

# Development Code Update

## Work Session #1

December 4, 2024

### City Staff:

Josh Williams, AICP

COLLABORATIVE

PRACTICAL

INVENTIVE

NIMBLE

EQUITABLE



## COMMUNITY DEVELOPMENT CODE



THE CITY OF  
**GRESHAM**  
OREGON

CITY OF  
**GRESHAM**

# DCPU Project Summary

## Project Goals

### ★ Reduce Barriers to Housing

- **Simplify**
  - **Clarify**
  - **Clear & Objective**
  - **Overdue Fixes**
- } Consistent Language

# DCPU Follow-Up Item

**Would Design 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.

Discretionary Requests (2018-present)	# of Projects
1 - 3	12
4 - 5	3
6 - 8	3
9 - 10	1
11+	13

# DCPU – Design District Questions

Downtown Design District: **Should the public plaza standards for all development continue to apply to residential?**

*Current Standard*

**Downtown 4.1151.A.2 d.1-d.3 Public Open Space**

## **All Development**

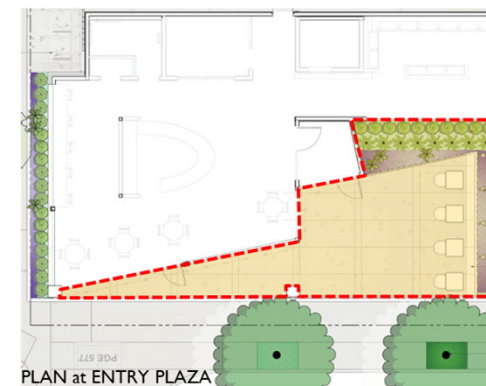
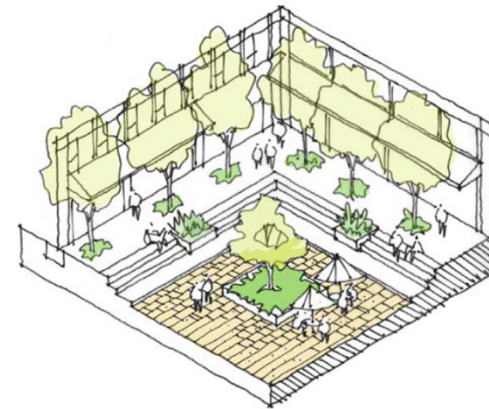
d.1. For sites of 40,000 square feet or larger, at least 3 percent of the development site shall be allocated and designed as publicly accessible open space, such as a plaza.

For sites larger than 20,000 square feet that are providing public open space, at least 3 percent of a development site greater than 20,000 square feet shall be allocated and designed as publicly accessible open space, such as a plaza. Public spaces shall be placed at high pedestrian activity areas, with western or southern exposure.

d.2-d.3 list elements that need to be included in the public space, including 30% landscaping, 30% hardscape, lighting, artistic elements; and the placement of the public space to be accessible at grade.

## **Commercial (applies to mixed-use)**

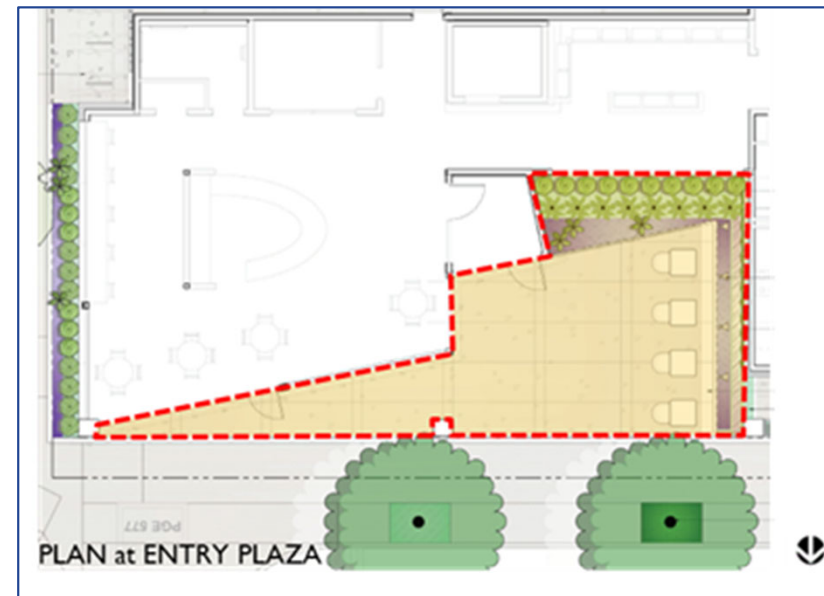
d.4 Street facing public spaces shall not exceed 20% of total bldg. footprint or 2,000 sf, whichever is less. Minimum dimensions of 30 ft width by 20 ft depth



