROPOSAL: The facades of Buildings A-D feature hardiplank divided by projecting horizontal and metal datums. The ground levels are poured in place concrete to a height of 18 inches and have increased transparency. Building E and the Community Center feature wood siding. Building E contains an 18-inch poured in place concrete base.

GUIDELINE: Buildings shall differentiate between the base of the building and the top of the building to enhance the pedestrian realm. Base treatment shall be cohesive across facades and integrated with the architectural character of the building.

RECOMMENDATION: The multi-story buildings are differentiated by a low concrete base that wraps the building. In addition, the ground level of Buildings A-E has increased transparency, including a unitized glazing system. These elements serve to differentiate the area where the building meets the ground and enhances the pedestrian realm.

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

7.0103(B)(1)(c)(4) and 7.0103(B)(1)(d)(4) - Storage.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(1)(d)(4) standard; or
- Meet the 7.0103(B)(1)(c)(4) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Per Section 7.0103(B)(1)(d)(4)(b), storage facilities shall be provided for articles used outdoors such as barbecues, outdoor furniture, etc. The storage facility shall be a minimum 6 feet high and 24 square feet in area. The facility shall either be connected to each unit in a logical fashion as part of the building design or shall be easily accessible (such as in a central facility or garage) and capable of being locked.

PROPOSAL: The applicant has submitted eight dwelling unit floor plans with in-unit storage locations highlighted. These appear to reflect standard closet and additional storage areas of varying sizes. The ground-levels of Buildings A-D each contain one storage room with individual storage units (3 feet by 4 feet and 3 feet by 5 feet). The total number of ground-floor storage units is 42.

GUIDELINE: The standard in Section 7.0103(B)(1)(d)(4) is required.

RECOMMENDATION: The applicant's narrative stated:

We are asking for some relief from this guideline, as we feel this is an urban grouping of buildings...The storage areas we do provide are spread throughout the buildings. Some storage is placed in the larger individual apartments, while common storage areas are provided at the ground floor for smaller apartments.

At the Optional Design Commission Consult this standard was discussed. The Design Commission endorsed some flexibility on this guideline due to the quantity of upper story apartments without direct outdoor access. Staff concurs that the proposed storage is adequate in the context of the proposed building program and context.

Staff recommends that the Design Commission waive the guideline.

7.0103(B)(2)(c)(1) and 7.0103(B)(2)(d)(1) - Street-Facing Elevations.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(2)(d)(1) standard; or
- Meet the 7.0103(B)(2)(c)(1) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Street-facing elevations shall be divided into wall planes that reflect living unit modules. Generally, wall planes over 750 square feet shall be divided into distinct planes. This can be achieved by incorporating elements such as porches or decks into the wall plane, recessing the building a minimum of 2 feet over 6 feet in width, or by extending an architectural bay a minimum of 2 feet from the primary street facing façade.

PROPOSAL: The ground-level facades of Buildings A-D contain lobby and unit entry recesses, increased transparency and accent colors. Levels 2-4 feature a building skin of fiber cementitious panels divided by projecting horizontal metal datums. Buildings C and D also contain vertical metal datums. At each living room window there is a 7.5-foot-wide and 20-inch deep wall recess. These recesses are spaced approximately 20-45 feet apart and wall planes vary in size up to 2,450 square feet.

The mass of Building E is offset 5 feet at the north/south midpoint. The street facing wall planes range from 1,857 square feet to 1,980 square feet. The building contains horizontal reveals at each floor level, a 5.06-inch window recess, and wood board and batten siding.

The Community Center is a single-story, Y-shaped building. Wall planes do not exceed 750 square feet.

GUIDELINE: Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, or fenestration shall be incorporated to create simple and visually interesting buildings.

RECOMMENDATION: Buildings A-D provide vertical 20-inch-deep breaks in the façade plane. This dimension is 4-inches shy of the standard; however, the street-facing façades feature vertical and horizontal design elements which will create shadow lines on the facades and interest from the public realm.

The Community Center meets the standard, and thereby the guideline for wall planes being divided at least every 750 square feet. Building E is a complementary contrast to the layered façade of Buildings A-D. It provides a simpler form; however, the massing, horizontal reveals and vertical battens create layering as described in the guideline.

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

7.0103(B)(2)(d)(2) - Packaged Terminal Air Conditioner. This standard is evaluated in Section 7.0503(B)(2)(D)(2) - Through-Wall Heating/Cooling.

This standard is met.

7.0103(B)(2)(d)(3) - Exterior Window Depth. This standard requires a minimum 2-inch window reveal. This is superseded by the Rockwood window reveal requirement for a 4-inch reveal. See Section 7.0503(B)(4)(C)(1).

This standard is met.

7.0103(B)(2)(c)(4) and 7.0103(B)(2)(d)(4) - Street-Facing Transparency.

ISSUE: The applicant must either:

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

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

PROPOSAL: The applicant has updated Sheet A.18 - Façade Materials Percentages and Sheets A.15-A.17 Glazing Diagrams demonstrating the following transparency percentages.

