

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

HEARING DATE: August 7, 2019

REPORT DATE: July 31, 2019

TO: Design Commission

FROM: Terra Wilcoxson, Associate Development Planner

FILE NUMBER: DRE/TR 19-26000014

APPLICANT: Robert Leeb, Leeb Architects

REPRESENTATIVE: Eugene Labunsky, West Coast Home Solutions

LOCATION: 17526 E Burnside St. Portland, OR 97233

PARCEL DESCRIPTION: 1N3E31DC 08300

PROPOSAL: Type III Design Review E for the construction of one multifamily building with three stories and associated parking and site improvements, and Type II Tree Removal for the removal of 31 regulated trees.

RECOMMENDATION: **Approval of the Type III Design Review 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 on the south side of E Burnside Street, approximately 100 feet west of the centerline of SE 176th Place where it intersects E Burnside Street.
- B. ZONING:** The site is in the Station Centers (SC) land use district. There are no environmental overlay districts effecting the site.
- C. PROPOSAL:** The project will consist of the construction of one, three-story apartment building with a total of 24 units and 25,500 square feet of floor area. The proposal includes one vehicular access on E Burnside Street, 24 parking spaces (nine garages and 15 surface parking spaces), pedestrian walkways, and site landscaping. The project will remove 31 regulated trees.
- D. SITE DESCRIPTION:** The 22,651 square-foot (0.52 acres) site is comprised of one lot. The site is currently improved with one curb cut and driveway and contains numerous mature trees. The site contains 100 feet of street frontage along E Burnside Street. It is on a light rail route; one stop is located on E Burnside Street approximately 1,100 feet to the east of the site, and one stop is located on E Burnside Street, approximately 600 feet to the west of the site.
- E. SURROUNDING LAND USES:** All adjacent properties are in the SC land use district. The properties to the south and southwest are developed with multifamily uses. A detached single-family residence is to the west. The parcel to the north (across E Burnside Street) is also developed with a detached single-family residence. The property to the east is developed with townhouse-style condominiums.
- 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. At the time of this Report no comments were received. Public and neighborhood association comments can be submitted at any time up until the hearing date or at the hearing on August 7, 2019.
- G. APPLICATION ACCEPTANCE DATE:** The application for design review was submitted on March 8, 2019 and deemed incomplete on April 5, 2019. After a second round of incompleteness, the applicant provided additional information and the application was deemed completed on June 18, 2019.

## **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)(4)(c)(1) and 7.0503(A)(4)(d)(1) - Building Entry Orientation.**

**7.0503(A)(8)(c)(4) and 7.0503(A)(8)(d)(4) - Site Landscaping Percent.**

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

**7.0503(B)(4)(c)(1) and 7.0503(B)(4)(d)(1) - Window Recess.**

### **7.0503(C) Sustainability**

**7.0503(C)(1)(c)(1) and 7.0503(C)(1)(d)(1) - Tree Retention.**

## **MULTI-FAMILY DESIGN DISTRICT**

### **7.0103(A) - Site Design**

**7.0103(A)(1)(c)(3) and 7.0103(A)(1)(d)(3) - Outdoor Private Space.**

**7.0103(A)(2)(c)(1) and 7.0103(A)(2)(d)(1) - Energy Conservation.**

**7.0103(A)(2)(c)(6) and 7.0103(A)(2)(d)(6) - Recycled Hardscape Materials.**

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

**7.0103(A)(5)(c)(2) and 7.0103(A)(5)(d)(2) - Minimum Landscape Area.**

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

**7.0103(A)(7)(c)(3) and 7.0103(A)(7)(d)(3) - Transit Connections.**

### **7.0103(B) - Building Design**

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

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

**7.0103(B)(4)(c)(2) and 7.0103(B)(4)(d)(2) - Sustainable Materials.**

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 August 7, 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 E (DRE) 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 public hearing for this application is scheduled before the Design Commission on August 7, 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 on May 23, 2018; a neighborhood meeting (per 11.0800) was held on February 13, 2019; 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 September 5, 2018.

The application for design review was submitted on March 8, 2019 and deemed incomplete on April 5, 2019. After a second round of incompleteness, the applicant provided additional information and the application was deemed completed on June 18, 2019.

Copies of the complete application were transmitted to each affected agency and City department for review and comment on June 18, 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 Rockwood Neighborhood Association on July 17, 2019. No written comments were received as of the date of this Staff Report.

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**

**4.0411 - Station Centers (SC).** The Manager accepts the applicant's findings with the following clarifications and corrections.

**4.0420 - Permitted Uses.** Attached Dwellings on a Single Lot is classified as Limited in the Station Centers district. Attached Dwellings on a Single Lot are permitted at this location because the site is greater than 500 feet from the intersections of E Burnside Street and SE 162nd, SE 172nd or SE 197th Avenues.

This standard is met.

**4.0430(A) - Minimum Lot Size, 4.0430(B) - Minimum Street Frontage, and 4.0431(A) - Minimum Lot Width/Depth Ratio.** These standards are not applicable because land division(s) are not proposed.

These standards are not applicable.

**4.0432(A)-(B) - Mixed Use FAR, Alteration to Existing Development and Alternative FAR** are not applicable. The proposal is new construction that is entirely residential.

These standards are not applicable.

**4.0433(C) - Setback for Single Family Attached Dwellings** is not applicable because the proposal is for attached dwellings on a single lot.

These standards are not applicable.

**4.0435 - Transit Design Criteria and Standards.** Per Table 4.0430, Transit Design Criteria and Standards are applicable. As stipulated in this standard, Sections 7.0500 and 7.0103 are applied to this project and evaluated in this Report.

Section 7.0201 does not apply because Single Family Attached Dwellings are not proposed.

Section 7.0210(B)(8) does not apply because the development does not include a drive-thru commercial use.

Section 7.0210(B)(10)(b) does not apply as the proposed development is not abutting or facing a light rail station or park and ride facility contiguous to a light rail station.

These standards are not applicable.

**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 the apartment building. Additional comments are included in the Agency Comments herein.

***This standard is met with Condition of Approval #6a-b.***

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

***These standards are met with Condition of Approval #12.***

**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 #9a-b and #13a-c.***

**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 #11.***

**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.

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

**9.0100 - Buffering and Screening Requirements.** Per Table 4.0430, screening and buffering is required in the SC land use district where abutting LDR-5, LDR-7, TR, TLDR, CMF or CMU districts. The site exclusively abuts properties in the SC land use district.

This standard is not applicable.

**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-b, #10a-b, and #14b.***

**9.0800 - Parking Standards.**

**9.0820 - General Location for Surface Parking Lots.** All required parking spaces are proposed to be located onsite as demonstrated in Sheet A2.2 106 Site Plan. Loading is not required because the proposed development is exclusively residential.

These standards are met.

**9.0822(A)(8) - Connect Parking Lots.** Auto parking areas on adjacent properties do not abut the site; therefore, this standard is not applicable.

These standards are not applicable.

**9.0823 - Landscaping of Parking Lots.**

**9.0823(C)(2) - Parking Area/Building Buffer.** Parking areas shall be separated from the exterior wall of a structure by a 5-foot planting bed of trees or a pedestrian walkway. Compliance with Section 9.0823 is also stipulated under the Rockwood Design Guidelines and Standards Section 7.0503(A)(8)(d)(5) - Landscaping of Parking Lots.

Refer to Section 7.0503(A)(8)(d)(5) - Landscaping of Parking Lots of this Staff Report for an evaluation of the building buffer.

**9.0823(C)(3) and (4) - Perimeter Screening.** Parking and auto circulation are not proposed along the street frontage.

These standards are not applicable.

**9.0823(C)(5) - Interior Parking Lot Landscaping.** Compliance with Section 9.0823 is also stipulated in the Rockwood Design Guidelines and Standards Section 7.0503(A)(8)(d)(5) - Landscaping of Parking Lots.

These standards are met as stated in the applicant's narratives or evaluated under the Rockwood Design Guidelines and Standards.

**9.0824(B) - Bicycle to Building Entrance.** The bicycle-to-building entrance connection standard is applicable. Contrary to the applicant's narrative short-term bicycle parking is provided exterior to the building. Consistent with this standard, an accessible walk greater than 3 feet in width is provided from the bicycle parking to the building entrance.

This standard is met.

**9.0824(D) - Marked Pedestrian Walkway Crossings.** Sheet A2.2 106 Site Plan demonstrates that the route from the accessible parking to the building entry is striped rather than

delineated by contrasting slip resistant paving material. A condition of approval is provided to bring the walk into compliance.

***This standard is met with Condition of Approval #7b.***

**9.0825(A) - Space and Aisle Standards for Surface Parking Lots.** Parking space and maneuvering dimensions are identified in Figure 9.0825A. One standard parking space (17 feet in length and 9 feet in width) is shown adjacent to a 21.5-foot-wide drive aisle. The minimum drive aisle width adjacent 90-degree parking is 24 feet. Standard parking spaces shall be 18.5 feet in length and 10 feet in width (presuming a 24-foot drive aisle).

Staff estimates that it is feasible to bring the drive aisle and standard parking space dimensions into conformance with Figure 9.0825A because adjacent compact stalls are wider than required (9 feet is proposed as opposed to a requirement of 8 feet) and bumper overhangs may be amended (wheel stops may be removed on the north parking row). A condition of approval requiring that, with the building permit, the applicant submit a revised plan illustrating parking lot dimensions that conform to Figure 9.0824A is provided. The plan is subject to Manager approval.

***These standards are met with Condition of Approval #7c.***

**9.0831 - 9.0832 - Bicycle Parking Standards.** Per Table 9.0851, one long-term bicycle space is required per unit for a total of 24 bicycle spaces. Long-term bike storage is provided in unit. Contrary to the applicant's narrative, bike racks are provided in each unit consistent with the corresponding bike rack details on Sheet 120.1 Details A4.4.