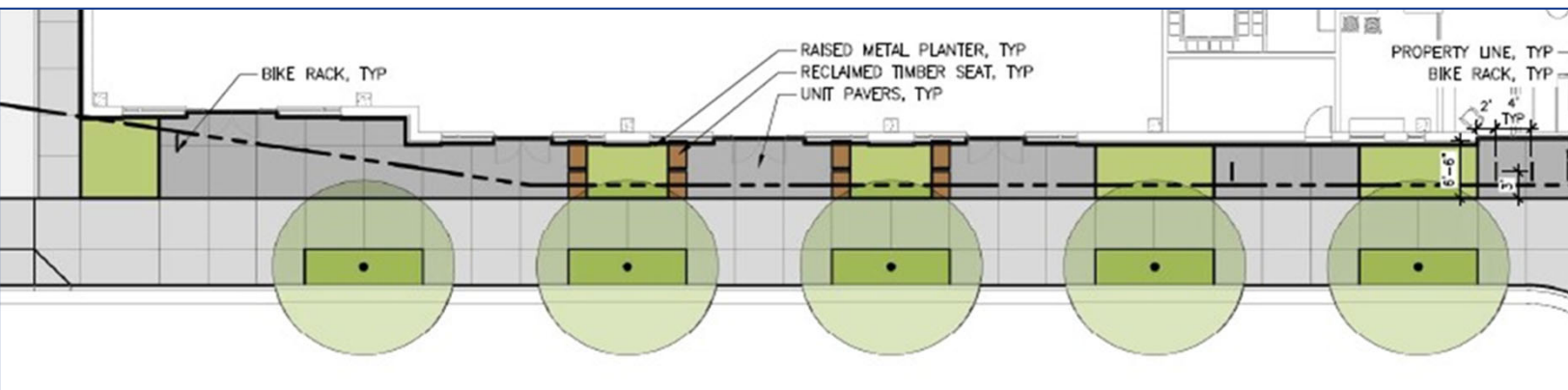
# DCPU – Design District Questions

Downtown Design District: **Should the public plaza standards for all development continue to apply to residential?**

**Arts Plaza -  
Public Open  
Space**



**10<sup>th</sup> & Roberts -  
Public Open Space**



# DCPU – Design District Questions

All Design Districts: **Building Massing: Consider removing maximum horizontal distance standard (160'/200')**.

## *Current Standard*

### **Downtown 4.1151.B.1.d.9 Massing [Multifamily]**

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

### **Civic 4.1250.B.1.S6 Building Massing [Multifamily]**

Structures shall not have an overall horizontal distance exceeding 160 linear feet, measured from end wall to end wall, prior to a significant massing articulation. Articulations can include features such as a change in building form, a street facing ground level courtyard or second floor terrace, and massing changes at least 10 ft. in depth.

### **Corridor 7.0103.B.1.S4 Building Masing [Multifamily and Townhouse Style];**

### **Rockwood 7.0503.B.1.S14 [Residential] references this section in Corridor.**

Structures shall not have an overall horizontal distance exceeding 160 linear feet, measured from end wall to end wall.

a. 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.

Breaks in the facade shall be a minimum of 20 feet in width and depth.



# DCPU – Design District Questions

## All Design Districts: **Transparency: Consider reducing transparency standards**

### *Current Standard*

#### **Downtown 4.1151.B.5.D.1 to D.2 [All Development and Townhouse]**

For ground-level facades on Downtown streets without a street type designation that are visible from any street, a minimum of 25 percent of façade areas with a residential use must be clear, transparent glass

#### **Civic 4.1250.B.5.S14 [Multifamily and Townhouse]**

For each facade visible from a street or primary internal drive:

- a. A minimum of 25 percent of the ground floor facade area and 25 percent of the total facade area shall be clear, transparent glazing.

#### **Corridor 7.0103.B.5.S7 [Multifamily]**

#### **Rockwood 7.0503.B.5.S9 [Residential] references this section in Corridor.**

For multifamily developments, not including townhouse style and -plexes, windows and/or doors utilizing clear glass shall occupy a minimum of 25 percent of the total street-facing facade.

#### **B.5.S10 [Plexes and Townhouse Style]**

Windows and/or doors utilizing clear glass shall occupy a minimum of 20 percent of the total street facing facade, and 25 percent of the street facing ground floor living units.

