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STAFF REPORT - DESIGN REVIEW E FINDINGS AND RECOMMENDATION

HEARING DATE:	April 17, 2019
REPORT DATE:	April 10, 2019
TO:	Design Commission
FROM:	Terra Wilcoxson, Associate Development Planner
FILE NUMBER:	DRE/VAR 18-26000301 - My Place Hotel
APPLICANT:	MP Gresham, LLC
REPRESENTATIVE:	Joe Dinger
LOCATION:	NE Sacramento Street and NE 178th Avenue
PARCEL DESCRIPTION:	1N3E30D-00399
PROPOSAL:	Type III Design Review E and Type II Variance for height for a 29,839 square-foot hotel with parking and associated site and landscaping improvements.
RECOMMENDATION:	**APPROVAL WITH CONDITIONS of the Type III Design Review E and Type II Variance**
EXHIBITS:	A. Vicinity Map B. Application Package - Narrative and Plans

I. FINDINGS OF FACT

A. LOCATION: The subject site is located on the east frontage of NE 178th Avenue at the intersection with NE Sacramento Street.

B. ZONING: The subject property is designated Moderate Commercial (MC) and is in the Corridor Design District.

C. PROPOSAL: The proposal includes a 29,839 square-foot, four-story hotel with 63 guest rooms and associated site improvements including auto and bike parking spaces, trash enclosure, and landscaping improvements. Two-way vehicular access is proposed on NE 178th Avenue at the NE Sacramento Street intersection.

D. SITE DESCRIPTION: The 1.19 acre (51,738 square-foot) subject site has 153 feet of frontage on the east side of NE 178th Avenue at the NE Sacramento Street intersection. The parcel is south of the Interstate 84 ramp and the Interstate 84 Bike Path. The parcel is currently vacant. There is a curb-tight sidewalk on NE 178th Avenue, which is classified as a Local Industrial Street. The site peaks at its center and slopes down from this point; the slope is greatest toward the southern property boundary. The site contains a few mature trees. There are no overlays district effecting the site. It is in the Gresham Cascade Well Field and the Wilkes East Neighborhood Association.

E. SURROUNDING LAND USES: This finding is based on the application submitted, City zoning maps, and City GIS information on land uses. The following adjacent uses are in the MC land use district.

With one exception, the adjacent properties are in the MC land use district. The abutting property to the north/northwest is a hotel; however, the area abutting the subject site is unimproved. There is a portion of right of way (ROW) (50 linear feet) to the northeast. The abutting lot to the east is a parcel that is largely vacant; it contains approximately 250 feet of paved vehicular circulation area associated with the restaurant south of this parcel. The lot to the south is a hotel.

Across NE 178th Avenue (in the General Industrial land use district) is a trade school (the Sheet Metal Institute).

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

Various agencies were sent notices; their comments and recommendations are made a part of this review and recommendation.

Public and neighborhood association comments can be submitted at any time up until the hearing date or at the hearing on April 17, 2019.

G. APPLICATION ACCEPTANCE DATE: The application for design review was submitted on November 7, 2018. The application was initially deemed incomplete on December 6, 2018.

Following submittal of new materials, the application was deemed incomplete on February 5, 2019. Additional materials were submitted, and the application was deemed complete on February 28, 2019. The determination of completeness occurred within 180 days of the initial submittal.

II. APPLICATION PROCESS FINDINGS

7.0003 - Design Review Applications. This section lists the types of design review levels as well as the applicability of each. In this particular case, the Design Review application is a Type E (DRE) as the subject property is in the Corridor Design District and the development is proposing more than three discretionary standards. The development permit application is being processed as a Type III Design Review.

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

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

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

7.0603(A) - Site Design

7.0603(A)(3)(D)(1) and 7.0603(A)(3)(C)(1) - Public Street Frontage.

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

7.0603(A)(6)(D)(2) and 7.0603(A)(6)(C)(2) - Parking Location and the ROW.

7.0603(B) - Building Design

7.0603(B)(1)(D)(4) and 7.0603(B)(1)(C)(4) - Projecting Façade Elements.

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

7.0603(B)(1)(D)(6) and 7.0603(B)(1)(C)(6) - Commercial Floor Height.

7.0603(B)(1)(D)(7) and 7.0603(B)(1)(C)(7) - Packaged Terminal Air Conditioners.

7.0603(B)(1)(D)(8) and 7.0603(B)(1)(C)(8) - Recessed Windows.

7.0603(B)(3)(D)(4) and 7.0603(B)(3)(C)(4) - Prominent Façade Materials.

7.0603(B)(4)(D)(1) and 7.0603(B)(4)(C)(1) - Pedestrian Level Transparency.

7.0603(B)(4)(D)(2) and 7.0603(B)(4)(C)(2) - Non-Street Facing Facades Transparency.

7.0603(B)(8)(D)(1) and 7.0603(B)(8)(C)(1) - Materials.

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

This standard is met.

11.0101 - Development Permit Required. A development permit is being pursued in accordance with the Gresham Development Code standards and requirements. This Staff Report and the April 17, 2019 Design Commission public hearing represent the review of the proposed development as it relates to the Gresham Development Code standards and requirements for development.

This standard is met.

11.0203 - 11.0204 - Classification of Applications by Procedure and Review Authorities, Table 11.0204. Table 11.0204 shows proposal types and process information. The Design Review DRE is a Type III review. The Minor Variance 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 public hearing for this application is scheduled before the Design Commission on April 17, 2019.

This standard is met.

11.0500 and 11.0900 - Type III Quasi-Judicial Procedures. This proposal is subject to the Type III procedure because it includes a request for a Type E Design Review. Under this Type III procedure, a pre-application conference (per 11.0700) was held (April 12, 2018), a neighborhood meeting (per 11.0800) was held (May 16, 2018), and verification of the neighborhood meeting and its mailed notice is provided as part of the development permit application. The application for design review was submitted on November 7, 2018. The application was initially deemed incomplete on December 6, 2018. Following submittal of new materials, the application was deemed incomplete on February 5, 2019. Additional materials were submitted, and the application was deemed complete on February 28, 2019. The determination of completeness occurred within 180 days of the initial submittal.

Copies of the complete application were transmitted to each affected agency and City department for review and comment on March 1, 2019 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 Wilkes East and North Gresham Neighborhood Associations March 27, 2019. The notice was also posted onsite March 26, 2019. No written responses to the public notice were received prior to the preparation of this Staff Report. Comments received in the interim, if any, will be submitted at the public hearing.

This standard is met.

III. FINDINGS

The Manager adopts the findings in the application submittal materials as found in Exhibits A and B and the supporting evidence relied on therein except to the extent inconsistent with the findings outlined in this Staff Report. The Manager makes the following findings regarding this application file.

GENERAL

4.0415 - Moderate Commercial (MC). Staff concurs with the applicant's findings with the following corrections and clarifications:

In the MC land use district there are no requirements for the following standards; therefore, the standards are not applicable:

- Table 4.0430(A) - Minimum Lot Size;
- Table 4.0430(B) - Minimum Street Frontage;
- Table 4.0430(C) - Minimum Lot Width/Depth Ratio; and
- Table 4.0430(D) - Minimum Floor Area Ratio.

These standards are not applicable.

4.0430(E) and (F) - Minimum and Maximum Residential Net Density. The project is a commercial development (a hotel) which does not include any residential dwelling units.

The standard is not applicable.

4.0430(G) and (H) - Minimum and Maximum Building Setbacks. The front building setback requirements are evaluated in the Corridor Design District Commercial Design Guidelines and Standards Section 7.0603(A)(3)(D)(1). The rear and interior side minimum building setbacks are 0 feet. There are no side and rear maximum building setbacks.

These standards are evaluated in Corridor Design District Commercial Design Guidelines and Standards or are not applicable.