One short-term bicycle parking space is required per 20 dwelling units for a total of one short-term parking space required for this development. Per Sheet 106 Site plan A2.2, one short-term bicycle parking rack is provided along the walkway at the rear of the building. The short-term parking is the same grade as the sidewalk and within 50 feet of the main entrance. However, it is not visible from the street as required by 9.0831(B)(2)(c). Approximately 11 linear feet of parking and maneuvering length is not available at the lobby (closer to the street) or in front of the building without disrupting a significant swath of setback landscaping. Section 9.0832(F) allows for a directional sign to be posted at the main building entrance indicating the location of the bicycle parking when a bicycle parking area is not visible from the street. A condition of approval is included that requires a directional bicycle parking sign compliant with Sign Code Section A6.050(C) be posted at the lobby entrance.

Short-term bicycle parking shall also be at least 2 feet wide by 6 feet long per Section 9.0832(E), and there shall be an aisle at least 5 feet wide behind all bicycle parking to allow for bicycle maneuvering per Section 9.0823(C)(2). The site plan demonstrates a hardscaped area 10 feet in length and 5 feet in width for the bike parking and maneuvering area; therefore, it falls 1-foot short in length. A condition of approval is provided to require an addition 1-foot (in length) of hardscaped area.

***This standard is met with Conditions of Approval #7e-f.***



**9.1000 - Tree Regulations.**

**9.1022 - 9.0125 - Single Family Residential Tree Regulations** are not applicable because a multifamily development is proposed.

These standards are not applicable.

**9.1032(D) - Prior Written Approval** is applicable. The applicant has submitted a statement acknowledging that trees shall not be removed without prior written consent of the Manager.

This standard is met.

**9.1034(C) - Type II Permit Threshold.** The quantity of regulated 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 is met.

**9.1034(D) - Type II Permit Retention Criteria** is generally applicable. However, 9.1034(D)(6) and (7) are the sole substandards that apply to the project.

A total of 20 regulated trees in good health and 11 regulated trees in poor health are proposed for removal per the submitted arborist's report. Contrary to the report, there are no significant trees onsite. The building and parking lot coverage constrain the area of the site available for tree preservation. It is staff's determination that dedicating additional area to tree retention is not reasonable as it would impact other development permit requirements, and/or result in a substantial change in the proposal and increase in project costs (e.g. a reduction beyond the minimum parking standard or an increase in building height to maintain the building program). Therefore, the proposed tree removal is approved by the Manager as permitted by 9.1034(D)(7)(f).

This standard is met.

**9.1034 (E) - Clearcutting with Concurrent Development.** Clear cutting is not proposed.

This standard is not applicable.

**9.1035- Required Tree Replacement and 9.1053 - Criteria for Designation of Significant Trees.**

Required trees are not proposed for removal. Significant trees are not located onsite, and no trees are proposed for a designation of significance.

This standard is not applicable.

**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-b, 9a-b, 10a-c, 13a-c, and #14a-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; or
- Not met the guideline and cannot do so through a condition of approval.

**7.0503(A)(2) - Internal Circulation: Public Streets and Primary Internal Drives.** New street(s) and primary internal drive(s) are not required due to the small quantity of parking (15 surface parking spaces) and street frontage (100 linear feet).

These standards are not applicable.

**7.0503(A)(3)(d)(5) - Pedestrian-Oriented Open Space.** This standard stipulates the conditions that shall be met in order for pedestrian-oriented open space to count toward the frontage requirement. Pedestrian-oriented open space is not proposed.

The standard 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. Garages face the internal drive aisle rather than the street.

The standard is met.

**7.0503(A)(4)(c)(1) and 7.0503(A)(4)(d)(1) - Building Entry Orientation.**

ISSUE: The applicant must either:

- Meet the 7.0503(A)(4)(d)(1) standard; or
- Meet the 7.0503(A)(4)(c)(1) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Each building shall provide at least one entry facing the primary street on which the building is located. The primary street shall be the street of highest functional classification or Design Street as determined by the Manager or Design Commission. For sites abutting or facing a light rail station or abutting a street containing a transit way, at least one primary building entry and façade shall face the station or transit way street.

PROPOSAL: E Burnside Street contains a light rail route; one stop is located approximately 1,100 feet east of the site, and one stop is located approximately 600 feet west of the site. The lobby and a secondary common entry are located off the internal drive aisle east of the building rather than facing the street. The lobby entry is situated perpendicular to and 38 feet from the right of way (ROW); it is connected to the street via a 5-foot-wide pedestrian walkway. The two ground level units that front E Burnside Street have entries facing the street.

GUIDELINE: All buildings shall be oriented toward and accessed from the street...Buildings shall address transit facilities.

RECOMMENDATION: The ground level unit entries provide a street-facing connection from the interior of the building directly to the sidewalk; however, this connection will be less active than a primary entry, which would serve a greater number of residents and visitors. The Design Commission may find that the unit entries meet the intent of the guideline; however, staff recommends covered balconies facing the street on the second and third levels (Recommendation A) to further activate the street-facing façade. Balconies in these locations were included in the design iteration presented at the Optional Design Commission Consult on September 5, 2018.

***The Design Commission may find that the Guideline is met; staff suggests Recommendation A.***

**7.0503(A)(4)(d)(8) - Building Entries.** This standard requires that residential buildings without a courtyard orient the primary entry or entries for all ground floor units abutting a street to 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. The proposal includes ground level units that front E Burnside Street feature entries facing the street.

This standard is met.

**7.0503(A)(4)(d)(9) - Public-Private Transition Area.** 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. Per Sheet 113 A3.0 East and North Elevation and Sheet A5.0 121 Materials the ground floor residential unit features a low metal entry gate. This feature is not shown on the landscape or site plans. A condition of approval is included stipulating that with the building permit an entry gate is included on the site and landscape plans.

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

**7.0503(A)(5)(d)(1) - Publicly Accessible Open Space.** This standard applies to sites abutting or facing a light rail station. While the site faces a light rail route, it is approximately 600 feet from the nearest station.

This standard is not applicable.

**7.0503(A)(5)(d)(7) - Publicly Accessible Open Space.** Compliance with Multi-Family Residential Open Space Standards in Section 7.0103(A)(4) apply and are addressed in the applicant's narratives and this Staff Report under the Multi-family Design Guidelines and Standards.

**7.0503(A)(6)(d)(3) - Pedestrian Walkways.** This standard applies to surface parking lots with more than 20 spaces. The proposal includes 15 surface parking space in a rear lot and nine garages.

This standard is not applicable.

**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 applicable standards in these sections are reviewed in other sections of this Staff Report.

**7.0503(A)(8)(c)(4) and 7.0503(A)(8)(d)(4)- Site Landscaping Percent.**

ISSUE: The applicant must either:

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

STANDARD: The standards of Section 7.0103(A)(5)(D) apply and shall be met, including a minimum of 15 percent of the gross site area shall be landscaped. Up to 5

percent of the required landscape area can be paved walks, pedestrian plazas, etc.

PROPOSAL: Per Sheet L2.0 112.1 Landscape Details the proposal contains 12 percent landscape area. This appears to be a miscalculation (1,500 square feet of site perimeter landscape area, 501 square feet of parking lot landscaping and a site area of 22,701 are documented, which yields 9 percent landscaping). However, staff measures 2,723 square feet of qualifying landscaping (including the front building setback, site perimeters, parking lot landscaping and the landscaped areas of the courtyard), which results in the same percentage cited by the applicant: 12 percent of the total site area, which is 3 percent below the standard.

GUIDELINE: Multifamily development shall follow the guidelines specified in Section 7.0103(A)(5)(C). In addition, the use of turf lawn, as the urban core of the district, shall be minimized except within open play areas within multifamily developments.

RECOMMENDATION: Turf lawn is not proposed. As noted in Section 7.0103(A)(5)(d)(2) and 7.0103(A)(5)(c)(2)- Minimum Landscape Area, where hardscaped circulation and building area is not located, the proposal includes a diversity of vegetation (four types of trees and 16 types of shrubs). The proposal also includes 27 site trees, exceeding the requirement of eight site trees (one per 3,000 gross square feet of site area) and two trellis with vines. This guideline and the guideline of 7.0103(A)(5)(c)(2) are met.

***Staff recommends the Design Commission find that the guideline 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: This section states that Section 9.0823 Landscaping of Parking Lots shall be met and prescribes additional standards. Surface parking lots shall include landscaping to cover not less than 10 percent of the parking/maneuvering area. The submitted plans are inconsistent with the following standards, necessitating this discretionary request:

- 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 and have a minimum area of 180 square feet. Each bay shall be curbed and

provide one shade tree having a clear trunk height of at least 9 feet when mature.

- **Parking Area/Building Buffer.** Parking areas shall be separated from the exterior wall of a structure, exclusive of pedestrian entranceways or loading areas, by a 5-foot planting bed of trees, shrubs and groundcover, or a pedestrian walkway subject to Section 9.0824(F).

**PROPOSAL:** Per Sheet 106 A2.2 Site Plan the parking and maneuvering area is 9,418 square feet, and 501 square feet is parking lot landscaping. However, per the parking lot landscaping definition in Article 3, all landscaped areas within 10 feet of parking spaces and drive aisles qualify for this standard. Staff calculates that within 10 feet of the parking and circulation area, 1,036 square feet is landscaped. The two north parking lot endcaps are 5 feet in width (82.5 square feet) and the south endcap is 6 feet in width (99 square feet). Each endcap contains a tree. The building is separated from the parking area by a planter which ranges from 4 feet, 9 inches to 5 feet inclusive of a 6-inch curb.

**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 minimum quantity of parking lot landscaping is met. While the landscaped endcaps and building buffer are undersized in some areas, the parking lot exceeds the ratio of trees to parking spaces (one tree for every six spaces is required, and one tree for every 3.75 spaces is proposed), and one tree is proposed approximately every 17 feet along the internal drive. The quantity of trees provided mitigates the impact of the undersized endcaps and is sufficient to meet the guideline.

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

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

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

**7.0503(B)(1)(d)(7) - Compliance with Section 7.0103.** Compliance with the Multi-family Massing Standards in Section 7.0103 apply and are addressed in the applicant's narratives and this Staff Report under the Multi-family Design Guidelines and Standards.

