

To: Planning Commission
 From: Josh Williams, Senior Development Planner
 Memo Date: September 13, 2024
 Meeting Date: September 23, 2024
 Subject: Development Code Update project introduction
 Attachments: Memorandum - Gresham Community Development Code (GCDC) Update –
 Project Overview, MIG Consultants

This meeting provides an opportunity for Staff and consultants from MIG to introduce members of the Planning Commission to work that will be undertaken over the next year to update multiple sections of the Gresham Community Development Code. Many of these code updates will be focused on compliance with State law, including but not limited to making code language clear and objective where required, and addressing code language that is unclear, repetitive, or out of date. The intent of the Update project will be to reduce barriers and timelines related to development with a focus on housing.

The attached memorandum from MIG outlines the scope of the project, including the timeline, and State legislation that necessitates updates in Gresham’s current Development Code.

The Development Code Update project will offer an opportunity to look at the organization and language of the standards and guidelines in our Design Districts and the current process for review of development applications, including Type III and Special Use Review applications.

As part of the introduction and outreach for this project, Staff attended the Rock the Block community event in Rockwood on August 24, 2024, presenting an unscientific visual preference survey to engage community members about the places that they live and learn about what they value in terms of architecture and open space. Staff has also met with the Design Commission to introduce the project and to receive initial feedback on the City’s Design Districts and the design review process.

TOPICS FOR DISCUSSION

- Does the Planning Commission have any comments or direction regarding the scope of the project, as outlined in the memorandum from MIG?
- Are there unique elements, specifically related to building or site design, that the Planning Commission feels are particularly important to distinguish the four design districts (Downtown, Civic, Rockwood, and Corridor) from one another?

- For projects in a Design District, would Planning Commission be supportive of increasing the number of discretionary items allowed before a project becomes a Type III review requiring a public hearing? Currently a project requesting four or more discretionary items from Design District standards is required to come before the Design Commission for a public hearing.
- Would the Planning Commission be supportive of allowing more ground-floor residential uses in the Corridor and Rockwood districts where mixed-use development is currently required (e.g., along SE Stark St and near Max stations on E Burnside St)? Could ground-floor commercial requirements be focused within smaller areas at key intersections?

NEXT STEPS

Additional stakeholder outreach is planned for the month of September and during the fall, including the Development Advisory Group and Neighborhood Coalition. Staff anticipates returning to our stakeholder bodies periodically with updates on the Development Code Update project or to seek feedback and direction.