4.0430(J) and 4.0435 - Transit Design Criteria. Compliance with the Transit Design Criteria is contingent upon consistency with the Section 7.0603 - Corridor Design Commercial Guidelines and Standards.

This standard is met with the conditions of approval for Section 7.0603 in this Staff Report.

4.0430(K) and (L) - Minimum and Maximum Off-Street Parking. As discussed in **Section 9.0850 - Minimum and Maximum Required Off-Street Parking - General** and **9.0851 -**

Minimum/Maximum Auto and Bicycle Parking Quantity Standards, these standards are satisfied.

These standards are met.

4.0430(M) - Buffers and Screening. The project, a commercial use, abuts commercial uses (hotels) to the north and south. The abutting lot to the east is largely vacant; it contains approximately 250 feet of paved vehicular circulation area associated with the restaurant south of this parcel. Per 9.0110(C), for buffering and screening purposes the use of a vacant lot shall be the primarily intended use of the district. In the MC district, this is a commercial use. Across the street to the west is an industrial use (trade school). Buffering and screening, pursuant to Tables 9.0111(A) and (B), is not required when commercial uses are proposed abutting commercial or industrial uses.

This standard is not applicable.

4.0434 - Building Height (Habitable Floors). The standard states that any required building story must contain a habitable floor. There are no required stories.

This standard is not applicable.

4.0434(A) - Upper Façade Window Treatment. This standard requires a minimum of 20 percent windows for the upper façade area facing the street unless the Corridor Commercial Design Standard apply. The project is subject to the Corridor Commercial Design Standards.

This standard is not applicable.

4.0434(B) - Maximum Building Height Adjacent to LDR-5, LDR-7, TLDR or TR Districts. This standard applies to buildings containing dwelling units adjacent to low-density residential districts. The proposal is for a hotel adjacent to GI and MC districts.

This standard is not applicable.

7.0000 - Design Review - Common Requirements.

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

This standard is met with Condition of Approval #14.

7.0220(A) - Landscape Plan Suitability. Per this standard a professional licensed landscape architect shall complete and stamp the landscape plan for the development. The landscape drawing sheets are completed by J. Henderickson; however, credentials are not included on the landscape sheet. To ensure compliance with the standard, the landscape sheets submitted for the building permit shall by stamped by a licensed civil

engineer, landscape architect, or architect.

The standard is met with Condition of Approval #17f.

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

These standards are met with Conditions of Approval #4, #5, #7, #10, #12, #13, and #21.

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 is provided to ensure 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 #20.

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

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

The standard is met with Condition of Approval #8.

7.0224 - Site Lighting. These standards are included in and evaluated with the Corridor Design District Commercial Design Guidelines and Standards. See the discussion in Section 7.0603(A)(9)(D)(1) - Illumination Levels.

This standard is met with Condition of Approval #18.

9.0000 - Common Requirements.

9.0201 - Street and Railroad Clear Vision Area. This section identifies the clear vision area requirements for a property at the intersection of two streets or a street and a railroad. The property is adjacent to where NE 178th Avenue (north/south) terminates at its connection point with NE Sacramento Street, which extends west. The streets do not intersect in a manner which requires a clear vision area.

This standard is not applicable.

9.0202(A) - Driveway Clear Vision Area. Per this standard, driveways to public streets shall have a minimum clear vision area of 20 feet. No fence, wall, landscaping, sign, structure or parked vehicle that would impede visibility between a height of 3 feet to 10 feet above the center line grade of the intersecting street shall be located within the clear vision area. No off-street parking area shall be located in a driveway clear vision area.

The proposed southwest parking space encroaches into the tip of the clear vision triangle. The triangle extends 4.85 feet in length into the parking stall. A condition of approval requires that with the building permit the applicant submit revised plans demonstrating that all parking stalls are located outside of the clear vision area. In addition, a Sterling Silver Linden tree with a 35-foot canopy spread at maturity is proposed just outside of the triangle. To ensure that over time the trunk does not encroach into the clear vision area, a condition of approval is included that requires the tree to be located at least 2 feet outside of the clear vision area.

This standard is met with Conditions of Approval #17a-b.

9.0202(B) - Driveway Clear Vision Area - Residential. This standard describes the clear vision area requirements for one- and two-unit residential developments. A commercial use (a hotel) is proposed.

This standard is not applicable.

9.0301 - 9.0307 - General Utility, Conservation, Open Space, Utility Easements Owned by the Public, and Private Easements. These standards are not applicable. The proposal is not in a residential district or overlay district. The location of utilities does not require an easement. A land division or lot line is not proposed.

These standards are not applicable.

9.0308 - Public Access Easements. A 2-foot-wide easement is required for the sidewalk where it will be located on private property. This easement is shown in the proposed plans. See Agency Comments (Transportation) for further discussion.

This standard is met with Condition of Approval #21.

9.0401 - Fencing. This standard explains fence maintenance requirements and describes the material requirements which limit electric fencing, barbed or razor wire fencing. Wrought iron fencing is proposed.

This standard is met.

9.0410 - Fencing of Lots. This section applies to fencing in LDR-5, LDR-7, TLDR, TR, MDR-12, MDR-24 and for fencing for detached single-family dwellings, attached single-family dwellings, and duplexes in the Pleasant Valley and Springwater Plan Districts. The project is in the MC land use district.

These standards are not applicable.

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

These standards are met with Conditions of Approval #4, #5, #7, #10, and #13.

9.0702 - Neighborhood Circulation Plan. Contrary to the applicant's narrative a neighborhood circulation plan was required and submitted for this application.

This standard is met.

9.0702(B) and 9.0712 - Future Street Plan and Revision/Modification to a Future Street Plan. The applicant was not required to submit or modify a future street plan with this application. The application will not develop new street(s).

This standard is not applicable.

9.0800 - Parking Standards.

9.0820 - Parking Proposed On-site. Staff accepts the applicant's finding with the clarification that 59 parking stalls have been provided.

This standard is met.

9.0822(A)(6) - Setbacks for Parking Spaces and Drive Aisles. This standard states that for the MC district, parking and drive aisles shall not be located in the required setbacks. Contrary to the applicant's narrative this standard applies; however, the front, rear, streetside and interior side minimum building setbacks are 0 feet.

This standard is met.

9.0822(A)(11) - Clear Vision Area. Refer to the description in Section 9.0201(B)-(D) and 9.0202(A) of this Staff Report.

This standard is met with Conditions of Approval #17a-b.

9.0823 - Landscaping of Parking Lots and 9.0824 - Pedestrian Circulation/Walkway. Per Section 7.0603(D)(5) the application is exempt from these sections because the Corridor Commercial Design Guidelines and Standards apply.

The standards are not applicable.

9.0825(A) - Aisle and Space Standards for Surface Parking Lots. The proposal includes 59 90-degree standard stalls that are 9 feet wide by 18.5 feet long. The narrative indicates that these are all standard spaces. This is consistent with the dimensions of standard stall dimensions where the drive is 26 feet in width. However, 12 spaces are adjacent to a 24-foot-wide drive aisle. Spaces adjacent to a 24-foot-wide drive width require 10-foot-wide standard parking stalls. These 12 spaces may be considered compact spaces, and the project will still meet the requirement for a maximum of 50 percent compact spaces (Section 9.0825(B)). In addition, five spaces are located across from planting bays, which narrows the drive width to less than 24 feet. The minimum drive width when parking is adjacent is 24 feet as shown in Figure 9.0825A: Off Street Surface Parking Matrix. A condition of approval is needed to require that with the building permit the applicant

submit revised plans demonstrating parking and drive aisles conform to Section 9.0825 - Space and Aisle Standards for Surface Parking Lots.

This standard is met with Condition of Approval #17c.