Building	Façade	Percentage
A	East	18 percent
B	East	17 percent
C	West	22 percent
D	West	22 percent
E	South	22 percent
E	West	26 percent
Community Center	East	30 percent

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

RECOMMENDATION: The Community Center and the west elevation of Building E meet the standard. The deficiency of the other street-facing facades ranges from 3 to 8 percent. The window locations meet the safe design standard for providing visibility into common outdoor areas including streets (Section 7.0103(A)(3)(d)(2)). The dimension of window reveals meet the minimum standards for both the Rockwood and the Multifamily Design Sections (Sections 7.0503(B)(4)(d)(1) and 7.0103(B)(2)(d)(3)); thus, the design provides articulation and visibility into the street in a manner consistent with the design guideline.

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

7.0103(B)(2)(d)(5) - Blank, Windowless Walls. This standard prohibits windowless walls facing a public street unless required by the building code. Where the construction of a blank wall is required and exceeds 750 square feet, it shall be articulated. Windows are spaces less than 500 square feet apart on all street facing facades.

The standard is met.

7.0103(B)(2)(d)(6) - Transitions Between Buildings. This standard requires the building façades transition from one building face to an adjacent building face through the use of compatible materials, glazing and scale elements such as porches and decks. Buildings A-D employ the same façade materials and roof forms. Building E and the Community Center are compatible with the Buildings A-D through the use of ground-floor glazing and the concrete base on Building E.

This standard is met.

7.0103(B)(3)(D)(1), (2), (3), (4), (5), and (6) are evaluated under the Rockwood Design Standards and Guidelines.

7.0103(B)(3)(D)(4) - Entries. The standard states that building entries into larger apartment-style and multi-plexes shall be emphasized by creating a large inviting entryway into a shared lobby. As proposed, all lobby entries have an emphasized, recessed entryway into a lobby.

This standard is met.

7.0103(B)(4)(c)(1) and 7.0103(B)(4)(d)(1) - Energy Conservation.

ISSUE: The applicant must either:

- Meet the 7.0103(B)(4)(d)(1) standard; or
- Meet the 7.0103(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 be designed to conserve energy by incorporating the following:

- a. Windows shall be operable by building occupants and shall be oriented to provide views of surrounding landscaping, streets, and natural areas;
- b. Windows shall be high quality, durable and energy efficient with insulating double or triple panes; and
- c. Sunshades shall be designed to effectively limit summer sun and allow for winter sun penetration.

PROPOSAL: The site plan includes several building masses that are oriented east/west and several masses oriented north/south. The project will exceed the State standards for insulation by using R-24 insulation in the wall cavities and R-51 insulation in roof construction. The applicant's narrative states that *"The buildings are designed in such a way so as to maximize daylight in winter with tall vertical windows that maximize light. Each window head meets the ceiling of the corresponding interior, increasing the reflectance of light into the space..."* Bedroom and living room windows are 6.5 feet in height.

GUIDELINE: Buildings shall be designed to conserve energy by optimizing the collection of passive solar radiation through building orientation for winter.

RECOMMENDATION: Buildings A-D contain a significant portion of the buildings oriented east/west; however, these buildings and Building E also contain substantial volumes oriented north/south. In order to conserve energy, the applicant has provided both daylighting and insulation strategies. Staff believes that this combination of strategies is adequate to meet the intent of the energy conservation guideline. The State's commercial energy efficiency requirements

will apply because Buildings A-D are four stories. The applicable standard building envelope requirements are R-21 for walls and R-20 (continuous insulation) for roofs. The proposal provides R-24 insulation in the wall cavities and R-51 insulation in roof construction, which is a significant increase in roof insulation.

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

7.0103(B)(4)(d)(2) - Sustainable Materials. Per this section, a letter from the development permit applicant or appointed representative shall specify one of the following:

- a. A minimum of 20 percent of building materials contain, in aggregate, a minimum weighted average of 20 percent post-consumer recycled content materials such as aluminum, glass or recycled paper;
- b. A minimum of 20 percent of building materials are manufactured regionally within a radius of 500 miles of the site;
- c. A minimum of 5 percent of the building materials consist of rapidly renewable materials which include materials that can be planted and harvested within 10 years; or
- d. A minimum of 20 percent of wood based materials are certified in accordance with the Forest Stewardship Council (FSC) and have been used in construction.

The applicant's narrative states that the intent is to meet the standard. It continues that one material is used *"...for the majority of the project, hardie panel. This is a fiber cement composite panel and has a long-term life span. The product is created to counteract moisture and rot, and is inexpensive."*

Fiber cement composite panel is not consistent with the options in the standard. In order to fulfill standard 7.0103(A)(2)(d)(1) - Energy Conservation without significantly altering the design staff has recommended a condition of approval that the applicant demonstrate the use of 20 percent sustainable and local materials from within 500 miles of the development site or provide 20 percent sustainably harvested Forestry Stewardship Council (FSC) rating construction materials (Condition of Approval #9c). This condition will also satisfy the standard for sustainable materials.