**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 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)(d)(7) - Compliance with Section 7.0103.** Compliance with Multi-family Façade Articulation Standards in Section 7.0103 apply and are addressed in the applicant's narratives and this Staff Report under the Multi-family Design Guidelines and Standards.

**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 building is set 5 feet from the ROW (at the minimum building setback for residential uses in the SC land use district per Section 7.0503(A)(3)(d)(3)). There are two ground level units that contain external doors fronting the street. The doors are recessed creating a front entry. The entry is divided by a panel yielding a 5-foot-deep by 6-foot-wide (30 square-foot) covered entry area for each unit. Based on the submitted elevations the threshold to the entry area includes a low metal gate.

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: The street-facing entry areas meet the minimum dimensions in option (c); however, these dimensions fall 18 square feet short of the size standard. The inclusion of an entry gate provides an additional feature to differentiate the public and private spaces sufficient to meet the guideline.

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

**7.0503(B)(4)(c)(1) and 7.0503(B)(4)(d)(1) - Window Recess.**

ISSUE: The applicant must either:

- Meet the 7.0503(B)(4)(d)(1) standard; or
- Meet the 7.0503(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: Windows shall be recessed a minimum of 4 inches from the building plane.

PROPOSAL: As indication on Sheet A4.0 117 Details and in the applicant's narratives, the windows are recessed 2.25 inches from the fiber reinforced cement siding and 4.5 inches from the brick façade. Four corner windows are proposed wrapping east and west corners of the street-facing façade.

GUIDELINE: Windows shall be designed to establish a sense of depth and create shadows within the facade.

RECOMMENDATION: The ground level is primarily brick and features a 4.5-inch window reveal (0.5-inch deeper than the standard). While articulation of the upper stories is important, the ground level will have the greatest impact on the pedestrian experience. The deep ground level reveal is an asset to the façade design. The 2.25-inch reveal at the fiber reinforced cement siding meets the Multi-family Design Guidelines and Standards but is shy of the Rockwood Design District Standard. The reveal will create some shadow; in addition, the proposal includes corner windows and sunshades (on the east and west facades) that will be visible from the street and give expression to the building.

***Staff recommends that the Design Commission find that 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. Contrary to the applicant's narrative a discretionary request is not necessary because building entries include a change in form a minimum of 5 feet.

This standard is met.



**7.0503(B)(5)(d)(3) - Building Entry Features.** This standard requires that building entries include two of the prescribed features. The lobby entry features an 8-foot-tall door and adjacent ornamental glazing that is greater than 1-foot in width and the full height of the doorway. The street-facing unit entries include an ornamental railing leading to the entry and an independent roof form.

This standard is met.

**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. Section 7.0103 is addressed in the applicant's narratives and this Staff Report under the Multi-family Design Guidelines and Standards. The open-air corridor and stairways are 30 feet behind the ROW and recessed 5 feet behind the east façade, effectively concealing them from the street.

This standard is met.

**7.0503(B)(6)(d)(6)-(9) - Prominent Façade Sections.** The site is not located on a street corner or facing the terminus of a street.

These standards are not applicable.

**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 Materials Summary Tables on the elevation sheets; however, they are inconsistent with the Rockwood Design District material classifications on Table 7.0503(B)(7)(D). The proposed full brick, glass and fiber reinforced cement siding shown on Sheet A 5.0 121 Material, Sheet A4.0 117 Details, Sheet A 3.1 114 West and South Elevations, and Sheet A 3.0 113 East and North Elevations are primary materials. As stated in the applicant's narrative the building facades will consist entirely of primary materials.

This standard is met.

**7.0503(C)(1)(c)(1) and 7.0503(C)(1)(d)(1) - Tree Retention.**

ISSUE: The applicant must either:

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

STANDARD: New development shall retain healthy, regulated trees at 8 inches or greater or replace them at a ratio of three new trees for every one healthy, existing regulated tree removed. Regulated trees must be healthy as determined by a consulting arborist, a qualified arborist, or a registered consulting arborist.

PROPOSAL: Per the Tree ID Table on page 6-b of the submitted Arborist's Report (Revised), 20 healthy trees 8 inches Diameter at Breast Height (DBH) or greater are proposed for removal. The landscaping plan includes 27 site trees and two street trees.

GUIDELINE: New development shall preserve trees and other environmental features of the site. The standard in Section 7.0503(C)(1)(d)(1) is required without exception.

RECOMMENDATION: The quantity of trees proposed for planting vastly exceeds the landscaping standard of one tree per every 3,000 square feet of site area; however, the proposal falls significantly short of this tree retention and replacement standard.

The building and parking lot coverage constrain the area of the site available for tree preservation and planting. Dedicating additional area to tree planting does not seem feasible without a substantial change in the proposal, such as a reduction beyond the minimum parking standard or an increase in building height. Trees are proposed along the length of the east and west property boundaries, which are key locations for buffering. The quantity and configuration of trees is appropriate for the proposed site configuration.

***Staff recommends that the Design Commission waive the guideline.***

**7.0503(C)(1)(d)(2) - Water Treatment.** The content in 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)(2) - Pedestrian Circulation.** The applicant's narrative is accepted with the exception that (as addressed under Section 9.0824 - Pedestrian Circulation/Walkways) the walk crossing the driveway from the accessible parking does not include a paving material that is different and visually contrasting from the remainder of the auto area. A condition of approval is included to bring the walk into compliance.

***This standard is met with Condition of Approval #7b.***

**7.0103(A)(1)(c)(3) and 7.0103(A)(1)(d)(3) - Outdoor Private Space.**

ISSUE: The applicant must either:

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

STANDARD: Each dwelling unit shall have an attached directly accessible outdoor private space of no less than 80 square feet in area. The minimum dimension(s) of such space shall be as determined by the Manager to guarantee space functionality. The area shall be designed to provide privacy for unit residents with elements such as walls, fences or shrubs. Required outdoor private space may be located at the primary entrance for ground level units without screening. This required square footage of outdoor private space may also be added and incorporated into the required central courtyard.

PROPOSAL: Each unit contains private outdoor space in the form of a patio, front stoop, or balcony. The size of these areas ranges from 22 square feet to 78 square feet, with the majority of open spaces being 45 square feet. The spaces are a minimum depth of 3.5 feet (for the two 22-foot patios). The remainder of spaces are 4.5 feet to 5 feet in depth. The size of the courtyard exceeds the minimum requirement (1,000 square feet) by 120 square feet.

GUIDELINE: Developments shall include functional open space. The required private open space square footage can be added to the public open space.

RECOMMENDATION: While the size of the private open space falls short of the standard, the balconies, patios and entry areas will allow tenants direct access to the outdoors and will increase airflow and daylight into the adjacent living areas. The courtyard exceeds the minimum size requirement.

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

**7.0103(A)(1)(d)(5) - Illumination.** This section contains the specific criteria required for achieving uniform illumination levels and minimizing glare. As stated in the applicant's narrative and demonstrated in Sheet 112.6 Lighting Cut Sheets E1.1 and Sheet 112.6 Lighting Plan E1.0, these standards are met with the exception that lighting fixture mounting heights are not provided on the photometric plan. Section 7.0103(A)(1)(d)(5)(c)(i) requires a maximum height of 25 feet. A condition of approval is included that requires the applicant provide a revised photometric plan, which includes fixture heights that do not exceed 25 feet, with the building permit.

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

**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 #3b and 10b.***

**7.0103(A)(2)(c)(1) and 7.0103(A)(2)(d)(1)- Energy Conservation.**

ISSUE: The applicant must either:

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

STANDARD: Energy conservation in site development shall be promoted through a minimum of two of the strategies described herein including but not limited to planting a vegetated eco-roof that covers 20 percent of the building footprint and providing architectural shading devices that reduce summer heat gain while encouraging passive solar heating in the winter.

PROPOSAL: The applicant has met one of the strategies identified by the standard with the inclusions of sunshades on the east, west and south facades (see Sheet 115.1

Solar Study A3.3 and Sheet 115.2 Solar Study A3.4). The applicant's narrative describes that the guideline will be met as the proposal employs an irrigation rain sensor to minimize water consumption, 50 percent of shrubs and groundcover are drought tolerant, and hardscape shading is provided (34 percent per Sheet 112.2 Shading Plan L3.0). The narrative also references the use of pervious paving, recycled hardscape materials, and site furnishings of sustainable materials; however, the extent to which these will be used is not quantified.

**GUIDELINE:** Developments shall utilize strategies that reduce water and energy usage attributed to site and building development, building use, and the transportation of building users while not detracting from good site and building design. Healthy and sustainable communities shall be created that incorporate "best practices" such as LEED for Neighborhood Development to conserve natural resources, reduce carbon emissions and promote interaction between residents.

**RECOMMENDATION:** The guideline allows for the consideration of sustainable site strategies in evaluating this discretionary request. 20 percent recycled content hardscaping and 20 percent sustainable site furnishing are recommended as conditions of approval for 7.0103(A)(2)(d)(6) - Recycled Hardscape Materials and 7.0103(A)(2)(d)(5) - Site Furnishings. The combination of shading devices, 20 percent recycle hardscaping, 20 percent sustainable site furnishing, rain sensor irrigation, and 50 percent drought tolerant shrubs and groundcover are sufficient to meet the intent of the guideline.

***Staff recommends that the Design Commission find the guideline is met with Condition of Approval #8a-b.***

**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. Gresham Green Development Practices for Stormwater Management will be implemented as part of the project. Per document 034 AP-4 Preliminary Stormwater Report (page 10), a flow-through stormwater planter is proposed south of the building.

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)(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 #8a.***

**7.0103(A)(2)(c)(6) and 7.0103(A)(2)(d)(6) - Recycled Hardscape Materials.**

ISSUE: The applicant must either:

- Meet the 7.0103(A)(2)(d)(6) standard; or
- Meet the 7.0103(A)(2)(c)(6) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: A minimum of 20 percent recycled content pavement or pavement base, such as concrete grindings for base materials, blast furnace slag additives, or asphalt with glass for hardscape elements such as streets, sidewalks, paths, parking areas and courtyards shall be provided.