9.0826(A) - Accessible Parking Location and Dimension. Contrary to the applicant's narrative, which discusses 9-foot-wide accessible parking stalls, Sheet C102 Site Plan demonstrates accessible stalls that are 8 feet wide. Eight feet in width meets the Building Code's dimensional standards. However, the loading area shall be located on the passenger side of the ADA stall on the east side of the building. A condition of approval is included in this Staff Report to bring the accessible parking into compliance with the standard.

This standard is met with Condition of Approval #17g.

9.0830 - Bicycle Parking Standards. Staff accepts the applicant's finding with the following clarifications:

- The narrative stated that long-term bicycle parking will be in the ground floor laundry room; however, this is not indicated on the ground floor plan. A condition of approval is included in this Staff Report requiring that with the building permit the ground floor plan shall show the location of long-term bicycle parking in the ground floor laundry room. The design shall comply with the Standards 9.0831 and 9.0832.
- A short-term bicycle parking rack is provided in the front courtyard. A nero bike rack detail sheet is referred to in the bike parking narrative but was not submitted with the application. In addition, a masonry half-wall is proposed between the bike rack and the street. The standard requires that short-term bike parking be visible from the street. It appears that the sight line to the bike rack may be obstructed. A condition of approval is included that requires the applicant submit the proposed bike rack model cut sheet and drawings demonstrating that the bike rack is clearly visible from the street.

This standard is met with Conditions of Approval #17d-e.

9.0840(C)(5) - Loading Space and Maneuvering Area Dimensions. Staff accepts the applicant's findings with the exception that the narrative states that the loading zone is 24 feet in width, while Sheet C102 Site Plan shows the loading zone is 12 feet in width. The minimum width requirement is 12 feet.

This standard is met.

9.0850 - Minimum and Maximum Required Off-Street Parking - General and 9.0851-Minimum/Maximum Auto and Bicycle Parking Quantity Standards. Staff accepts the applicant's finding with the following clarifications:

- The minimum ratio is one space per room and the maximum ratio is 1.3 spaces per room; therefore, 53 to 79 spaces are required. The applicant's narrative

states that 65 vehicle parking stalls have been provided. In another location, the narrative states that 70 stalls have been provided. Sheet C102 Site Plan demonstrates 59 stalls including three accessible stalls. The 59 stalls provided meet the standard.

These standards are met.

9.0901(A) - Projections into Required Yards. This section indicates that incidental architectural features such as window sills and eaves may project no more than 2 feet into any required yard when not in violation of the Building Code. This section generally applies in the MC district; however, the minimum building setback for all sides is zero feet.

These standards are not applicable.

9.0901(B) - Projections above the Maximum Building Height. This standard describes the features that are permitted to project above the maximum building height. The proposal is seeking a variance to the maximum building height, which is evaluated in Section 10.1510 Type II Minor Variance Provisions.

This standard is not applicable.

9.1013 - Minimum Planting Size and Height and Spread at Maturity. The applicant's submitted narratives are accepted with the following corrections and clarifications:

- As stated in the applicant's narrative four trees are proposed for removal. Per Section 9.1031(A)(4)(b), six trees or less may be removed in a 12-month period for commonly owned, contiguous parcels equal to or greater than 35,000 square feet. As a condition of approval, the applicant shall submit a Tree Removal Exemption form prior to the issuance of the building permit.
- Section 9.1031(B) exclusively applies when the City of Gresham pursues tree removal; therefore, this standard does not apply.
- Section 9.1034(E) applies to clear cutting. Four trees are proposed for removal, clear cutting is not proposed. This standard is not applicable.
- Section 9.1034(G) applies to properties in Special Purpose Overlay Districts. The project is not located in an overall district. These standards are not applicable.

This standard is met with Condition of Approval #9.

10.1510 - Type II Minor Variance Provisions. The applicant is seeking a Type II Minor Variance from height limitations. A maximum height of 45 feet is required in the MC land use district per Table 4.0430(I). At its tallest point, the building will have a height of 52 feet, 5 inches or 7 feet, 5 inches above the maximum height (a 15 percent increase in allowed height). The average building height is 45 feet, 1 inch.

This variance request complies with the criteria of Section 10.1510:

- The land use district permits a height up to 45 feet with projections allowed, per Section 9.0900, for rooftops, including elevator equipment and stair enclosures (on flat roofs) and for heating, ventilation, and air conditioning equipment enclosures.
- The applicant has evaluated the viability of a three-story structure with an equivalent number of guest rooms (53); however, due to parking and other required site improvements, this is not feasible.
- The height of the building will be taller than a hotel project previously approved to the north of the site (across I-84), which includes a height of 45 feet to the top of the parapet but at various locations across the roof includes the following: an additional 9.6 feet of height for the building stair enclosure; an additional 3 to 4 feet of height for mechanical screening; and an additional 5 feet for the elevator mechanical equipment. Including projections, the previously approved project has a maximum height of 54.6 feet, exceeding the proposal. The proposed roof form does not include any (potentially unsightly) exposed rooftop equipment or projections.
- The additional height is requested for the central portion of the roof structure. The layered roof forms step down at the east (street facing) and west (parking lot facing) sides where the building will meet the height requirements. The larger central volume emphasizes the central portion of the building, giving prominence to the area where the entry is located. The layers of the roof form correspond to the façade articulation and break up the mass of the roof volume.
- The change in rooftop elevation corresponding with the façade articulation and entry will further support the Corridor Design District standard requiring a change in roof form, which includes a change in roof height. The design does not include any visible rooftop equipment, which also supports the Corridor Design District criteria.

Staff concurs with the applicant's findings that this variance complies with the criteria found in Section 10.1510.

The standard is met.

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

These standards are met by Conditions of Approval #4, #5, #7, #10, #12, and #13.

DESIGN REVIEW

7.0600 - Corridor Design District Commercial Design Guidelines and Standards. Applicants can choose to meet the design criteria of Section 7.0600 by either meeting the design guidelines through the discretionary process or by meeting the standards through the clear and objective process. The applicant in this case has chosen to follow the

discretionary process. For all criteria, the applicant must show compliance with the design guideline or the corresponding design standard. Alternatively, the Design Commission can choose to waive a guideline to achieve the flexibility necessary to support a particularly creative proposal.

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

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

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

7.0603(A)(1)(D)(3) - Traffic Impacts and Transit Facilities. This section requires that adequate right of way (ROW) and improvements be provided. This aspect of the proposal is discussed in the Agency Comments section (Transportation) of this Staff Report.

This standard is met with Conditions of Approval #12 and #21.

7.0603(A)(1)(D)(4), 7.0603(A)(1)(D)(8) and 7.0603(A)(8)(D)(4) - Vehicular and Pedestrian Connections. Per these standards vehicular and pedestrian connections shall be designed to adjacent properties. Cross access easements shall be required and shall take effect when adjacent properties are developed to this standard. The proposal has planned for cross access to the largely undeveloped property to the east by installing a low back roll curb along the eastern edge of the site (north of the stormwater infiltration area), setting grades that are easy to match, adding strategically placed fence posts, and ensuring that the landscaping and lighting plan will work with the future access. A condition of approval that a cross access easement is required when the adjacent property is developed to this standard is included in this Staff Report.

These standards are met with Condition of Approval #3.

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

This standard is met by Conditions of Approval #2 and #11c.

7.0603(A)(2)(D)(2) - Primary Internal Drives. Contrary to the applicant's narrative primary internal drives are not required because less than 100 onsite parking stalls are required.

This standard is not applicable.

7.0603(A)(3)(C)(1) and 7.0603(A)(3)(D)(1) - Public Street Frontage.

ISSUE: The applicant must either:

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

STANDARD: Frontages 200 feet or less shall be occupied by building facades for a minimum of 40 percent of the frontage length, as measured by the length of buildings present between the minimum and maximum setback (setback zone).