This standard is met with Condition of Approval #9c.

7.0103(B)(5)(d)(1) - Materials. This standard requires that primary materials shall be utilized on a minimum of 65 percent of each individual building façade. Secondary building materials shall be permitted up to 35 percent and accent materials shall be permitted up to 5 percent. Primary, secondary and accent materials are identified in Table 7.0103(B)(5).

The applicant has submitted Sheet A.18 Façade Materials Percentages, demonstrating that the percentages of façade materials are aligned with this section.

This standard is met.

7.0103(B)(5)(d)(2) - Prohibited Materials. This standard states that materials listed as prohibited shall not be used. The application materials do not include prohibited materials; however, the standard includes that fences shall not be constructed of plastic, vinyl or chain link. The application does not indicate the material type for fencing at the site boundaries. A condition of approval listed herein requires that with the building permit application a revised site plan shall be submitted which calls out the fence locations, heights and materials.

This standard is met with Condition of Approval #7h.

7.0103(B)(5)(d)(2) - Fencing. This standard states fencing materials shall be durable, maintainable, and attractive. Fences shall not be constructed of plastic, vinyl or chain link. The application does not include the proposed material type for fencing at the site boundaries. A condition of approval is included to ensure compliance with this standard at building permit submittal.

This standard is met with Condition of Approval #7h.

IV. RESPONSE TO PUBLIC NOTICE

Written comments that were received as of the date of this Staff Report have been included as Exhibit C.

V. AGENCY COMMENTS

ADDRESSING COMMENTS

From: Carrie Osborn, Addressing Coordinator

Date: February 1, 2019

A new address will be assigned to the 224-unit apartment complex after the Design Review has been approved by staff and after the survey has been recorded with Multnomah County. Prior to submitting for building permits, please contact the Addressing Coordinator at 503-618-2809 to obtain the new address and required alpha letter and unit placements.

TRANSPORTATION PLANNING

From: Jay Higgins

Date: November 9, 2018

DESCRIPTION

The applicant is proposing 224 apartment units in multiple buildings. The parcel has frontage on SE Yamhill Street and a future street plan across the site.

TRAFFIC IMPACT ANALYSIS

The traffic impact analysis submitted by the applicant shows that all five study intersections will continue to operate acceptably under peak conditions. Intersections highlighted to have critical crash rates will continue to be monitored by City staff as these are known high crash locations.

FUTURE STREET PLAN

There is an existing future street plan (FSP #64) that applies to the site. It includes a north/south street, which is a segment of SE 185th Avenue from SE Stark Street to SE Yamhill Street, and an east/west street, which would connect SE 182nd Avenue and SE 187th Avenue. In FSP #64 the east/west street is shown along the northern property line of the site east of the future SE 185th Avenue and along the northern property line of the site to the west of the future SE 185th Avenue. Where the two future streets connect is a four-way intersection with reverse curves at the site's north property line.

The applicant is proposing minor adjustments to the FSP, keeping SE 185th Avenue to the north edge of their property and proposing moving the four-way intersection off their property to the north. This moves the segment of the east/west street which is east of SE 185th Avenue further north and mostly off the applicant's north property line. The segment of the east/west street which is west of SE 185th Avenue is largely unaffected, with the future street remaining mostly on the north property line.

As there is no change in the connectivity of the future street plan the proposed adjustments to FSP #64 can be deemed as being in compliance and aligned at the time of future development as the applicant has suggested in their Future Street Plan memo. Transportation Engineering noted that for the proposed adjustments to be constructable to City standards further information was needed on the spacing of the reverse curves in relation to the future four-way intersection. The applicant has provided additional information that shows the correct radius of curves and adequate space to construct the curves between the segment of SE 185th Avenue on their property and the existing segment of SE 185th Avenue to the north.

The proposed new alignment for the east/west street and intersection results in property owners to the north bearing more responsibility for the future street. Through notice of the land use action, property owners can provide comment on the location of the future street and register any concerns over this new alignment.

RIGHT OF WAY DEDICATION

SE Yamhill Street is classified as a Minor Collector with 30 feet of right of way to centerline. There is currently 20 feet of right of way to centerline along the SE Yamhill Street frontage. A 10-foot dedication of right of way is required along this frontage to meet the standard of 30 feet for a Minor Collector. The applicant's plans do not show right of way dedication along SE Yamhill Street.

SE 185th Avenue is classified as a Transitional Street due to its block length exceeding 400 feet with a right of way of 52 feet. The applicant is showing 56 feet of dedication with a 32-foot curb to curb width. This is consistent with a Green Transitional Street and approvable since the addition in width is to the planter strips and not the curb to curb width.