# DCPU – Design District Questions

All Design Districts: **Transparency: Consider reducing transparency standards**

Residential Projects Between 2017-2023

Project Type and District	Standard	Provided
Townhouse -Downtown	Street Facing: 20% Ground Floor: 25%	Street: 12% Ground: 14%
Townhouse -Downtown	Street Facing: 20% Ground Floor: 25%	Street: 12% Ground: 14%
Multifamily -Downtown	Ground Floor: 25%	23%
Multifamily -Civic	Scndry Fac.: 20%	Betw. 10%-18.5%
Multifamily -Civic	Scndry Fac: 20%	19%



# DCPU – Design District Questions

All Design Districts: **Corner Features: Consider removing the corner condition standards (Downtown, Civic, Rockwood) and “prominent façade sections” (Rockwood)**

## *Current Standard*

### **Downtown 4.1151.B.2.D.24 [Townhouse]**

The design of corner buildings that have facades facing both streets shall include a unique feature at the corner such as a tower, corner bay or gable, or a combination of architectural elements that visually enhance the building corner. As an alternative, a functional (i.e. usable) and decorative pedestrian or landscaping feature of not less than 300 square feet in ground area may be provided.

### **Civic 4.1250.B.1.S13 [Townhouse and Townhouse Style]**

Buildings at corners shall include a unique massing feature at the corner such as a tower, corner bay or gable, or a combination of architectural elements that visually enhance the building corner. As an alternative, a functional (i.e. usable) and decorative pedestrian or landscaping feature of not less than 100 sq. ft. in ground area may be provided.



# DCPU – Design District Questions

## All Design Districts: **Corner Features: Consider removing the corner condition standards (Downtown, Civic) and “prominent façade sections” (Corridor, Rockwood)**

### *Current Standard*

#### **Corridor 7.0103.B.1.S1 [All Development, except -plexes and townhouse style]**

...building corners that front intersections of public streets and/or facade sections that terminate the view down a right-of-way or primary internal drive shall include design elements that establish prominence in the building, respond to the unique site configuration, and the location of primary building entries. *[Include one of the profiles depicted to the right.]*

#### **Rockwood 7.0503.B.1.S4-S7 [All Development]**

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

Prominent facade sections shall include one of the following profiles (in plan view) for at least one story of the building *[Profiles depicted to the right]:*

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



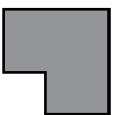
Corner Configurations



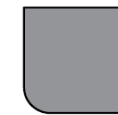
Hinged



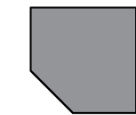
Projected



Recessed



Curved



Beveled



Mitered

# DCPU – Design District Questions

All Design Districts: **Townhouse Offsets: Consider allowing more options for differentiating townhouse units, beyond just offsets.**

## Current Standard

### **Downtown 4.1151.B.2.D.17 [Townhouse]**

Offset every two dwelling units from the next dwelling unit by at least 4 feet in exterior wall offset for buildings 2 stories or taller and over 50 feet in length, or, at least 2 feet in offset for buildings one story in height or less than 50 feet in length.

### **Civic 4.1250.B.1.S11 [Townhouse and Townhouse Style Development]**

Offset every two dwelling units from the next dwelling unit by at least 4 ft. in exterior wall offset for buildings 2 stories or taller and over 50 ft. in length, or, at least 2 ft. in offset for buildings 1 story in height or less than 50 ft. in length.

### **Corridor District Townhouse Standards 7.0432.L.2**

Offset every two dwelling units from the next dwelling unit by at least 4 feet in exterior wall offset for buildings 2 stories or taller and over 50 feet in length, or, at least 2 feet in offset for buildings 1 story in height or less than 50 feet in length.