Per Table 4.0430(G)-(H), the minimum front/street side building setback is zero feet and the maximum is 5 feet because the site fronts a local street.

PROPOSAL: The frontage is 151 feet in length. The property line runs through (and parallel to) the sidewalk and 2 feet will be placed in a public access easement. A 7-foot wide public utility easement also runs parallel to the ROW. The applicant has situated the building from 18.4 to 29 feet from the ROW (16.4 to 27 feet from the back of sidewalk). Between the sidewalk and the building the proposal includes a stone and wood port-cochere with exposed framing and an approximately 800 square-foot hardscaped seating area. The seating area contains a fire pit, benches, a 36-inch-high wall and adjacent plantings.

GUIDELINE: In order to create a consistent and cohesive building edge which defines the public space and creates an inviting and accessible pedestrian environment, buildings shall be placed close to the street and shall occupy sufficient street frontage to create a pedestrian friendly environment. Buildings not located along existing frontages shall be placed close to and concentrated along primary internal drives.

RECOMMENDATION: The building is situated between the minimum and maximum required building setbacks for zero percent of the frontage. As described, the proposal fronts a local street, but it is noteworthy that the street classification is a Local Industrial street. The surrounding pattern of development includes buildings situated from 50 to 165 feet from the ROW. Due to the adjacent hotels and trade school a welcoming street-facing design is desirable; however, exceeding the 5-foot maximum setback is suitable in context. Staff concurs with the applicant that the outdoor seating area with fire pit creates an attractive pedestrian-friendly environment.

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

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

ISSUE: The applicant must either:

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

STANDARD: Parking, loading service and vehicular circulation areas shall be located on the side, interior or rear of the site and shall not be present along existing public street frontages for more than 30 percent of the street frontage.

PROPOSAL: The total frontage is 151 feet. The parking and circulation area is located at the side of the building along NE 178th Avenue for 64 feet (42 percent). At the narrowest point, the parking rows are located 11 feet from the back of the sidewalk. The landscaped areas between the sidewalk and the parking rows contain 36-inch-tall walls of sculpted face concrete block with integral color. The plantings include but are not limited to Sterling Silver Linden tree, Limeound Spirea, and Evergold Japanese Sedge grasses.

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

RECOMMENDATION: The parking and vehicular circulation is located at the side of the building. The low decorative wall and variety of plantings proposed will effectively screen the parking area so it does not dominate the public street frontage.

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

7.0603(A)(6)(D)(1) - Parking Location. This standard requires that parking be located on the side or rear of buildings. Parking stalls are not located between the building and ROW.

This standard is met.

7.0603(A)(6)(D)(2) and 7.0603(A)(6)(C)(2) - Parking Location and the ROW.

ISSUE: The applicant must either:

- Meet the 7.0603(A)(6)(D)(2) standard; or
- Meet the 7.0603(A)(6)(C)(2) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Parking shall not be located closer to the street right of way than 10 feet or the adjacent building facade setback, whichever is greater. The space between the parking and the street right of way shall be landscaped per **Section 7.0603(A)(7)(D)(3)**.

PROPOSAL: The building is located 18.4 to 29 feet from the ROW. At the closest point, parking is 13 feet from the ROW. See the description of the parking lot perimeter design in **Section 7.0603(A)(3)(C)(3)-(4) and 7.0603(A)(3)(D)(3) - Location of Parking.**

GUIDELINE: Parking shall be set back from the street right of way and shall include a landscaped buffer to minimize its visual impact from the street and create a pedestrian-friendly street edge. Parking shall not be located at highly visible locations of a site, such as at a street corner.

RECOMMENDATION: The proposed combination of plantings and screening wall will effectively buffer the parking area from the sidewalk and the street. The 36-inch-high wall softened by a tree, shrubs and grasses will define a more pedestrian friendly street edge.

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

7.0603(A)(6)(D)(3) - On-Street Parking. This standard exempts on-street parking on new streets from standard 7.0603(A)(6)(D)(2). The proposal does not include new streets.

This standard is not applicable.

7.0603(A)(7)(D)(1) - Landscape Plan by Licensed Landscape Architect or Design Professional. Per this standard a professional landscape architect shall complete and stamp the landscape plan for the development. The landscape drawing sheets are completed by J. Henderickson; however, credentials are not included on the landscape sheet. To ensure compliance with the standard, the landscape sheets submitted for the building permit shall by stamped by a licensed civil engineer, landscape architect, or architect.

The standard is met with Condition of Approval #17f.

7.0603(A)(7)(D)(7) - Landscaping Maintenance Criteria. Contrary to the applicant's narrative this standard is applicable. This standard requires that the owner enter into and record a landscape maintenance agreement. In addition, landscaping must be installed prior to occupancy, or a funding mechanism (such as bonding) must be provided. See the discussions in Sections **7.0223 - Maintenance Responsibility** and **7.0220(A), 7.0221 and 7.0222 - Landscaping, Installation and Irrigation**.

This standard is met with Condition of Approval #20.

7.0603(A)(8)(D)(6) - Pedestrian Circulation Protection. Per this standard within the parking area, pedestrian circulation routes shall be separated from vehicular traffic, except where crossing drive lanes and parking stalls. The pedestrian route from the east

parking row to the rear of the building is buffered on each side by landscaping.

This standard is met.

7.0603(A)(8)(D)(8) - Parking Area Walkways. These standards are applicable to parking areas containing more than 100 parking spaces and where commercial spaces or other uses onsite are situated parallel to the parking drive aisle. The proposal contains 59 parking spaces.

This standard is not applicable.

7.0603(A)(9)(D)(1) - Illumination Levels. This standard specifies that the illumination levels in Table 7.0603(A)(9)(D)(1) shall apply. In addition, the maximum average lighting will be governed by the 6:1 ratio of maximum average to minimum illumination. Abutting a non-residential district, maximum illumination at the property line shall not exceed 1-foot candle. Developments shall use full cut-off lighting fixtures (with a 90-degree cut off angle). Light fixtures shall not exceed 25 feet in height.

The applicant has submitted a photometric plan which demonstrates the minimum required light levels and light levels at the property lines, which are less than 1 foot-candle. The photometric plan key shows five types of light fixtures; however, only two fixtures appear to be used on the photometric plan. In addition, the Exterior Elevations Sheet A200 shows building flood lighting mounted at 42 feet, and lighting fixture spec sheets have not been provided. Spec sheets are needed to verify the cut off angles. A condition of approval is included in this Staff Report which requires spec sheets for all light fixtures, revised elevations and a photometric plan showing fixtures mounted at a maximum height of 25 feet and the lighting levels identified in **Standard 7.0603(A)(9)(D)(1).** The photometric plan and lighting design are subject to Manager approval.

This standard is met with Condition of Approval #18.

7.0603(A)(10)(D)(2)(a)-(b) - Buffering and Screening. These standards require alternative buffer plans be approved by the Manager or Design Commission. Enhanced buffering and screening requirements apply to buildings over 30,000 square feet. The project does not propose an alternative buffer plan or a building greater than 30,000 square feet.

These standards are not applicable.

7.0603(B) - Building Design.

7.0603(B)(1)(C)(4) and 7.0603(B)(1)(D)(4) - Projecting Façade Elements.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(1)(D)(4) standard; or
- Meet the 7.0603(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: Buildings shall provide projecting facade elements along facades fronting public streets, facades with building entries and other facades at the discretion of the Manager or Design Commission. These elements shall be at a spacing no greater than 30 feet and shall respond to other facade elements. Projecting elements include projecting lighting fixtures such as wall sconces, 4-foot-deep awnings or canopies, flags or projecting banners, decorative art pieces projecting from the wall, hanging planters, or other features approved by the Manager or Design Commission.