The future east/west street is classified as a Transitional Street due to its block length exceeding 400 feet with a right of way of 52 feet. The submitted plans do not clearly show what will be dedicated for the east/west future street. The applicant is showing 136 feet of tapering dedication on the east edge of the site with an approximate area of 2,700 square feet needed for dedication of the future street. With placement of the intersection north of the applicant's property there is no dedication needed for the segment of the east/west future street west of SE 185th Avenue.

FRONTAGE IMPROVEMENTS

On SE Yamhill Street frontage improvements are required. The existing curb may be maintained in place. The 5-foot sidewalk should be constructed 6-inches from the new property line, and the remaining space to the curb shall be a planter strip. Street trees are required.

For SE 185th Avenue frontage improvements are required. On SE 185th Avenue the applicant has proposed a streetscape that varies from the standards. It has two raised crosswalks, curb extensions and a wider sidewalk profile on the east side of the street in the open space. The general elements of the streetscape can be approved if the dimensions are changed. The standard width of a transitional street is 32 feet curb to curb. The curb extensions should not exceed 5 feet from the standard curb alignment, leaving 22 feet of passable asphalt between the curbs. The driveways should be standard driveway approaches, not the curb return driveways used for commercial zoning.

A parking analysis was not submitted with the application. Staff did not realize the parking analysis was missing during completeness.

The street design, with adjustments, can be approved through a design modification which needs to be submitted concurrently with construction permits. The design modification requires enough information so Transportation Engineering can evaluate the proposal separate from the materials submitted for land-use approval. This includes dimensioned drawings in plan format, the location of all improvements clearly marked and a street cross-section.

Frontage improvements or equivalent cash-in-lieu for the future east/west street must be provided by the applicant. The applicant has proposed not constructing improvements at this time in the Future Street Memo.

DOLAN ANALYSIS

A Dolan analysis was performed to ensure that exactions by the City are proportional to the project's impact to the city's transportation system. The analysis found that all dedications and frontage improvements are proportional.

The dollar figures are standardized across the analysis using the best information that was available in 2017. The dollar figures do not represent actual costs to construct today, but they can be used to show the proportionality of exacted improvements relative to trip impacts.

A new apartment generates 6.65 trips per day and 224 apartments generate 1,489 trips per day. As 100 percent of these trips will use SE 185th Avenue and 100 percent of trips will use SE

Yamhill Street until the future streets are constructed to the north, there is a nexus for the required dedication and proportional payment towards frontage improvements for these streets. It is assumed that 20 percent of future trips will use the future east/west street when it is constructed. This provides a nexus for dedication and frontage improvements for the future east/west street.

SE Yamhill Street is a Minor Collector. Minor Collectors in Gresham have an average segment length of 1,651 feet and average trip count of 2,367 per day. Using an assumed \$10 per square-foot, the value of the average segment of Minor Collector right of way is \$990,646. The assumed cost of the frontage improvements for the average segment of Minor Collector is \$1,493,017, including all pavement, curbs, sidewalks, street trees and streetlights required by City standards. Therefore, the assumed total value for an average segment of Minor Collector in Gresham is \$2,483,663.

SE 185th Avenue and the future east/west street are Transitional Streets. Transitional Streets in Gresham have an average segment length of 351 feet and an average trip count of 627. Using an assumed \$10 per square-foot, the value of the average segment of Transitional Street right of way is \$182,520 and assumed improvement value is \$256,515. The assumed total value of an average segment of Transitional Street in Gresham is \$439,035.

The trip generation for 224 new apartments, at 6.65 trips per day, is 1,489 trips. The project's 1,489 trips are 50 percent of the trips that use an average Minor Collector, 238 percent of the trips that use an average Transitional Street, and 48 percent of the trips that will use the future east/west street. The share of a project's daily trips multiplied by the value of the transportation infrastructure is the impact of the trips expressed in dollars. This provides a proportional exaction of \$2,502,706.

$$(50\% * \$2,483,663) + (238\% * \$439,035) + (48\% * \$439,035) = \$2,502,706$$

On SE Yamhill Street the parcel's frontage is 141 feet with a 10 foot dedication and construction of a new sidewalk required. Using the assumed \$10 per square-foot, the dedication is valued at \$14,100 = (\$10 * 1,410) and the sidewalk work is valued at \$14,657, for a total of \$28,757.

SE 185th Avenue is 639 feet long with a dedication value of \$332,280 and frontage improvements valued at \$352,132 for a total of \$657,421. The future east/west street dedication is estimated at this time (pending approved design documents) as a 26-foot dedication along the northern property line. The east/west street right of way is valued at \$250,900 and half street frontage improvements at \$233,820 for a total of \$484,720.

The grand total of all exactions is \$1,170,889, which is less than the the value of the total impacts, \$2,502,706. The dedication and frontage improvements are found to be proportional.

RECOMMENDATION

This application can be approved with conditions:

- Dedication of 10 feet of right of way on SE Yamhill Street.