PROPOSAL: The applicant's narrative states that recycled or sustainable materials in the hardscape will be used wherever practical.

GUIDELINE: Recycled materials shall be used in hardscape.

RECOMMENDATION: The proposal does not include specific information about the percentage, location or kind of recycled or sustainable materials proposed. In absence of more detailed information, staff recommends that the standard is met with Condition of Approval #8b requiring that with the building permit the applicant provide a letter from the development permit applicant or appointed representative specifying the use of a minimum of 20 percent recycled content pavement or pavement base for hardscape elements such as sidewalks, paths, parking areas, and courtyards.

***Staff recommends that the Design Commission find the standard is met with Condition of Approval #8b.***

**7.0103(A)(3)(d)(1) - Visible Dwelling Front.** Per this standard, the front entry to a building on a street 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 the front door, a ground floor window in a frequently used room (such as a living room, dining room, kitchen or bedroom) or 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 A2.2 106 Site Plan and Sheet A2.3 107 Floor Plans 2-3. The ground level units fronting E Burnside Street have entries which directly access the street. Combined living and kitchen areas front the street on all levels and have windows overlooking E Burnside Street. Staff estimates that over 70 percent of the street is visible from qualifying windows.

This standard is met.

**7.0103(A)(3)(d)(3) - Addressing System.** This standard provides a dimensional and illumination standard for building identifiers, unit identifiers and a complex map (for complexes with 12 or more units). Staff recommends a condition of approval that a complex map and addressing system drawings compliant with this section be submitted with the building permit. In addition, a revised site plan shall be provided showing the location of the complex map. Also see the Addressing and Fire discussions and conditions of approval in the Agency Comments section of this Report.

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

**7.0103(A)(3)(d)(4) - Railings Transparency.** This standard requires that stair landings shall be a minimum 50 percent transparent. This narrative is marked as a discretionary request; however, the submitted elevation drawings show transparent glazing used on the stair landings.

This standard is met.

**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; however, the area cannot be less than 1,000 square feet. The minimum dimensions for any shared open space shall be 20 feet in length and width. Per City of Gresham GIS the site is 22,651 square-feet. Four percent of gross site area is 906 square feet; therefore, a minimum of 1,000 square feet of shared open space is required. Per Sheet A3.4 116 Courtyard Plan, the dimensions of the courtyard are approximately 32 feet by 35 feet for a total of 1,120 square feet.

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 applicant has proposed the following features as the children's play area: a 4-foot, 4-inch by 6-foot, 6-inch area with rubber flooring, a sand shelf, a 60 square-foot elevated play structure, and a ramped circulation loop. The total area is 414 square feet. If the elevated floor of the play structure (60 square feet) is considered, the total then equals 484 square feet, resulting in a 16 square-foot deficit.

The play features are within the 1,120 square-foot common outdoor space, which is centrally located and bordered on three sides by the building. The play elements are not separated from the remainder of the outdoor common area, which contains a barbeque area, seating and landscaping. The applicant's narrative also describes that Pat Pfeiffer Park includes a children's play area and is within 500 feet (within a 5-minute walking distance) from the site.

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: As suggested at that the Optional Design Commission Consult on September 5, 2018, the intent of the design is to integrate play and adult amenities within the common open space rather than providing a discrete play area. Due to the relatively small area of the site devoted to common outdoor space, staff feels that the comingling of these elements will enable children and adults to more fully utilize the area.

***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)(c)(2) and 7.0103(A)(5)(d)(2) - Minimum Landscape Area.**

ISSUE: The applicant must either:

- Meet the 7.0103(A)(5)(d)(2) standard; or
- Meet the 7.0103(A)(5)(c)(2) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: A minimum of 20 percent of the net site shall be landscaped. Required buffer landscaping shall be credited toward the minimum standard. A paved pedestrian walk, when integrated within the landscaped area, may satisfy up to 5 percent of this requirement. All landscaped setback areas landscaped common



open spaces, eco-roofs, vegetated stormwater facilities, preserved natural areas and planter areas can be credited toward the minimum landscape standard.

PROPOSAL: Per Sheet L2.0 112.1 Landscape Details the proposal contains 12 percent landscape area; however, this appears to be a miscalculation. Of the 1,500 square-foot site perimeter landscape area, 501 square feet of parking lot landscaping and a site area of 22,701 are documented, which yields 9 percent landscaping. Staff measures 2,723 square feet which qualifies as landscaping (including the front building setback, site perimeters, parking lot landscaping and the landscaped areas of the courtyard). This is 12 percent of the total site area.

GUIDELINE: Sufficient landscape shall be provided to contribute to an attractive, green and sustainable development.

RECOMMENDATION: Buffers are not required in this location, and parking is permitted within the rear setback, reducing the requirements that typically result in substantial landscaped area. Where hardscaped circulation and building area is not located, the proposal includes a diversity of vegetation (four types of trees and 16 types of shrubs). The proposal also includes 27 site trees exceeding the requirement of eight site trees (one per 3,000 gross square-foot of site area) and two trellises with vines. Due to the diversity of plantings and the quantity of site trees the landscape plans will create an attractive and green environment consistent with the guideline.

***Staff recommends the Design Commission find the guideline 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 building is fronting the street for approximately 49.5 linear feet (excluding the unit entry walkway) and is setback 5 feet from the ROW. Four ground level living room windows face the street. Trees are not provided in the setback zone. Two street trees are provided, and one tree is located at the northwest corner of the site. The setback zone features five types of shrubs and dwarf shrubs up to 6 feet in height such as Evergreen Fuchsia, Heart of Fire Mountain Laurel, and Delaware Valley White Azalea.

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

RECOMMENDATION: The combination of two street trees, one tree at the northwest corner of the site, and the proposed variety of setback planting is appropriate and attractive considering the narrow setback distance (5 feet). The plants will have a transitional character and sufficiently provide a buffer between the street and apartment building. The intent of the guideline is met.

***Staff recommends that the Design Commission find that the guideline 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 #11.***

**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 #7e-f.***

**7.0103(A)(7)(c)(3) and 7.0103(A)(7)(d)(3)- Transit Connections.**

ISSUE: The applicant must either:

- Meet the 7.0103(A)(7)(d)(3) standard; or
- Meet the 7.0103(A)(7)(c)(3) guideline; or
- The Design Commission may waive this guideline to achieve the flexibility necessary to support a particularly creative proposal.

STANDARD: Primary building and entry orientation(s) shall be to streets with public transit (bus and/or a light rail station) or to a central courtyard that opens to the street rather than to a parking lot. Buildings shall have at least one of their primary entrances oriented toward a Design Street.

PROPOSAL: E Burnside Street is a Design Street and contains a light rail route; one stop is located approximately 1,100 feet to the east of the site, and one stop is located approximately 600 feet to the west of the site. The lobby and a secondary common entry are located off the internal drive aisle. The lobby entry is situated perpendicular to and 38 feet from the E Burnside Street ROW and is connected to the street via a 5-foot-wide pedestrian walkway. The two ground level units that front E Burnside Street have entries facing the street.

GUIDELINE: Developments shall create a physical and/or visual link to public transit and shall consider connections to pedestrian activity centers such as transit facilities, businesses, public buildings and parks, etc.

RECOMMENDATION: The intent of this guideline is similar to standard 7.0503(A)(4)(d)(1) and 7.0503(A)(4)(c)(1)- Building Entry Orientation. The ground level unit entries provide a street-facing connection from the interior of the building directly to

the sidewalk; however, this connection will be less active than a lobby entry, which would serve a greater number of residents and visitors. The Design Commission may find that the unit entries meet the intent of the guideline; however, staff recommends covered balconies facing the street on the second and third levels (Recommendation A) to further activate the street-facing façade. Balconies in these locations were included in the design iteration presented at the Optional Design Commission Consult on September 5, 2018.

***This Design Commission may find that the Guideline is met; staff suggests Recommendation A.***

**7.0103(A)(8)(d)(1) - Vehicular Circulation.** The applicant's narrative is accepted with the clarification that 7.0103(A)(8)(D)(1)(c) and (d) are applicable because right of way improvements are required, and typical street volumes are considered in the application. These improvements and considerations are addressed in the Agency Comments and Conditions of Approval (Transportation). Access requirements related to the Oregon Uniform Fire Code is evaluated in the Agency Comments and Conditions of Approval (Fire).

***The standard is met with Conditions of Approval #4h-l, #4o, #9a-b and #13a-c.***

**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 as 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: The north-south length of the building is 160 feet, 3 inches . The east façade features two recessed common entries at the ground level. On the upper stories this façade contains two recessed stairwells and five sets of balconies. The west façade is perforated by a 32-foot wide courtyard (open at all levels) and four sets of balconies.

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

RECOMMENDATION: The balconies, recessed entry areas, and central courtyard are dispersed along the east and west facades, breaking the wall planes and preventing monotonous walls.

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

**7.0103(B)(1)(d)(3) - Building Base and Top.** This standard requires that buildings shall have a base and top. The top of the base shall contain a distinct physical transition between the base and the upper floors. The base 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. The submitted narrative indicates that this is a discretionary request; however, the full height of the ground level features a full-depth brick base for the majority of each façade. The brick base wraps the corners and features a soldier course as a transition element.

This standard 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: 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: Based on Sheet 106 A2.2 Site Plan and Sheet A4.3 129 Details the application proposes 21 storage units for the 24 units. The average of square footage of storage per unit is 17.5 square feet. The configurations are as follows:

- Nineteen storage units on the ground level:
  - One storage unit is 58 square feet.
  - Four storage units are 20 square feet.
  - Two storage units are 16 square feet.
  - Twelve storage units are 15 square feet.
- Two overhead storage areas in garages (see detail 17 on Sheet A4.3 129 Details), which are 32 square feet and 4 feet tall.