PROPOSAL: The proposal includes a port-cochere in front of the north and east entries. The building includes cedar lintels repeated above the windows on the ground level and levels 2-3, in the locations where the façade material is stone.

GUIDELINE: Projecting elements shall be included in the facade at the ground floor to enhance the character of the pedestrian level, provide additional depth in the facade, highlight prominent architectural features, and create greater interest on the facade. Projecting elements shall follow a logical and repeating pattern corresponding to building articulation features, such as solar shades mounted over regularly spaced windows, or lighting fixtures or banners mounted to columns or pilasters.

RECOMMENDATION: The repeated lintels at the ground level windows create interest; however, these lintels do not project from the façade in a manner consistent with the guideline. Staff recommends that the proposal meet the guideline by providing wall sconces spaced an average of every 30 feet and coordinated with façade articulation on the north, east and west facades.

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

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

ISSUE: The applicant must either:

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

STANDARD: Building bases shall consist of a visible change in the building facade, and include a change in material, texture, pattern, ornamentation or a change in depth no less than 4 inches. The required change in depth for bases may be reduced to 2 inches when they intersect other articulating features, such as pilasters, in order to provide visual distinction. The base shall be a minimum

height no less than 5 percent of the facade height and shall not exceed 20 percent of the facade height. At the discretion of the Manager or Design Commission, multi-story buildings of three levels or greater may have a building base equal to the wall area attributed to the ground floor. A landscaped area at the base of the building with plant material at least 5 percent of the facade height may count toward the building base requirement.

PROPOSAL: As shown in the submitted plans, 0.75-inch to 1.625-inch-deep natural stone is used as a building base on all façades. The height of the base varies with the wall planes. The base is 21-55 percent of the building height. The design includes foundation plantings. A hardscaped seating area is provided on the street-facing side of the building.

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

RECOMMENDATION: The height of the base and the constraints of working within a corporate prototype were discussed at the Optional Design Commission Consult. The base exceeds the height typically desired. On the street facing façade, the port-cochere and courtyard with half-wall add an intermediary height that addresses the ground plane and is welcoming to the human form. On the north and west facades the foundation plantings and port-cochere soften the mass of the base. When evaluated cohesively these layers of the design achieve appropriate proportions.

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

7.0603(B)(1)(D)(6) and 7.0603(B)(1)(C)(6) - Commercial Floor Height.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(1)(D)(6) standard; or
- Meet the 7.0603(B)(1)(C)(6) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Commercial and institutional ground-floor heights shall be a minimum of 12 feet from the top of floor to the lowest structural element of the ceiling.

PROPOSAL: Per Sheet A200 Exterior Elevations, the height from the floor of the ground level to the sub floor of the second level is 10 feet, 1.875 inches. The entries include transparent doors. The port-cocheres reach a height of 11.76 feet on the east side and 15.07 feet on the north side.

GUIDELINE: Commercial and institutional spaces shall have adequate first-floor heights to provide a sufficient base to signal the existence of commercial or institutional

space on the ground floor and provide a comfortable, leasable retail, service or working environment with opportunities for light to enter the space from the street and sidewalk.

RECOMMENDATION: The ground floor height falls short of the standard. The proposed use is a hotel, which generally contains guest rooms internal to the exterior walls and has different environmental needs than a retail or institutional space. The port-cocheres add additional height to signal the use of the building. The ground floor height is sufficient for a hotel use.

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

7.0603(B)(1)(D)(7) and 7.0603(B)(1)(C)(7) - Packaged Terminal Air Conditioners.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(1)(D)(7) standard; or
- Meet the 7.0603(B)(1)(C)(7) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Packaged Terminal Air Conditioners, Package Terminal Heat Pumps and similar systems with individual through-wall heating/cooling that are visible, including from internal public or private areas, shall not be allowed.

PROPOSAL: At the May 16, 2018 Design Commission Consult the Commission requested that PTACs integrate with the facade and be flush with the exterior wall plane. Based on Sheet A332, Section Details (Detail 1), the exterior wall design has been amended so the PTAC grill overlaps the Hardie Plank lap siding. Per the submitted elevations, all PTAC grills are colored to match the dark brown siding used on some upper portions of the facades. The grills have a horizontal pattern. They are located adjacent to stone, Hardie plank board and batten siding, and horizontal Hardie plank siding with a variety of colors.

GUIDELINE: Mechanical equipment and individual through wall units shall not detract from the building architecture and facade composition and shall be designed to minimize their visibility. Equipment shall not project beyond the adjacent finished wall plane and shall be screened and integrated into the building's overall architectural design, facade composition and detailing.

RECOMMENDATION: The proposed design will minimize shadow lines that draw attention to the PTAC units. However, due to the difference in color and texture between the proposed grills and the siding materials staff does not believe that the grills are integrated into the architecture. Staff recommends a condition of approval that prior to the building permit submittal the applicant shall work with staff to integrate the grills with the window design so they appear as one unit. The design is subject to Manager approval.

Staff recommends that the Design Commission find the guideline is met with Condition of Approval #6.

7.0603(B)(1)(D)(8) and 7.0603(B)(1)(C)(8) - Recessed Windows.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(1)(D)(8) standard; or
- Meet the 7.0603(B)(1)(C)(8) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Windows shall be recessed a minimum of 4 inches from the building plane in order to create facade depth and cast shadows.

PROPOSAL: The pane of glass is recessed 3.5 inches from the Hardie plank siding and a minimum of 4.25 inches from the stone siding.

GUIDELINE: Window recesses shall be sufficient to support facade articulation and provide surface relief, depth and shadow.

RECOMMENDATION: Measured from the Hardie plank siding, the window recesses are 0.5 inches under the standard. Measured from the stone, the recesses exceed the standard. A minimum depth of 3.5 inches provides a break in the plane of the wall sufficient to create shadow lines and appropriate for the combination of siding materials.

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

7.0603(B)(2)(D)(3) - Building Entry Feature. Building entry features shall include two of the prescribed features to highlight the entry. The proposal includes several of these features, including but not limited to: the port-cocheres with exposed wood framing and masonry columns at the west and north entries fulfill "c. Changing in roof form" and "d. enhanced ornamentation."

This standard is met.

7.0603(B)(2)(D)(5) - Entry Weather Protection. This standard says buildings shall provide weather protection in the form of a canopy, awning or other feature of at least 4 feet in depth. Staff concurs with the applicant's narrative with the exception that the building entrance on the west façade does not include weather protection. In order to bring this into compliance with the standard, with building permit the applicant shall demonstrate that the door is exclusively a security door or submit a revised elevation demonstrating a 4-foot-deep canopy or awning. The design is subject to Manager approval.

This standard is met with Condition of Approval #19b.

7.0603(B)(2)(D)(7) - Building Entry Transparency. This standard is applicable to buildings

greater than 30,000 square feet. The proposed building is 29,000 square feet.

This standard is not applicable.

7.0603(B)(3)(D)(1) - Prominent Façade Sections Design Elements. Per this standard, prominent facade sections shall include design elements that establish prominence in the building, responding to unique site configurations. The entry volume on the street-facing façade projects 9.5 feet from the surrounding façade planes and is further emphasized by a port-cochere. The orientation massing and articulation place strong visual emphasis on this area.

This standard is met.

7.0603(B)(3)(D)(2) - Prominent Façade Profiles. Prominent façade sections shall include one of the prescribed profiles. The proposed prominent façade section includes "A form which is projected or recessed from both abutting facades." The entry volume projects 9.5 feet from the adjacent facades.

This standard is met.

7.0603(B)(3)(D)(3) - Prominent Façade Architectural Expressions. The building's prominent façade sections address the standard by including option (a), an operable customer entry; and option (d), expressive canopies with colors and materials distinctive from the rest of the building. The port-cochere with distinctive exposed wood framing shelters the building entry.