- Construction of SE Yamhill Street frontage improvements, including 5-foot sidewalk constructed 6-inches from the new property line, and planter strip with street trees for the remainder of the width to the curb. The existing curb may remain in place.
- Dedication of 56 feet of right of way for SE 185th Avenue from SE Yamhill Street to the north property line.
- Provide a Design Modification request for SE 185th Avenue which includes sufficient engineering and design details to evaluate the proposed design.
- Construction of the new SE 185th Avenue to either City of Gresham standards for a Green Transitional Street or to an approved Design Modification submitted with construction documents.
- Dedication along the north edge of the property according to the revised and approved future street plan for the future east/west street.
- Cash-in-lieu for the future east/west street frontage improvements that are in the dedication area of the future east/west street.
- The applicant needs to provide a neighborhood parking analysis, which may influence the amount of parking required on the proposed SE 185th Avenue.

SOLID WASTE AND RECYCLING

From: Shannon Martin, Program Manager

Date: March 12, 2019

A smooth transition from the solid waste and recycling enclosures to the street is required. The solid waste and recycling enclosures are approved.

ENGINEERING COMMENTS

From: Colin Stout, Development Engineering

Date: November 21, 2018

A5.000: GENERAL

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

The applicant will schedule a pre-design meeting with Colin Stout, Development Engineering, at 503-618-2635 prior to construction plan submittal to discuss technical requirements, design and construction schedules, and plan review processes. With construction plan submittal, the applicant will provide an engineer's estimate of the cost of public improvements (including private onsite stormwater detention and water quality systems), enter into an agreement with the City of Gresham for plan review and inspection services, and pay deposits based on the

estimate. The applicant will provide a performance bond based on 110 percent of the engineer's estimate.

The proposed project area is located at 740 SE 182nd Ave. The applicant proposes to construct affordable housing units. The following comments are from Development Engineering and the applicant's submission.

Approvable public facilities construction plans and performance bond are required prior to building permit approval. All elevations shown in the plans must be in reference to a City of Gresham control point. Plans that reference Multnomah County or City of Portland control points are not approvable. Approved plans are valid for one year, and all public improvements shall be completed within two years of the Notice to Proceed unless otherwise approved by the Manager.

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

A5.100: SANITARY SEWER FACILITIES

SE Yamhill Street has an existing 8-inch sanitary main available for the proposed development. A public mainline extension north of the existing system in SE Yamhill Street in the proposed extension of SE 185th Avenue is proposed and acceptable to the City of Gresham.

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

This project is located in the Columbia Slough Drainage Basin; however, there is no public system to which to connect.

Onsite stormwater water quality treatment and infiltration are required for this development and associated off-site public facilities. Green development practices are required onsite and off-site to meet water quality requirements; these are proposed and acceptable. Infiltration requirements must also be met onsite, which are proposed and meet Public Works Standards.

All applicable permits for the private onsite stormwater system must be obtained and submitted to the City prior to the release of building permits. Additionally, all applicable permits for the public stormwater system must be obtained and submitted to the City prior to the release of the approved public facilities plans. It is the responsibility of the development to assure that all permits and requirements by the appropriate jurisdictions are fulfilled.

The applicant is required to infiltrate the site's stormwater. Oregon DEQ is requiring that all stormwater infiltration systems be reviewed, approved and permitted through Oregon DEQ prior to construction (UIC permit). The applicant must contact Oregon DEQ for more information and the application form. The UIC permit will be required prior to the notice to proceed for construction of the subdivision.

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

Water quality will be required for any street improvements. Green streets will be an approvable option to provide mitigation for detention and water quality for all or most of the new impervious area within the street improvement areas. Street improvements will require street lights and other standard street improvements.

The use of onsite stormwater systems such as rain gardens, planter boxes, pervious pavement, and other green development practices as described in the City's Green Development Practices Manual must be used to satisfy water quality requirements per Section 9.0520 and Section 9.0521 of the GCD and the City's Stormwater Quality Manual (WQM), which are proposed by the applicant.

As the proposed land disturbance ultimately exceeds 1 acre, a NPDES 1200-C permit must be obtained from the Oregon Department of Environmental Quality (DEQ). Permit application and information is available through the DEQ website at:

www.DEQ.State.OR.US/wq/stormwater/constappl.htm. These permit applications are now processed directly through DEQ and not the City of Gresham. Documentation of the 1200-C permit obtained from DEQ must be submitted to the City before building permit issuance.

A5.300: WATER FACILITIES

Water and Fire Flow Requirements

The site lies in the Rockwood Water People's Utility District (PUD). The applicant has contacted Rockwood PUD and submitted a water availability form. The existing system on SE Yamhill Street is adequate for the proposed use.

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

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 this property.

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

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

For required public improvements (right of way, stormwater), 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.

FIRE COMMENTS

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

Date: March 7, 2019

NOTE: All of the following will need to be provided on a separate FIRE ACCESS and WATER SUPPLY page with the building permit plans.