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

RECOMMENDATION: The proposal falls short of the dimensional requirements in the standard. However, it is noteworthy that five of the two-bedroom units include a master bedroom with two closets (12 square feet each). Although limited, this provides some in-unit space for residents to use at their discretion.

Due to the tight floor planning (and site plan) opportunities for more storage are somewhat constrained without impacting other resident amenities such as coat closets, private outdoor space and/or the common courtyard. Staff encourages three additional storage spaces (a minimum of 20 square feet each) so all 24 units have access to a dedicated storage area. Yet, considering that the project is a relatively urban multifamily development, staff believes that the proposed storage meets the intent of the standard appropriate for the type of the proposal and recommends a waiver of this guideline.

***Staff recommends that the Design Commission waive the guideline.***

**7.0103(B)(2)(d)(1) - Street-Facing Elevations.** 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. The maximum wall plane proposed for the street-facing elevation is 570 square feet.

This standard is met.

**7.0103(B)(2)(d)(4) - Street-Facing Transparency.** This standard requires that a minimum of 25 percent of the total street-facing façade shall be windows. As stated on Sheet A3.0 113 East and North Elevations, 26.5 percent of the north (street-facing) elevation is windows.

This standard is met.

**7.0103(B)(2)(d)(7) - Mechanical and Communication Equipment Screening.** Mechanical and communication equipment and components shall be screened so they are not visible from streets and other street level public spaces, including alleys. Rooftop equipment is not proposed. This standard shall be met with Condition of Approval #7b requiring that with the building permit that applicant provide utility plans detailing the locations of all onsite utilities and appropriate landscape screening per Section 7.0503(1)(B)(2)(D)(1).

***This standard is met with Condition of Approval #7b.***

**7.0103(B)(3)(d)(1) - Orientation and Front Door.** Per this standard, multifamily buildings that face the street shall orient the front door to the street or to a central courtyard. All entries shall be made visually prominent and receive architectural emphasis. The narrative indicates that this is a discretionary request; however, the ground level unit entries face the street and are recessed consistent with the standard.

This standard is met.

**7.0103(B)(3)(d)(2) - Walk Connection.** The submitted plans show a ganged walkway greater than 5 feet in width directly connecting the sidewalk to the front door of each street-facing ground floor unit. Contrary to the applicant's narrative a discretionary request is not required.

This standard is met.

**7.0103(B)(3)(d)(3) - Highlighted Entrances.** The submitted plans show ground level unit entries highlighted by landscaping that emphasizes color and interest and an ornamental gate/railing; these features are consistent with the standard. Contrary to the submitted narrative a discretionary request is not required.

This standard is met.

**7.0103(B)(4)(c)(2) and 7.0103(B)(4)(d)(2) - Sustainable Materials.**

ISSUE: The applicant must either:

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

STANDARD: 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

PROPOSAL: The applicant's narrative states that recycled or sustainable materials will be used to the greatest practical degree.

GUIDELINE: The demand for building products that have incorporated recycled content materials shall be increased, therefore reducing the impacts resulting from the extraction of new materials.

RECOMMENDATION: The proposal does not include specific information about the percentage, location or kind of recycled or sustainable materials proposed. In absence of clear information, staff recommends that the standard is met with

Condition of Approval #8c requiring that with the building permit the applicant provide a letter from the development permit applicant or appointed representative verifying the use of one of the sustainable materials strategies in 7.0103(B)(4)(d)(2).

***Staff recommends that the Design Commission find the standard is met with Condition of Approval #8c.***

**7.0103(B)(4)(d)(3) - Sustainable Architectural Elements.** This standard is applicable to projects with greater than 40,000 square feet of floor area. The proposal includes 25,500 square feet of floor area.

This standard is not applicable.

**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 Materials Summary Tables on the elevation sheets; however, they are inconsistent with the material classifications on Table 7.0103(B)(5). The proposed full brick, glass and fiber reinforced cement siding shown on Sheet A 5.0 121 Material, Sheet A4.0 117 Details, Sheet A 3.1 114 West and South Elevations, and Sheet A 3.0 113 East and North Elevations are primary materials.

This standard is met.

#### **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**

##### **FIRE COMMENTS**

**FROM:** Kyle Stuart, Gresham Fire

**DATE:** June 20,2019

This review is for a three-story apartment building with 24 total units and a required fire flow of 1,500 GPM at 20 psi with the reduction of 75 percent for a NFPA 13 sprinkler system.

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

1. Provide fire flow per Oregon Fire Code Appendix B.
2. 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**

3. Temporary addresses of 6 inches shall be provided at EACH construction entrance prior to ANY construction materials arriving onsite. Prior to the building finals the site must meet the Gresham Fire Addressing Policy. The policy has been provided to the applicant. **OFC 505 & 3310**
4. Required fire hydrants and access road shall be installed and approved PRIOR to any combustible construction material arriving onsite. **OFC 3312.1**
5. Without knowing the building construction types or sizes, a PUBLIC fire hydrant is required to be within 250 feet of the main entrance driveway. The furthest point on each building shall be no more than 600 feet from a hydrant. Private fire hydrants shall be installed along the entire length of the fire access road with spacing no more than 400 feet apart. Show on the building plans where the nearest existing and new hydrants are located. **OFC Appendix C and 507**
6. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch Storz adapter with National Standard Threads installed on the 4 1/2-inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.
7. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be BLUE. They shall be located adjacent and to the side of the centerline of the access roadway on which the fire hydrant is located. In the case that there is no center line, assume a centerline and place the marker accordingly. **OFC 508.5.4**
8. All Fire Department access roads shall be drawn to scale and shown clearly on plans. The access roads shall be constructed and maintained prior to and during construction. The minimum width is required to be 26 feet due to the building height. **OFC 503.2.1 & D103.1**
9. 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. Access with overhead powerlines or trees with potential to overgrow will not be approved. This will be required to be approved by the fire code official. **OFC App D-105.3**
10. Required Fire Department access roads onsite shall be designed to support an apparatus weighing 75,000 lb. gross vehicle weight. Provide an engineer's letter stating the access road meets those requirements at the time of building permit submittal. **OFC, Appendix D, Section D102.1**
11. The turning radius for all emergency apparatus roads shall be: 28 feet inside and 48 feet outside radius. **OFC 503.2.4**
12. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 feet - 26 feet wide require the marking on both sides. Indicate on the building permit plans. The policy may be emailed upon request. **OFC D 103.6**



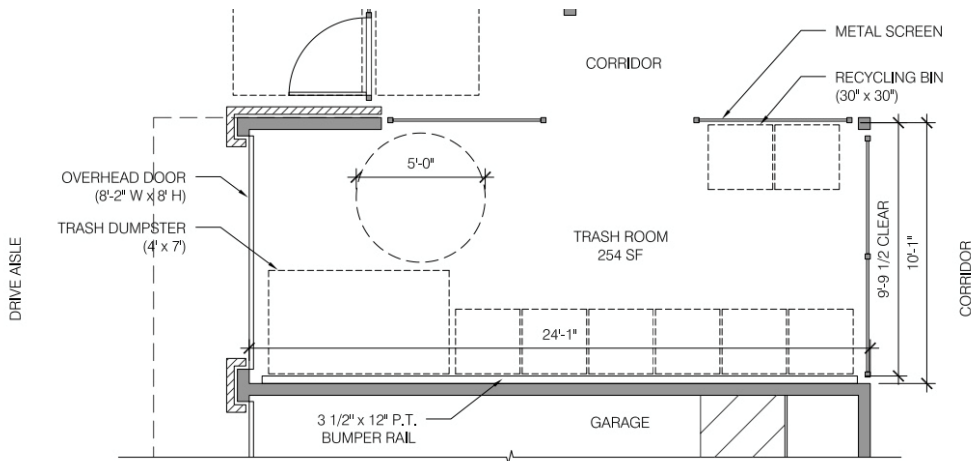
- 13. The building is required to be provided with fire sprinklers throughout. OFC 903
- 14. A fire alarm system may be required for monitoring unless it meets exception 3 of 903.4.  
**OFC903.4**
- 15. Fire apparatus access roads must extend to within 150 feet of all portions of each building.  
**OFC 5**

**SOLID WASTE AND RECYCLNG COMMENTS**

FROM: Shannon Martin, Solid Waste and Recycling Program Manager  
DATE: July 24, 2019

The proposed garbage and recycling configuration provide insufficient access and maneuverability. The revised enclosure configuration shown below (Detail 13) is approved. There must be a smooth transition from the garbage enclosure to the parking lot.

Detail 13:



**13** TRASH ROOM PLAN  
**NOTE:**  
STANDARD DUMPSTER SIZES SHOWN PER  
CITY OF GRESHAM RECYCLING & WASTE



**ADDRESSING COMMENTS**

FROM: Amanda Lunsford, Administrative Analyst  
DATE: June 26, 2019

The current site address of 17526 E Burnside St., Portland, OR 97233 will not be used. The new assigned address that will be used by all future tenants will be released once the development application has been approved.

The applicant and/or representative may contact the Addressing Coordinator at 503-618-2235 to obtain addresses before submitting for building permits. An official Notice of Address Assignment will be distributed to the applicable agencies after the decision has been made final. Addresses will be assigned in accordance with the City of Gresham Street Naming and Property Numbering Guidelines of Gresham Development Code Appendix 13.