This standard is met.

7.0603(B)(3)(C)(4) and 7.0603(B)(3)(D)(4) - Prominent Façade Materials.

ISSUE: The applicant must either:

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

STANDARD: For 30 feet along the length of the facade from the building corner or center of the prominent facade section, the building shall utilize only primary materials, as specified in **Section 7.0603(B)(8)(D)**, unless another material is approved by the Manager or Design Commission.

PROPOSAL: The street facing entry volume with port-cochere acts as a prominent façade section. The volume and the surrounding 30 feet contain a stone base that ranges from 14 feet, 3 inch in height to 24 feet, 4 in height. Above the base is Hardie panel board and batten siding. The windows contain cedar lintels and the port-cochere includes exposed wood framing. Stone is considered a primary

material. Fiber reinforced cement siding and wood are secondary materials for commercial uses in the Corridor Design District.

GUIDELINE: Materials on and surrounding prominent facade sections shall be attractive and of high quality.

RECOMMENDATION: Fiber reinforced cement siding and wood are secondary materials used on and surrounding the prominent façade sections; therefore, the project differs from the standard. The prominent façade section includes Hardie plank siding, stone, and wood in a manner consistent with the remainder of the façade design. The material strategy is accepted as meeting the material guidelines with minor modifications as discussed in **Section 7.0603(B)(8)(C)(1) and 7.0603(B)(8)(D)(1) - Materials**. The overall combination of façade materials for the project includes an ample variety of textures, and varying the façade materials on this section of the building would detract from the overall façade design.

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

7.0603(B)(4)(D)(1) and 7.0603(B)(4)(C)(1) - Pedestrian Level Transparency.

ISSUE: The applicant must either:

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

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

PROPOSAL: A total of 690 square feet of façade area is between the heights of 2 and 12 feet on the east facade. Approximately 43.3 square feet (6 percent) is glazed. Per the applicant's narrative, "to meet the intent of street side interaction a courtyard including a landscaped wall, fire pit, and meandering sidewalk has been proposed at the street side entrance to promote engagement."

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

RECOMMENDATION: The ground level transparency is constrained by the low ground level ceiling height and the interior floor plan. The interior includes a guest bedroom, guest bathroom, common hallway and common stairway. In order to best meet the intent of the guideline and for the façade to have a character appropriate for facing the street, the transparency should be maximized. Staff recommends a condition of approval that requires windows on the east wall of the northwest guest rooms for the ground level and level 2. The window size and

design shall be comparable to the western windows on the north façade. The design is subject to manager approval.

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

7.0603(B)(4)(D)(2) and 7.0603(B)(4)(C)(2) - Non-Street Facing Facades Transparency.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(4)(D)(2) standard; or
- Meet the 7.0603(B)(4)(C)(2) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Non-street facing facades with customer entries shall have pedestrian level transparency between the heights of 2 and 12 feet for 40 percent of the wall area within 30 feet of the entry. The length of this transparency zone may be reduced to the end of the tenant space which utilizes the entry if the transparency zone extends beyond that tenant's space.

PROPOSAL: A total of 600 square feet of façade area is between the heights of 2 and 12 feet on the north facade. Approximately 50 square feet (8 percent) of this area is transparent. The windows are 4 feet, 9 inches wide by 4 feet, 3 inches tall. The interior spaces are the entry vestibule, guest lounge, office, housekeeping area, and one guest room.

GUIDELINE: Non-street facing facades which have customer entries shall have sufficient levels of transparency to improve the appearance of the facade and allow for natural surveillance of the parking area.

RECOMMENDATION: The proposal falls 52 percent short of the standard. The opportunity for transparency around the north entry is somewhat constrained by the low ground level ceiling height and the "back of house" functions. Yet, the guest lounge and office provide opportunities to increase the quantity of glazing to meet the intent of the guideline. Staff recommends a condition of approval that requires the 4-foot, 9-inch-wide guest lounge and office windows to be a minimum of 8 feet wide. The wider window design will allow for surveillance of the parking area, increase natural light and differentiate the area around the entry. The design is subject to Manager approval.

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

7.0603(B)(5)(D)(4) - Roof Surface Features. Per this standard when pitched roof surfaces are visible the roof surface shall include a change in form (such as a change in height, pitch, orientation) at least every 60 feet. Sloping roofs shall also include at least two of the following design elements:

- Slope of 4:12;
- Two or more sloping planes;
- Overhanging eaves extending at least 1-foot beyond the supporting wall;
- An acceptable roof style such as a gable, hipped, shed, butterfly roof form; or
- Other as determined by the Manager or Design Commission.

The proposal includes a break in the roof plane at least every 30 feet and more than two sloping planes. The submitted elevations demonstrate eaves that overhang 2 feet to 3 feet.

This standard is met.

7.0603(B)(8)(D)(1) and 7.0603(B)(8)(C)(1) - Materials.

ISSUE: The applicant must either:

- Meet the 7.0603(B)(8)(D)(1) standard; or
- Meet the 7.0603(B)(8)(D)(1) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Buildings shall utilize primary materials for no less than 65 percent of each building 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 area as trims or accents (e.g., flashing, projecting features, ornamentation, etc.)

PROPOSAL: The proposed primary materials (glass and stone) are 50-51 percent on the north, east, and west facades. Secondary materials (Hardie plank siding and wood) are 49-50 percent on these facades. Primary materials on the south façade (facing an existing hotel) are 35 percent. Secondary materials on this façade are 65 percent. The proposed stone is a natural stone which ranges from 0.75-inch to 1.625-inces in depth. Cedar lintels and decorative wood brackets are used as accents. Two decorative wood brackets are used at the eaves of each shed roof form (at the east and west ends) of the north façade.

GUIDELINE: The predominant building materials shall be high quality, durable and attractive. The predominant building material may be complimented with other 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: With the exception of the south façade (facing an existing building on an adjacent property) the proposal includes about 50 percent primary materials and 50 percent secondary materials, blurring the typical relationship

between primary-to-secondary materials. The fiber cementitious siding (a secondary material per the standard) is limited due to the height of the stone base. Cedar is also a secondary material for commercial projects in the Corridor Design District.

As recommended at the Optional Design Commission Consult, the project has introduced board and batten fiber cementitious siding (in addition to the horizontal lap fiber reinforced cement siding) to add texture and interest. In two locations the proposal includes wood brackets which break up the fiber reinforced cement siding at the top of the building. In addition to dividing the siding material, these wood accents assist with the perception of high-quality façade materials. In order to meet the guideline and create a consistent and logical pattern of brackets, staff recommends a condition of approval that two brackets be provided at each building volume that contains board and batten siding and a shed roof form. The design is subject to Manager approval.

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

7.0603(C)(1)(D)(1)(a) - Landscape and Stormwater - Irrigation. This standard requires drip irrigation with rain sensors or other types of irrigation permitted at the discretion of the Design Commission. A condition of approval shall require rain sensor drip irrigation system drawings be included with the building permit submittal.

This standard is met with Condition of Approval #15.

7.0603(C)(1)(D)(1)(b)-(c) - Landscape and Stormwater - Stormwater and Site Grading. These standards require infiltration and stormwater treatment strategies that effectively treat and infiltrate stormwater onsite as well as site grading, surface drainage and onsite storage facilities (when necessary) to prevent adverse effects on neighboring properties, public rights of way or the public storm drainage system. These standards are specifically addressed in the Agency Comments (Development Engineering) provided later in this Staff Report.

These standards are met by Conditions of Approval #4, #5, #7, #10, and #13.

7.0603(C)(1)(D)(2) - Heat Island Reduction - Roof Surface. All low-sloped roofs are required to have a white roof. The proposed roof pitched exceeds 2:12; therefore, this standard is not applicable.