1. Provide fire flow per Oregon Fire Code Appendix B. Fire flow for apartment buildings varies based on construction and square footage. Prior to applying for a building permit provide a fire flow test and report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. This must be calculated down to GPM at 20psi. **OFC 507.3 & B-101.1**
2. A temporary address of 6 inches shall be provided at each construction entrance prior to the arrival of materials or workers. **OFC 505 & 3301**
3. Prior to final inspection addressing shall meet the Gresham Fire Addressing Policy. The policy has been uploaded to ePlan. **OFC 505.1**
4. Fire hydrant locations are not indicated on the plans. They must be shown. Onsite private fire hydrants may be required within the complex. All fire hydrants shall have STORZ quick adapters on the large port. The model required is Harrington HPHA50-45NHWCAP. 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 OFC 507**
5. A fire hydrant shall be within 50 feet of the fire sprinkler system "FDC's." **OFC Appendix C 102.2 & NFPA 13E**
6. 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.**
7. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 to 26 feet wide do not allow parking on either side within that space. Parking spaces outside that space are acceptable. Indicate signage or curb marking on the building permit plans. The policy can be emailed to the applicant upon request. **OFC D 103.6**

8. Fire hydrants must be within 400ft from the farthest portion of each building. This is as the hose would lay and cannot dissect landscaped areas, curbs, building footprint or any other barrier that cannot be driven on until parallel with the building. **OFC 507.5.1**
9. A fire alarm system will be required. **OFC 903.4 and 907**
10. A fire sprinkler system will be required. **OFC 903**

NOTE: Fire access for Option One shown on the Fire Access Plan is approved. Option Two shown on the future street plan is not an approved access for this project at this time.

VI. CONCLUSION

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

VII. RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of the Type III Design Review E for the construction of four multifamily buildings with four stories (Buildings A-D); one multifamily building with three-stories (Building E); one single-story building for accessory uses (Community Center); dedication of right of way for new streets (SE 185th Avenue and future east/west street); Type III special purpose overlay boundary revision to modify the open space overlay; Type II Tree Removal; open space improvements; and associated parking and site improvements.

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

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

GENERAL CONDITIONS

1. This approval is valid for one year from the date of decision (the end of the appeal period). An application for a building permit must be submitted within one year of this decision (per Section 11.0105). An extension, as permitted under Section 11.0106, is possible. Any changes to the plans must comply with the Gresham Development Code, City of Gresham Public Works Standards, the Building Code and Uniform Fire Code. Changes to the plans

that require a discretionary decision will be reviewed, at minimum, as a Type II procedure, except changes that affect standards under Sections 7.0103 and 7.0503, which will be reviewed under a Type III procedure.

2. Contact the Addressing Coordinator at 503-618-2809 to obtain the new address and required alpha letter and unit placements before submitting for any building permits.
3. Engineering:
 - a. The applicant shall provide adequate public facilities and services including access, drainage, water and sanitary sewer, per all applicable sections of Appendix 5 of the Community Development Code and 2006 Public Works Standards.
 - b. The applicant will be required to submit a final stormwater management report with the building permit application.
 - c. The applicant shall schedule a pre-design meeting with Colin Stout, Development Engineering Specialist, at 503-618-2635 prior to construction plan submittal to discuss permit processes, technical requirements, design and construction schedules, and plan review processes.
 - d. As the area of disturbance exceeds one acre, an NPDES 1200-C permit shall be acquired from the Oregon Department of Environmental Quality (DEQ).

WITH THE BUILDING PERMIT

4. Fire Department: All of the following will need to be provided on a separate FIRE ACCESS and WATER SUPPLY page with the building permit plans.
 - a. Provide fire flow per Oregon Fire Code Appendix B. Fire flow for apartment buildings varies based on construction and square footage. Prior to applying for a building permit provide a fire flow test and report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. This must be calculated down to GPM at 20psi. OFC 507.3 & B-101.1
 - b. A temporary address of 6 inches shall be provided at each construction entrance prior to the arrival of materials or workers. OFC 505 & 3301
 - c. Prior to final inspection addressing shall meet the Gresham Fire Addressing Policy. The policy has been uploaded to ePlan. OFC 505.1
 - d. Fire hydrant locations are not indicated on the plans. They must be shown. Onsite private fire hydrants may be required within the complex. All fire hydrants shall have STORZ quick adapters on the large port. The model required is Harrington HPHA50-45NHWCAP. 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 OFC 507.