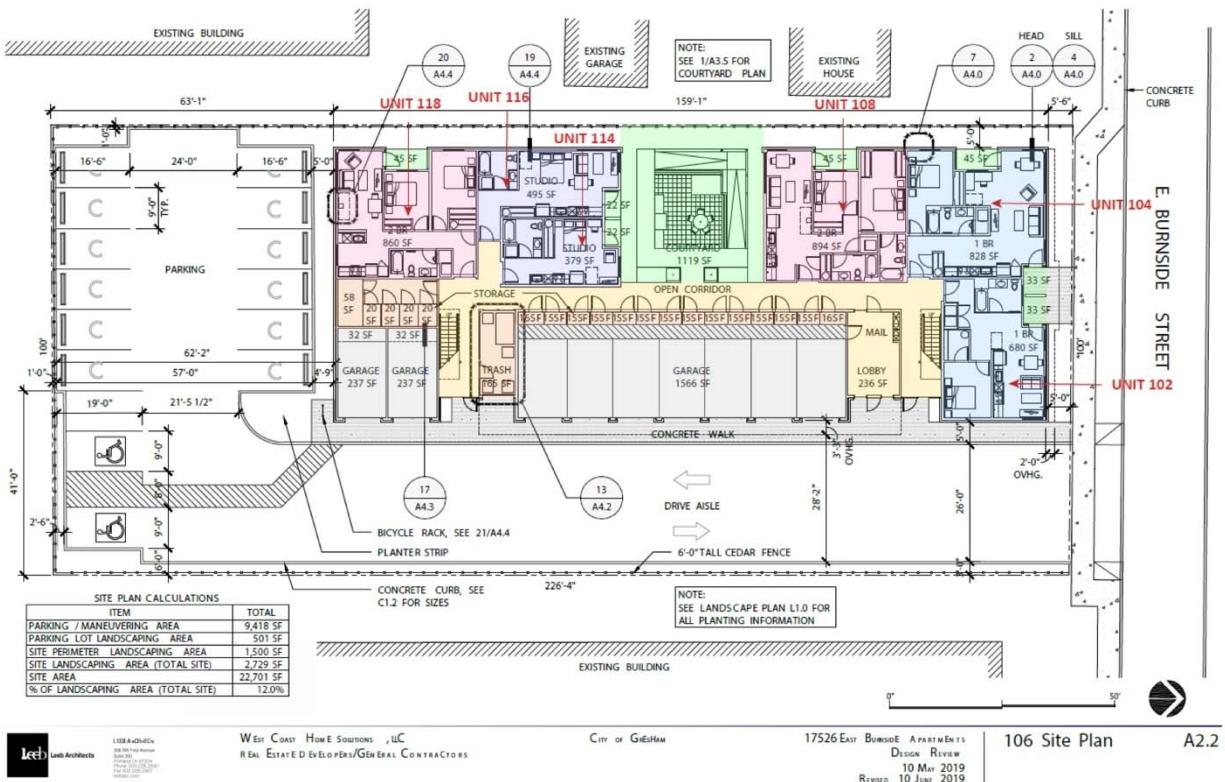
The proposal is for a three-story apartment building with a total of 24 units. Each apartment will be assigned a unique apartment number indicating its location in the building. Posting of the addresses on the building is regulated by the Gresham Emergency Services Department. Please refer to the Fire Department.

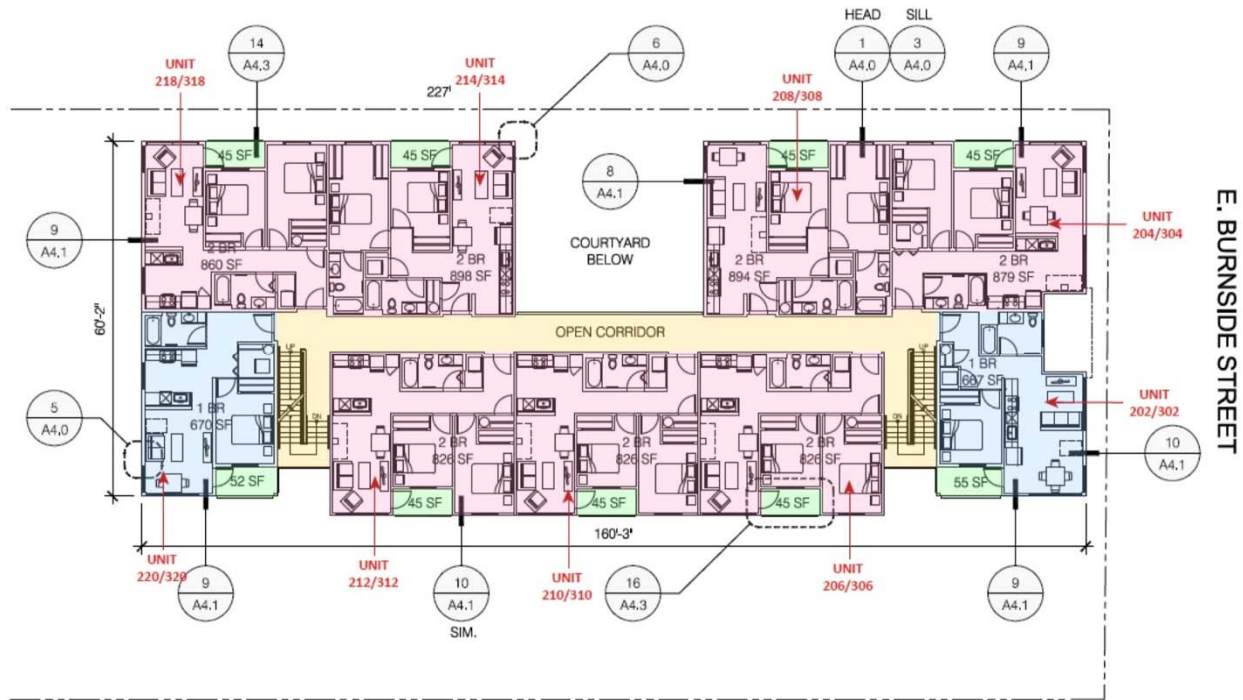
The proposed address is as follows:

East Burnside Apartments  
 17528 E Burnside St.  
 Portland OR 97233

Please make the following adjustments for the Building permit application:

- Update the address on the site plan to read: 17528 E BURNSIDE STREET, PORTLAND, OR 97233
- Remove all periods in street names. For instance, E. BURNSIDE STREET should appear as E BURNSIDE STREET





## DEVELOPMENT ENGINEERING COMMENTS

FROM: Jesse Davies, Development Engineering Specialist

DATE: July 3, 2019

The project area is located west of SE 176th Place on the south side of E Burnside Street at 17526 E Burnside St (State ID number 1N3E31DC 08300). The applicant proposes the construction of a three-story 24-unit apartment building and associated site improvements. The following comments are from Development Engineering and refer to the plans submitted by Humber Design Group Inc. received May 23, 2019.

### A5.000: GENERAL

Design and construction of all public facility improvements shall be in conformance with applicable sections of the Gresham Community Development Code (GCDC), Gresham Public Works Standards (PWS), Water Quality Manual (WQM) and Gresham Revised Code (GRC). The applicant shall schedule a pre-design meeting with Jesse Davies, Development Engineering, at 503-618-2395 prior to construction plan submittal to discuss technical requirements, design and construction schedules, and to review processes. With construction plan submittal, the applicant will provide an engineer's estimate of the cost of public improvements (including private onsite stormwater detention and water quality systems), enter into an agreement with the City of Gresham for plan review and inspection services, and pay deposits based on the estimate. The applicant will provide a performance bond based on 110 percent of the engineer's estimate.

Public facility construction plans and performance bond are required prior to building permit approval. Approved plans are valid for one year, and all public improvements must be

completed within two years of the Notice to Proceed unless otherwise approved by the Manager.

A right of way permit will be required before beginning work in the public right of way.

Any project that includes construction of public facilities must comply with City of Gresham survey standards. Plans must reference the City of Gresham datum, NGVD 1929, 1947 adjustment. Coordinates must be based on the Lambert State Plane Coordinate System, Oregon North Zone. Basis of bearing for all measurements should be from the City Control Network. Control Points can be found at [www.GreshamOregon.gov/Maps/](http://www.GreshamOregon.gov/Maps/).

Public facilities construction plans will require the submittal of as-builts prior to close out. As-builts are submitted electronically and must comply with the City of Gresham CAD manual. The manual and CAD template can be found on the Public Facilities tab at: [www.GreshamOregon.gov/ePlan/](http://www.GreshamOregon.gov/ePlan/).

#### **A5.100: SANITARY SEWER FACILITIES**

##### *Existing Sanitary Sewer Facilities and Approved Point of Connection*

City records show an existing 15-inch diameter concrete sanitary main in E Burnside Street on the south side of the TRIMET tracks. As-built drawings indicate an existing sanitary service to the site, but the material and size are not indicated. Previous City TV inspections of this mainline indicate the service is a 6-inch concrete line. As-built drawings are provided but they are dated and lack detailed information. The applicants engineer should verify existing conditions in the field.

If a new 15-inch lateral is installed to serve the site, as proposed, the existing 6-inch lateral shall be abandoned at the main.

#### **A5.200 & 9.0500: SURFACE WATER MANAGEMENT SYSTEMS**

##### *Approved Point of Discharge and Infiltration Testing*

The site lies in the Columbia Slough drainage basin and in a designated sump area. Stormwater runoff from the proposed development cannot be captured by public facilities; thus, all runoff must be handled onsite.

All projects following the Engineered Method (see SWMM Section 2.3.2) for stormwater management facility design require site-specific infiltration testing to be performed in accordance with SWMM Appendix E.

##### *Water Quality & Quantity Control Requirements*

Projects that add or replace over 1,000 square feet of impervious surface are required to comply with the City's stormwater management requirements in the Stormwater Management Manual (SWMM) for the impervious surface added or replaced. The use of low impact/green development practices must be prioritized for water quality treatment and retention/detention to satisfy public and private stormwater management requirements unless infeasibility is demonstrated per SWMM Section 1.2.2.

### *Infiltration and Underground Injection Control (UIC) Requirements*

Retention requirements for the proposed infiltration facilities must comply with the current SWMM. The minimum requirements for retention are described in SWMM Section 1.2.5, and facility design requirements can be found in SWMM Section 3.0.

Furthermore, the proposed onsite drywells must be reviewed by the Oregon Department of Environmental Quality (DEQ) and will require registration under the Underground Injection Control (UIC) program to determine that the proposed UICs either meet the requirements in the Oregon Administrative Rules (O.A.R.) to be rule authorized or meet the requirements to be authorized via separate UIC permit as determined by DEQ. The applicant is responsible for ensuring that all drywells are properly registered with Oregon DEQ; registration of all onsite UICs is required prior to building permit issuance. Information on the UIC program can be found at [www.Oregon.gov/DEQ/wq/wqpermits/Pages/UIC.aspx](http://www.Oregon.gov/DEQ/wq/wqpermits/Pages/UIC.aspx).