This standard is not applicable.

IV. AGENCY COMMENTS

ADDRESSING COMMENTS
FROM: Carrie Osborn, Planning Technician II
DATE: March 11, 2019

The site is currently unaddressed and identified as State ID 1N3E30D 00399, Portland OR 97230. However, this ID will not be used for the hotel address. Instead, an address will be assigned after the planning decision is made final. The applicant and/or representative may contact the Addressing Coordinator at 503-618-2809 to obtain the new address before submitting for building permits. An official Notice of Address Assignment will be distributed to the applicable agencies. Addresses will be assigned in accordance with the City of Gresham Street Naming and Property Numbering Guidelines of Gresham Development Code Appendix 13.

FIRE COMMENTS:
FROM: Kyle Stuart, Gresham Fire
DATE: March 3, 2019

Note: Limited information at this time. 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. *OFC App B Table B105.1.*
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. *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. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be BLUE. They shall be located adjacent and to the side of the centerline of the access road way on which the fire hydrant is located. In the case that there is no center line, assume a centerline and place the marker accordingly. *OFC 508.5.4*
7. Prior to applying for a building permit provide a fire flow test and report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. *OFC 507.3 & B-101.1*
8. At least one of the required aerial fire access roads shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Aerial obstructions such as powerlines and trees will not be allowed This will be required to be approved by the fire code official. *OFC App D-105.3*
9. Required Fire Department access roads onsite shall be designed to support an apparatus weighing 75,000 lb. gross vehicle weight. Provide an engineer's letter stating the access road meets those requirements at the time of building permit submittal. *OFC, Appendix D, Section D102.*

10. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 feet - 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 is available upon request. *OFC D 103.6*
11. Fire access roads must extend to within 150 feet of all portions of each building. *OFC 503.1.1*
12. A fire alarm system will be required. *OFC 903.4 and 907*
13. A fire sprinkler system will be required.

SOLID WASTE AND RECYCLING COMMENTS
FROM: Shannon Martin, Program Manager
DATE: April 2, 2019

The location and size of the enclosure is approved with the condition of approval that the gates must open 120 degrees and have drop pin holes in the open and closed position.

DEVELOPMENT ENGINEERING COMMENTS
FROM: Colin Stout
DATE: March 19, 2019

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 Al Haag, Development Engineering, at 503-618-2419 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 on the east frontage of NE 178th Avenue at the intersection with NE Sacramento Street in the Moderate Commercial (MC) land use district. The applicant proposes to construct a new extended stay hotel. The following comments are from Development Engineering.

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 the Lambert State Plane Coordinate System, Oregon North Zone. Basis of bearing for all measurements shall be taken from the City Control Network. Control Points can be found at www.GreshamOregon.gov/Maps/. Plans that reference Multnomah County or City of Portland control points are not approvable.

A5.100: SANITARY SEWER FACILITIES

City records currently show an existing 8-inch diameter concrete main in NE Sacramento Street along the site's western frontage. The applicant will be required to connect to the existing main with a properly sized lateral.

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

The site lies in the Columbia Slough drainage basin. There is an existing 54-inch storm system located in NE 178th Avenue the flows from south to north and an existing 54-inch storm system located in the property that is due north that runs west to east. A blind tee connection cannot be made to the 54-inch pipe. The developer will either be required to install a new 96-inch diameter manhole or connect to one of the existing manholes or propose an alternate plan.

Per the GCDC, onsite detention and water quality treatment are required for developments that add or replace 1,000 square feet or more of the existing surface with impervious area. Detention requirements for stormwater facilities must comply with the current Public Works Standards. The minimum requirements for detention are described in Section 4.02 and design guidance can be found in Section 4.08 of the PWS.

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 GCDC and the City's Stormwater Quality Manual (WQM).

The applicant proposes to utilize a water quality/retention facility. The applicant will be required to submit a final stormwater management report with the building permit application, which includes the following:

- Infiltration testing, utilizing PWS Design Standard 4.08.05.
- Drainage calculations that substances that the volume of the retention facility will be the volume to limit the developed site peak discharge to pre-developed rates for all storm events with a reoccurrence interval less than or equal to 25 years (PWS Design Standards 4.08.02).
- As surface detention is being proposed, an overflow shall be included to provide controlled discharge of the 100-year event (PWS Design Standards 4.08.02).

- Stormwater Quality Calculations that meet PWS Standards.

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

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 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.

Well Field Protection Requirements

The development site is located within and is subject to the regulations of the proposed Cascade Well Field Area. All developments or tenant uses that will store hazardous materials, create hazardous waste, or store petroleum products in excess of the volumes identified in Table 1 - Chemical Category Thresholds in the Cascade Well Field Area Reference Manual shall meet all applicable Well Field Requirements. The limits for the quantities of hazardous materials stored onsite in the Cascade Well Field Area Reference Manual supersede the limits specified in the IBC tables. As such, any hazardous chemicals on the site will need to be reported in the Annual Reporting and Documentation form provided by the City to determine the site's revised status for regulation or monitoring under the Cascade Well Field Protection Program.

Full documentation, operational plans, and structural plans and designs are required to be approved prior to release of building permits for any development located in the proposed Cascade Well Field Area. A copy of the Cascade Well Field Manual will be provided for the applicant's review. Please contact Clay Walker at Clay.Walker@GreshamOregon.gov or 503-618-2487 for guidance.

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

See Development 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.

TRANSPORTATION PLANNING COMMENTS
FROM: Jay Higgins, Associate Transportation Planner
DATE: March 8, 2019

PROJECT DESCRIPTION: MY PLACE HOTEL

A new four-story, 63-room hotel on a parcel near the corner of NE 178th Avenue and NE Sacramento Street.

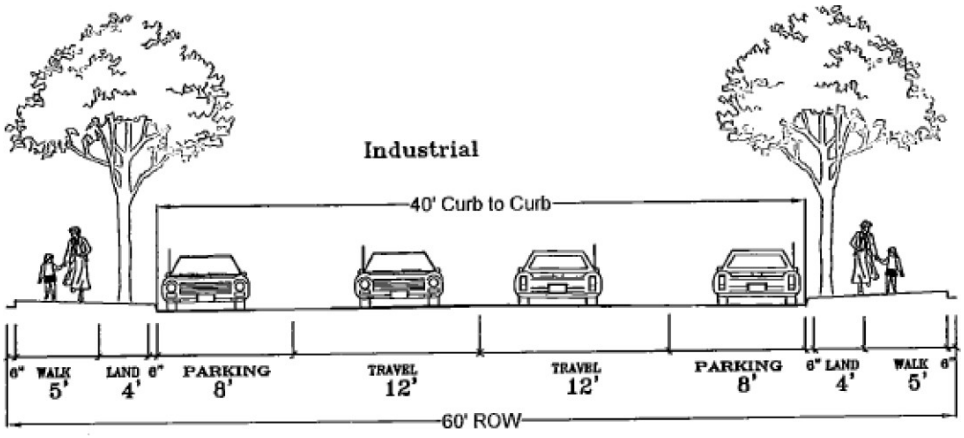
TRAFFIC IMPACT ANALYSIS

At the request of ODOT, the applicant was required to analyze the proposed development's impact on the I-84 interchange. The applicant submitted a Technical Memorandum showing the trip generation from the proposed hotel and how those trips would be distributed onto the existing I-84 interchange at NE 181st Avenue. The Technical Memorandum found that 21 and 25 new trips would use the critical ODOT intersection at NE 181st Avenue and I-84 Eastbound Ramps intersection during the a.m. and p.m. peak hours, respectively, and concluded that those trips would not cause any significant traffic impacts. ODOT did not provide any comments or objections to the submitted memo's conclusions.