- e. A fire hydrant shall be within 50 feet of the fire sprinkler system "FDC's." OFC Appendix C 102.2 & NFPA 13E
- f. 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.
- g. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 to 26 feet wide do not allow parking on either side within that space. Parking spaces outside that space are acceptable. Indicate signage or curb marking on the building permit plans. The policy can be provided upon the applicant's request. OFC D 103.6
- h. Fire hydrants must be within 400 feet from the farthest portion of each building. This is as the hose would lay and cannot dissect landscaped areas, curbs, building footprint or any other barrier that cannot be driven on until parallel with the building. OFC 507.5.1
- i. A fire alarm system will be required. OFC 903.4 and 907
- j. A fire sprinkler system will be required. OFC 903

5. Overlay Boundary Revision:

- a. Submit the design for a wayfinding program which includes an internal wayfinding system and a sign at the intersection of SE 185th Avenue and SE Stark Street.
- b. Provide plans and details illustrating a multiuse path to the standards outlined in the Public Works Standards, including lighting, from the existing segment of SE 185th Avenue to the proposed segment of SE 185th Avenue.
- c. Submit written documentation from the property owner of lot 1S3E05BB 02100 indicating the intent to provide a public access easement coordinated with the multiuse path from the existing segment of SE 185th Avenue to the proposed segment of SE 185th Avenue.
- d. Provide a revised Sheet L6.0 Open Space Easement with corrected proposed overlay size.
- e. Submit a statement describing the maintenance, control and financial arrangements for the publicly accessible open space. Documentation is subject to Manager approval.

6. Transportation:

- a. Dedicate 10 feet of right of way on SE Yamhill Street.
- b. Dedicate 56 feet of right of way for SE 185th Avenue from SE Yamhill Street to the north property line.
- c. Provide required dedication along the north edge of the property according to the revised and approved future street plan for the future east/west street.

- d. Provide a Design Modification request for SE 185th Avenue which includes sufficient engineering and design details to evaluate the proposed design. This includes dimensioned drawings in plan format, the location of all improvements clearly marked and a street cross-section. The design is subject to Transportation, Engineering and Planning approval.
- e. Submit a neighborhood parking analysis. The quantity of parking required on the proposed SE 185th Avenue may be impacted by the results of the analysis. The analysis and design are subject to Manager approval.

7. Site and Planting Plan:

- a. Drought Tolerant Plants: Submit a revised planting schedule indicating the drought tolerant species proposed as well as that the total percentage of drought tolerant plant materials is at least 20 percent.
- b. Walkway Extension: Submit revised plans showing that the walkway between Buildings A and B extends east approximately 27 feet and connects to the open space walking loop.
- c. Community Center Walkway: Submit revised plans demonstrating a hardscaped walkway a minimum of 5 feet in width connecting the pedestrian paths to the south entrance of the Community Center or submit a revised arborist's report stating a walkway will result in tree failure. Alternative walkway construction as specified by an arborist for the purpose of tree retention may be acceptable. The design is subject to Manager approval.
- d. Mechanical Equipment Screening: Provide utility plans detailing the locations of all onsite utilities and appropriate landscape screening per Section 7.0503(1)(B)(2)(D)(1).
- e. Site Trees: Submit a revised planting schedule that includes 14 setback trees on SE 185th Avenue and two setback trees on SE Yamhill Street. Ornamental and columnar trees species are permitted.
- f. Public/Private Transition Hedge: Submit a revised planting schedule that includes the height of hedges in the public/private transition areas.
- g. Gates: Submit design drawings for the metal transition gates. The design is subject to Manager approval.
- h. Fencing: Submit a revised site plan which calls out the fence locations, heights and materials. Fence materials shall not be plastic, vinyl or chain link.
- i. Driveway Approach Width: Submit revised site plans illustrating a maximum driveway approach width of 24 feet.

8. Parking:

- a. Provide construction details demonstrating a minimum of 2-inch asphalt, concrete, or equivalent surface for all parking and vehicle circulation areas.

- b. Provide floor plans demonstrating 224 long-term bike racks are provided onsite in conformance with Sections 9.0831-9.0832.
- c. Parking Stalls: Submit a revised plan illustrating that standard parking stalls are 18 feet, 6 inches in length. The plan is subject to Manager approval.
- d. Endcaps: Provide revised site plans demonstrating landscape endcaps, a minimum of 9 feet in width, located on either side of the fire access at the northwest quadrant of the site. The existing bay locations within this parking row may be adjusted.
- e. Parking lot perimeter screening: Submit a revised planting schedule showing that the Heller's Japanese Holly and Box Leaf Honeysuckle between parking stalls and the ROW will be 36 inches in height at maturity.

9. Sustainability:

- a. Site Furnishings: Site furnishing shall meet the sustainable sourcing requirements of Section 7.0103(A)(2)(d)(5). Provide documentation (manufacturers specs or a letter from the development permit applicant or appointed representative) describing how the project will provide site furnishing constructed of 20 percent sustainably harvested materials or locally sourced.
- b. Recycled Hardscape: Provide a letter from the development permit applicant or appointed representative specifying the use of minimum of 20 percent recycled content pavement or pavement base for hardscape elements such as sidewalks, paths, parking areas, and courtyards.
- c. Sustainable Building Materials and Energy Conservation: Provide a letter from the development permit applicant or appointed representative specifying the use of 20 percent sustainable and local materials that are within 500 miles of the development site or provide 20 percent sustainably harvested Forestry Stewardship Council (FSC) rating construction materials.