Shallow infiltration designs for planter boxes, rain gardens, and porous pavements found in the SWMM do not fall under the DEQ UIC program.

Pretreatment is required prior to discharge to UIC facilities per City of Gresham and DEQ requirements, and the applicant shall adhere to whichever jurisdiction's requirements are most stringent. In particular, where DEQ may allow certain areas (primarily roof and pedestrian-only areas) to drain directly to drywells, City of Gresham SWMM Section 3.3.1 will require pretreatment prior to discharge to the drywell(s). The vegetated facilities listed in SWMM Section 3.2 are considered adequate pretreatment, but a proprietary device may be proposed if infeasibility has been demonstrated per SWMM Section 1.2.2.

### *Maintenance Requirements for Stormwater Facilities*

Private stormwater facilities are subject to periodic inspection by the City to ensure proper maintenance and performance in accordance with SWMM Section 6.3. Maintenance of private stormwater facilities is the responsibility of the property owner.

If the installation of stormwater treatment facilities with maintenance requirements not explicitly stated in SWMM Section 6.3 (such as proprietary filters on the City's approved list of devices) is approved, the property owner must enter into a maintenance agreement with the City to ensure the implementation of a maintenance plan for the private stormwater facilities in accordance with SWMM Section 6.2. An operations and maintenance (O&M) agreement with an approved maintenance plan will need to be recorded prior to building permit issuance and must include all elements of the system.

### *Preliminary Drainage Report*

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

### *Source Control*

As the proposed use will have solid waste storage containers (dumpsters), it will also be subject to the requirements of Section 5.5 of the Stormwater Management Manual. This includes a paved and covered garbage area that is hydraulically isolated (no stormwater allowed to enter).

#### *Impervious Area Plan*

An impervious area plan will be required with the building permit plan submittal. The plan will be required to show the existing impervious area, added impervious area, and any impervious area that is to be removed and replaced with areas of each listed.

#### *Erosion and Sedimentation Control Requirements*

Erosion and sedimentation control must comply with Appendix C of the Stormwater Management Manual and Section 9.0500 of the Development Code.

Please note that no stormwater during the active construction period may be discharged into onsite infiltration facilities constructed with the project that are subject to DEQ's UIC program requirements.

### **A5.300: WATER FACILITIES**

#### *Rockwood Water Service Area Requirements*

The site lies in the Rockwood Water People's Utility District. The applicant will need to contact Rockwood PUD at 503-665-4179 to determine water availability. The Rockwood PUD will provide the applicant with a form that states the pressure and available flow in the system so the City can determine if fire flow demands can be satisfied from the existing system. The applicant will provide this form to the City.

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

Fire flow requirements are determined by the Fire Department and not by Development Engineering. Only the fire marshal or the building official can reduce or increase these requirements.

The Wastewater System Development Charge is calculated based on water meter size. Since the water service is provided by another jurisdiction, the applicant will need to provide meter size information to the City of Gresham when building plans are reviewed.

### **EASEMENTS and OTHER**

#### *Easements*

All easements on the property, public and private, should be shown on the plans. Easements on adjacent properties that benefit the project site should also be shown.

#### *Overhead Utility Undergrounding*



Overhead utilities shall be undergrounded along the E Burnside Street frontage in accordance with GCDC Appendix 5.510. If the overhead utilities along the frontage meet the conditions of A5.510(3), the applicant is eligible to pay a fee-in-lieu per lineal foot of each private utility that is not placed underground. This fee must be paid prior to permit issuance. Per A5.510(2), electric power lines 50,000 volts and above, transformer pads, and other similar utility facilities determined to be technically infeasible to underground are exempt from these requirements. The in-lieu fee amounts are available on the Public Facilities Projects tab of [www.GreshamOregon.gov/ePlan](http://www.GreshamOregon.gov/ePlan) (Utility fees and other charges.pdf).

## **CHARGES AND FEES**

Water System Development Charges will be payable to Rockwood Water.

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

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

Once the construction plans are approved, the City will begin charging a bi-monthly stormwater utility fee for the added impervious area. Reductions are available for projects that infiltrate their stormwater. The applicant must request this reduction during construction plan review. For current Stormwater Utility Rates and to request a discount, visit: [www.GreshamOregon.gov/Stormwater-Utility-Rates/](http://www.GreshamOregon.gov/Stormwater-Utility-Rates/).

## **CONCLUSION**

Findings submitted under each proceeding code section are generally consistent with the Community Development Code and the Public Works Standards. Conditions of approval will ensure that the Community Development Code and the Public Works Standards are met and adequate public facilities to serve this development are constructed.

## **TRANSPORTATION PLANNING COMMENTS**

FROM: Jay Higgins, Associate Transportation Planner

DATE: July 24, 2019

## **PROJECT DESCRIPTION: EAST BURNSIDE APARTMENTS**

A new three-story 24-unit apartment building on E Burnside Street.

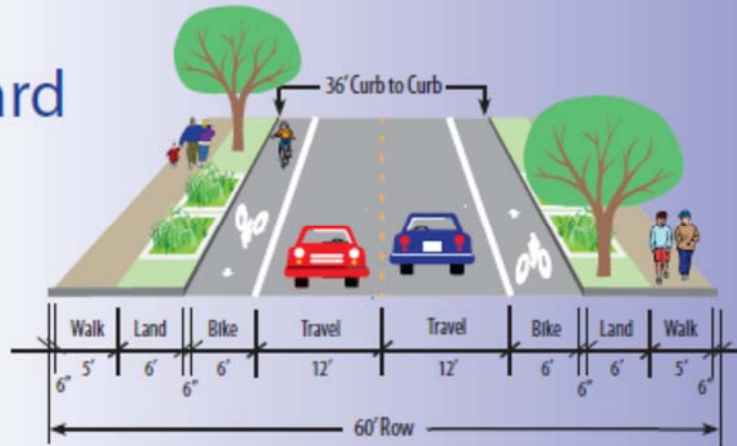
## **RIGHT OF WAY DEDICATION**

E Burnside Street is classified as a Standard Collector, although it is modified by the TriMet light rail right of way running down its center. The standard right of way width and improvements

are shown in the Standard Collector cross section. Each one-way side of E Burnside Street requires 30 feet of right of way to the face of curb of the TriMet MAX right of way. There is currently 30 feet of right of way to the face of curb, as confirmed by the applicant's survey. No dedication is required.

#### Standard Collector

### Standard



### FRONTAGE IMPROVEMENTS

The applicant is required to build frontage improvements, including a 5-foot sidewalk and a 6-foot planter strip. The applicant's survey shows that there is 18.5 feet from the TriMet curb to the existing face of street curb and 11 feet from the back of curb to the property line. The applicant is showing a 6-foot wide planter strip and 5-foot sidewalk in their application drawings.

The sidewalk at the west end of the site is shown to transition diagonally to the existing curb-tight sidewalk to the west. The sidewalk at the east end of the site is shown to transition with two 90 degree turns to connect to the existing curb-tight sidewalk to the east. The applicant has space in the right of way to construct this as a diagonal transition, which can be included when applying for the Public Facility Permit.

There are sub-standard pedestrian ramps in the vicinity of the project at the intersection of SE 176th Place/E Burnside Street. The applicant is required to bring the two ramps on the south side of the street into compliance with ADA standards and is showing re-construction of these ramps in their application drawings. This work is supported by ODOT to improve the rail crossing of the TriMet MAX line and has been found to not require a Rail Crossing Order; please see the attached ODOT comments.

### 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 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 unit per day for a total of 159.6 trips per day for the proposed development. The development has driveway and sidewalk access to E Burnside Street, and 100 percent of vehicle and pedestrian trips will use E Burnside Street. This provides a nexus between the proposed development and the required improvements.

First, a calculation for the total proportional exaction is created. For the purposes of the analysis, E Burnside Street is a Standard Collector street. A Standard Collector street has an average segment length of 2,163 feet with an assumed value of right of way at \$10 per square-foot and \$1,955,964 in frontage improvements for a total of \$3,253,824. The applicant's trips on E Burnside Street are 5.54 percent of the total. This provides a proportional exaction of \$177,241.

$$(5.54\% * \$3,253,824) = \$177,241$$

Then a calculation for the required improvements is created. The E Burnside Street frontage is approximately 100 feet long. The required frontage improvements of a 5-foot sidewalk and 6-foot planter strip with street trees have an assumed value of \$12,995. The reconstruction of two pedestrian ramps at the intersection of SE 176th Place/E Burnside Street are assumed to cost \$10,000. This creates a total exaction of \$22,995.

As the proportional exaction is \$177,241 and the total requirements are \$22,995, the analysis shows that all required improvements are proportional to the project's impact to the transportation system.

## **RECOMMENDATION**

This application can be approved with the following conditions:

- Construction of frontage improvements to the Standard Collector standards for E Burnside Street, including planter strip, sidewalk, and street trees.
- Modification of the sidewalk alignment 90 degree turns to meet Gresham Public Works Standards at the submission of public facilities permits.
- Reconstruction of the two curb ramps on the south side of the street to ADA standards at the intersection of SE 176th Place/E Burnside Street.



# Oregon

Kate Brown, Governor

**Department of Transportation**  
Region 1 Headquarters  
123 NW Flanders Street  
Portland, Oregon 97209  
(503) 731.8200  
FAX (503) 731.8259

July 3, 2019  
#8378

ODOT

## ODOT Response

<b>Project Name:</b> 17526 E Burnside Apartments	<b>Applicant:</b> Eugene Labunsky West Coast Home Solutions, LLC
<b>Jurisdiction:</b> City of Gresham	<b>Jurisdiction Case #:</b> PZ19-26000014
<b>Site Address:</b> 17526 E Burnside Road, Gresham, OR	<b>Legal Description:</b> 01N 03E 01DC <b>Tax Lot(s):</b> 08300

The site of this proposed land use action is in the vicinity of at-grade pedestrian crossing of the TriMet MAX Light Rail Line (ODOT Crossing #43A-11.59-E). ODOT Rail and Public Transit Division (RPTD) has authority for this rail crossing and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation.