RIGHT OF WAY DEDICATION

NE 178th Avenue is classified as a Local Industrial Street with a 60-foot right of way. There is currently 60 feet of right of way along the frontage, so no dedication is required to meet the standard. The standard right of way width and improvements for a Local Industrial Street are shown in the following cross section.

Local Industrial



FRONTAGE IMPROVEMENTS

NE 178th Avenue has an existing curb-tight sidewalk along the site frontage, which does not meet current standards. The applicant is showing in the submitted plans the sidewalk is set back 4 feet from the curb to provide a 4-foot planting strip and 5-foot sidewalk per the standard. The applicant has proposed providing a 2-foot sidewalk access easement along the front of the property to provide space behind the curb for these required improvements. The access easement is acceptable to Transportation Planning as a means for providing enough space behind the curb for improvements.

ACCESS

The applicant is proposing a driveway with access to NE 178th Avenue on the north edge of the property. Due to the proximity of the adjacent corner of NE Sacramento Street, the City required that the proposed location of this driveway be assessed by a traffic engineer to determine that there would be adequate entering sight distance to NE 178th Avenue. The applicant provided a Technical Memorandum which found adequate sight distance from the proposed driveway at the north edge of the property.

The applicant is proposing a curb return driveway which is only appropriate with larger properties. The driveway needs to be Gresham's standard commercial driveway approach, which is Drawing 618 in the Public Works Standards.

RECOMMENDATION

This application can be approved with the following conditions:

- Construct a standard commercial driveway per Public Works Standards Drawing 618.
- Record the 2-foot access easement for the relocated sidewalk prior to occupancy.

V. CONCLUSION

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

VI. RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of the Type III Design Review E and Type II Variance for height for a 29,839 square-foot hotel with parking and associated site and landscaping improvements.

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

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

GENERAL CONDITIONS

1. This approval is valid for one year from the date of decision (the end of the appeal period). An application for a building permit must be submitted within one year of this decision (per Section 11.0105). An extension, as permitted under Section 11.0106, is possible. Any changes to the plans must comply with the Gresham Development Code, City of Gresham Public Works Standards, the Building Code and Uniform Fire Code. Changes to the plans that require a discretionary decision will be reviewed, at minimum, as a Type II procedure, except changes that affect standards under Section 7.0603, which will be reviewed under a Type III procedure.
2. The applicant and/or representative shall contact the Addressing Coordinator at 503-618-2809 to obtain addresses before submitting for building permits.
3. The applicant shall enter into and record a cross access easement with Tax Lot 1N3E30D 00200 at the time Tax Lot 00200 is developed to Standard 7.0603(A)(1)(D)(4).
4. 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.
5. The applicant shall schedule a pre-design meeting with Al Haag, Development Engineering, at 503-618-2419 prior to construction plan submittal to discuss technical requirements, design and construction schedules, and plan review processes.

6. Prior to the building permit submittal the applicant shall work with staff to integrate the grills with the window design so they appear as one unit. The design is subject to Manager approval.

PRIOR TO ISSUANCE OF BUILDING PERMIT

7. As the area of disturbance exceeds one acre, an NPDES 1200-C permit shall be acquired from the Oregon Department of Environmental Quality (DEQ).
8. The "owner" shall enter into and record a landscape maintenance agreement as approved by the City. The specific requirements of the agreement are also found in subsections (a)-(d) of 7.0603(A)(7)(C)(2). The City will provide the landscape maintenance agreement template upon request.
9. The applicant shall submit a Tree Removal Exemption Form prior to the issuance of the building permit.
10. Engineering: The applicant shall enter into a maintenance agreement with the City to ensure the implementation of a maintenance plan for the private stormwater facilities.

WITH BUILDING PERMIT

11. Fire: Building permit plans shall include a separate "FIRE ACCESS AND WATER SUPPLY PLAN" indicating all of the following:
    a. Provide fire flow per Oregon Fire Code Appendix B. Fire flow for apartment buildings varies based on construction and square footage. *OFC App B Table B105.1.*
    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. *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. 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*
    g. Prior to applying for a building permit provide a fire flow test and report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. *OFC 507.3 & B-101.1*
    h. At least one of the required aerial fire access roads shall be located a minimum of 15

feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Aerial obstructions such as powerlines and trees will not be allowed. This will be required to be approved by the fire code official. *OFC App D-105.3*

i. 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.*

j. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 feet - 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 upon request. *OFC D 103.6*

k. Fire access roads must extend to within 150 feet of all portions of each building. *OFC 503.1.1*

l. A fire alarm system will be required. *OFC 903.4 and 907*

m. A fire sprinkler system will be required.

12. Transportation: Submit revised plans showing standard commercial driveway per Public Works Standards Drawing 618.

13. Engineering: The applicant will be required to submit a final stormwater management report with the building permit application which includes the following:

- Infiltration testing, utilizing PWS Design Standard 4.08.05.
- Drainage calculations that substances that the volume of the retention facility will be the volume to limit the developed site peak discharge to pre-developed rates for all storm events with a reoccurrence interval less than or equal to 25 years (PWS Design Standards 4.08.02).
- As surface detention is being proposed, an overflow shall be included to provide controlled discharge of the 100-year event (PWS Design Standards 4.08.02).
- Water Quality Calculations that meet PWS Standards.

14. Submit revised solid waste and recycling enclosure drawings demonstrating that gates open 120 degrees and have drop pin holes in the open and closed position.

15. Submit rain sensor drip irrigation system drawings.

16. Submit site plans showing all mechanical and communication equipment screened consistent with standard 7.0603(B)(5)(D)(1) - Mechanical and Communication Equipment and that components shall not be visible at ground level from streets and other public spaces. The design is subject to Manager approval.

17. Site and Landscaping Plans:

a. Submit revised plans demonstrating that all parking stalls are located outside of the clear vision area.

b. Submit a revised planting plan showing the Sterling Silver Linden tree in the southwest landscape bay is located at minimum of 2 feet outside of the clear vision triangle.

c. Submit revised plans demonstrating parking and drive aisles dimensions conform to Section 9.0825 - Space and Aisle Standards for Surface Parking Lots.

d. The ground floor plan shall show the location of long-term bicycle parking in the ground floor laundry room. The design shall comply with the design standards in 9.0831 and 9.0832.

e. Submit the proposed bike rack model cut sheet and drawings demonstrating that the bike rack is clearly visible from the street.

f. The landscape sheets shall be stamped by a licensed civil engineer, landscape architect or architect.

g. Submit revised plans demonstrating that the loading is located on the passenger side of the accessible stall on the east side of the building.

18. Submit spec sheets for all light fixtures, revised elevations, and a photometric plan showing fixtures mounted a maximum height of 25 feet and compliance with the lighting levels identified in **Standard 7.0603(A)(9)(D)(1).** The photometric plan and lighting design are subject to Manager approval.

19. Building Design:

    a. Submit revised elevations and photometric plan that show wall sconces spaced an average of every 30 feet and coordinated with façade articulation on the north, east and west facades.

    b. Submit plans that demonstrate the building entry on the east side façade is a security door or submit a revised elevation demonstrating a 4-foot-deep canopy or awning. The design is subject to Manager approval.

    c. Submit a revised east elevation and floor plans that provide a window on the east wall of the northwest guest room for the ground level and level 2. The window size and design shall be comparable to the western windows on the north façade. The design is subject to Manager approval.

    d. Submit a revised north elevation and floor plans that provide guest lounge and housekeeping room windows a minimum of 8 feet wide. The design is subject to Manager approval.

    e. Submit revised elevations demonstrating two wood brackets are provided at each building volume that contains board and batten siding and a shed roof form. The design is subject to Manager approval.

PRIOR TO OCCUPANCY

20. 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.
21. Enter into and record a 2-foot public access easement for the relocated sidewalk.

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.