10. Building Design:

- a. Complex Map: Submit a complex map and addressing system drawings demonstrating compliance with 7.0103(A)(3)(D)(3). In addition, a revised site plan shall be provided showing the location of the complex map.
- b. Entry Weather Protection: Provide revised plans and elevations demonstrating that all entries for the Community Center contain 4-foot-deep entry weather protection. The elevations shall illustrate the door locations on the proposed plans. The design is subject to Manager approval.
- c. Door Schedule: Submit a door schedule with the building permit demonstrating all building entries adjacent to parking lots include transparent glass.

11. Tree Protection and Removal:

- a. Submit a revised and complete Tree Protection Removal and Protection Plan and arborist's report demonstrating compliance with 9.1032 - Tree Protection During

Development, 9.1034(D)(2) - Stands of Trees, and 9.1034(D)(5) and 9.1034 - Tree Removal During Development:

- i. Demonstrating tree protection fencing secured to metal posts 4 feet on center.
 - ii. Including a survey and arborist's report for all onsite and perimeter trees. The tree survey and arborist's plan shall be consistent.
 - iii. Demonstrating removal of trees identified as dead, dying, diseased or dangerous per the Tree Table, or an arborist's statement explaining the reason for preservation and stating that each tree is not a hazard.
 - iv. Including Tree Protection notes on Sheet L.7 Tree Protection Plan that shall be consistent with 9.1032(E)(2)-(5).
- b. Submit a windthrow assessment by a certified arborist which reports that the proposed tree retention is sufficient to ensure against windthrow.
12. Site Lighting: Submit a revised photometric plan and product specifications for each type of light fixture that demonstrate compliance with Section 7.0103(A)(1)(d). However, S4 Tivoli String Lighting is permitted. The applicant shall submit the design details and specifications for the Tivoli String Lighting installation. The design is subject to Transportation, Engineering and Planning division approval.
13. Engineering:
- a. The applicant will be required to submit a final stormwater management report addressing retention and water quality requirements with the building permit application.
 - b. Approvable public facilities construction plans and performance bond are required prior to building permit approval.
 - c. A street lighting plan and a photometric analysis for the street and sidewalk along the frontages per Section 6.02.14 of the Public Works Standards shall be submitted with the construction plans for building permit review.
 - d. The applicant shall enter into a maintenance agreement with the City to ensure the implementation of a maintenance plan for all private stormwater facilities.

PRIOR TO BUILDING PERMIT ISSUANCE

14. The "owner" shall enter into and record a landscape maintenance agreement as approved by the City. The specifics of the agreement are also to include the provisions found in subsections (a) - (d) of 7.0603(A)(7)(D)(7)(c)(2). The City will provide the landscape maintenance agreement template.
15. Transportation: Provide cash-in-lieu payment for the future east/west street frontage improvements that are in the dedication area of the future east/west street as required per Transportation Planning comments in this Staff Report.

16. Lot Line Adjustment: After the City has approved the final map, the applicant shall file the approved final survey map with the Multnomah County Surveyor. The applicant shall record with Multnomah County Deed Records the approved final map along with the deeds transferring ownership and deliver a copy of the stamped approved final lot line adjustment map to Multnomah County Assessment and Taxation. The applicant shall provide to the City of Gresham Development Planning division a copy of all newly recorded lot line adjustment documents with book and page numbers.
17. Open Space Overlay District: Submit verification of a Multnomah County recorded temporary public access easement coordinated with the proposed multiuse path from the existing segment of SE 185th Avenue to the proposed segment of SE 185th Avenue. The easement shall remain into effect until the development of this segment of SE 185th Avenue.

PRIOR TO OCCUPANCY

18. 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.
19. All public facilities shall have passed final inspection and the public facilities as-built drawings approved by Development Engineering.
20. Open Space Overlay:
 - a. Submit verification of the maintenance, control and financial arrangements for the publicly accessible open space. Documentation is subject to Manager approval.
 - b. Develop and record public access and open space easement agreements with the City of Gresham for the proposed 1.68 acres of open space. Approval is at the discretion of General Council and Urban Design and Planning.
 - c. Submit verification of Multnomah County recorded public access and open space easements for the proposed 1.68 acres of open space accessible to the public. Approval is at the discretion of General Council and Urban Design and Planning.
21. Transportation
 - a. Construct SE Yamhill Street frontage improvements, including a 5-foot sidewalk constructed 6 inches from the new property line as well as a planter strip with street trees for the remainder of the width to the curb. The existing curb may remain in place.
 - b. Construct the new SE 185th Avenue to either City of Gresham standards for a Green Transitional Street or to an approved Design Modification submitted with construction documents.
 - c. Construct a multiuse path to the standards outlined in the Public Works Standards, including lighting, from the existing segment of SE 185th Avenue to the proposed segment of SE 185th Avenue.

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.