### COMMENTS/FINDINGS

ODOT supports the City of Gresham's requirement for ADA improvements at SE 176<sup>th</sup> Place.

While a rail crossing application is not necessary, ODOT recommends low-profile plantings in the planting strip along East Burnside Street to avoid interference with pedestrian and sign visibility at the rail crossing. A deficiency may be issued to the City of Gresham if shrubs and/or trees block visibility.

### ODOT RECOMMENDED LOCAL CONDITIONS OF APPROVAL

- Cross walk ramps at SE 176<sup>th</sup> Place and East Burnside Street shall be constructed as necessary to be consistent with local ADA standards.

**Please send a copy of the Notice of Decision including conditions of approval to:**

ODOT Region 1 Planning  
Development Review  
123 NW Flanders St  
Portland, OR 97209

[ODOT\\_R1\\_DevRev@odot.state.or.us](mailto:ODOT_R1_DevRev@odot.state.or.us)

Development Review Planner: Kate Wihtol	503.731.3049 kate.h.wihtol@odot.state.or.us
ODOT Rail Crossing Specialist: Carrie Martin	503.986.6801 carrie.a.martin@odot.state.or.us

## VII. RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of the Type III Design Review E for the construction of one three-story apartment building with associated parking and site improvements and a Type II Tree Removal.

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 503-618-2235 to obtain the new addresses 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, as applicable, per all applicable sections of Appendix 5 of the Gresham Community Development Code (GCDC), the Gresham Public Works Standards (PWS), and the Gresham Revised Code (GRC).
  - b. The applicant shall schedule a pre-design meeting with Jesse Davies, Development Engineering Specialist, at 503-618-2395 prior to construction plan submittal to discuss permit processes, technical requirements, design and construction schedules, and plan review processes.

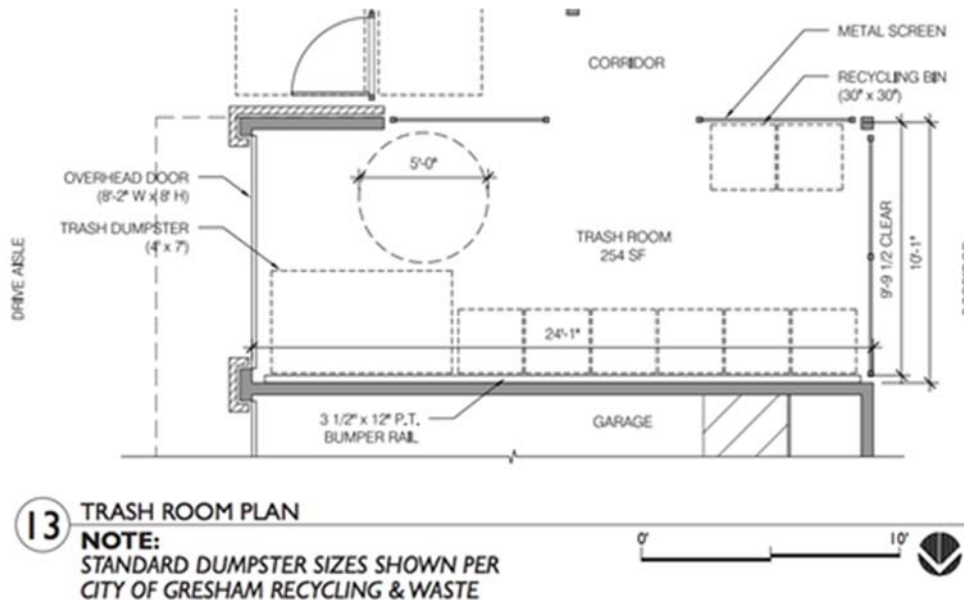
### **WITH THE BUILDING PERMIT**

4. Fire: All 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.
  - b. 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**
  - c. Temporary addresses of 6 inches shall be provided at EACH construction entrance prior to ANY construction materials arriving onsite. Prior to the building finals the

site must meet the Gresham Fire Addressing Policy. The policy has been provided.  
**OFC 505 & 3310**

- d. Required fire hydrants and access road shall be installed and approved PRIOR to any combustible construction material arriving onsite. **OFC 3312.1**
- e. Without knowing the building construction types or sizes, a PUBLIC fire hydrant is required to be within 250 feet of the main entrance driveway. The furthest point on each building shall be no more than 600 feet from a hydrant. Private fire hydrants shall be installed along the entire length of the fire access road with spacing no more than 400 feet apart. Show on the building plans where the nearest existing and new hydrants are located. **OFC Appendix C and 507**
- f. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch Storz adapter with National Standard Threads installed on the 4 1/2-inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.
- g. 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 roadway 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**
- h. All Fire Department access roads shall be drawn to scale and shown clearly on plans. The access roads shall be constructed and maintained prior to and during construction. The minimum width is required to be 26 feet due to the building height. **OFC 503.2.1 & D103.1**
- i. 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. Access with overhead powerlines or trees with potential to overgrow will not be approved. This will be required to be approved by the fire code official. **OFC App D-105.3**
- j. Required Fire Department access roads onsite shall be designed to support an apparatus weighing 75,000 lb. gross vehicle weight. Provide an engineer's letter stating the access road meets those requirements at the time of building permit submittal. **OFC, Appendix D, Section D102.1**
- k. The turning radius for all emergency apparatus roads shall be: 28 feet inside and 48 feet outside radius. **OFC 503.2.4**

- l. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20 feet - 26 feet wide require the marking on both sides. Indicate on the building permit plans. The policy may be emailed upon request. **OFC D 103.6**
  - m. The building is required to be provided with fire sprinklers throughout. **OFC 903**
  - n. A fire alarm system may be required for monitoring unless it meets exception 3 of 903.4. **OFC903.4**
  - o. Fire apparatus access roads must extend to within 150 feet of all portions of each building. **OFC 5**
5. Addressing: Update the address on the site plan to read: 17528 E BURNSIDE STREET, PORTLAND, OR 97233. Remove all periods in street names. For instance, E. BURNSIDE STREET should appear as E BURNSIDE STREET.
6. Solid Waste and Recycling:
- a. Provide plans demonstrating a smooth transition from the garbage room to the parking lot.
  - b. Provide revised site plans, floor plans, details and elevations demonstrating the revised trash and recycling room design shown in Detail 13, herein. The design is subject to Manager Approval.



7. Site:
- a. Submit site and landscaping plans illustrating the entry gate between each of the ground level unit entries and the ROW.
  - b. Provide revised plans demonstrating that the route from the accessible parking to the building entry contains contrasting slip resistant paving material.

- c. Submit revised plans illustrating parking lot dimensions that conform to Figure 9.0824A.
- d. Provide utility plans detailing the locations of all onsite utilities and appropriate landscape screening per Section 7.0503(1)(B)(2)(D)(1).
- e. Submit a revised site plan demonstrating that the hardscaped short-term parking and maneuvering area is increased 1-foot (in length) for a total of 11 feet.
- f. Submit a revised site plan and a detail consistent with Sign Code Section A6.050(C) illustrating a directional sign posted at the lobby entrance indicating the location of the short-term bicycle parking.
- g. Provide a revised photometric plan which includes fixture heights that do not exceed 25 feet.
- h. Submit a complex map and addressing system drawings demonstrating compliance with 7.0103(A)(3)(D)(3). In addition, provide a revised site plan showing the location of the complex map.

8. Sustainability:

- a. Site furnishings shall meet the sustainability requirement 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 furnishings constructed of 20 percent sustainably harvested or locally sourced materials.
- b. 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. Provide a letter from the development permit applicant or appointed representative verifying the use of one of the sustainable materials strategies in 7.0103(B)(4)(d)(2).

9. Transportation:

- a. Submit revised plans showing a modification of the sidewalk alignment 90 degree turns to meet Gresham Public Works Standards (at submission of public facilities permits).
- b. Submit plans and details showing the design of the two curb ramps on the south side of the street to ADA standards at the intersection of SE 176th Place/E Burnside Street.

10. Engineering:

- a. A final stormwater management report shall be submitted with the public improvement construction plans.
- b. Erosion and sedimentation control shall comply with the Appendix C of the Stormwater Management Manual and Section 9.0500 of the Development Code.

- c. Overhead utility lines shall be undergrounded along the E Burnside Street frontage where warranted per Section A5.510 of the GCDC.

#### **PRIOR TO BUILDING PERMIT ISSUANCE**

11. 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 7.0103(A)(5)(D)(13). The City will provide the landscape maintenance agreement template upon request.

#### **PRIOR TO OCCUPANCY**

12. 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.

13. Transportation:

- a. Construct frontage improvements to the Standard Collector standards for E Burnside Street, including planter strip, sidewalk, and street trees.
- b. Construct the sidewalk alignment consistent with Gresham Public Works Standards at submission of the public facilities permits.
- c. Reconstruction of the two curb ramps on the south side of the street to ADA standards at the intersection of SE 176th Place/E Burnside Street.

14. Engineering:

- a. If a new 15-inch sewer lateral is constructed to serve the site, as proposed, the existing 6-inch lateral shall be abandoned at the main.
- b. Pretreatment shall be provided prior to discharge to UIC facilities per City of Gresham and DEQ requirements, and the applicant shall adhere to whichever jurisdiction’s requirements are most stringent.
- c. Overhead utilities shall be undergrounded along the E Burnside Street frontage in accordance with GCDC Appendix 5.510.

#### **RECOMMENDATION**

- A. To activate the street-facing façade staff recommends that with the building permit the applicant submit revised plans and elevations that demonstrate covered balconies on Levels 2 and 3 of the north façade of the building. The design is subject to Manager approval.

#### ***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.*