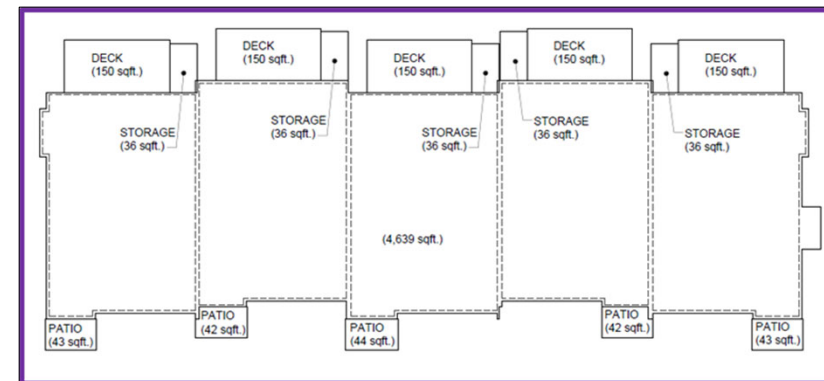
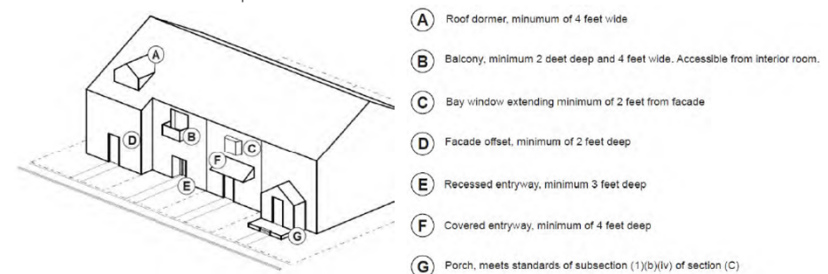
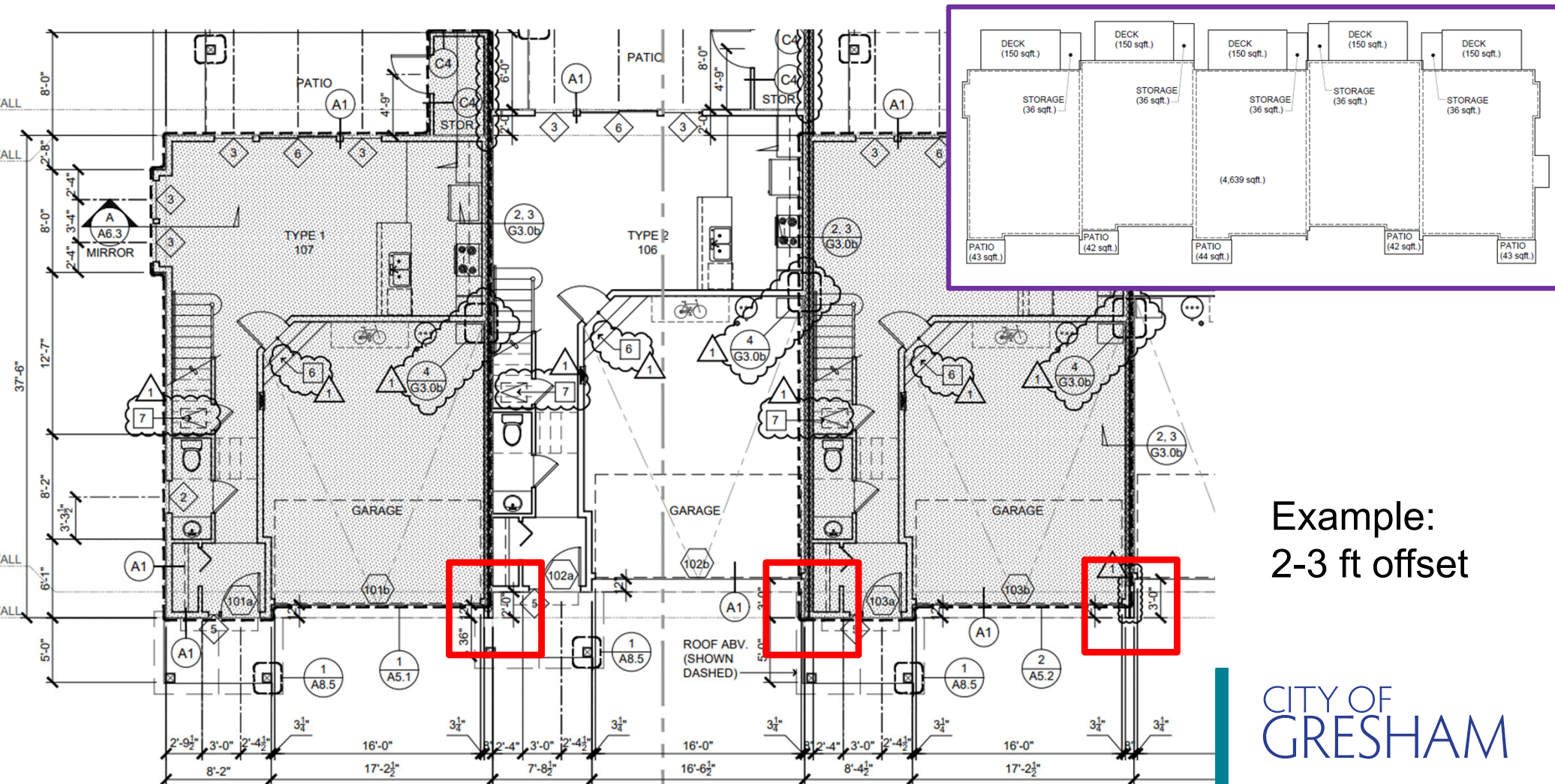


Figure 7.0431(F) Townhouse Unit Articulation Strategies



# DCPU – Design District Questions

All Design Districts: **Townhouse Offsets:** Consider allowing more options for differentiating townhouse units, beyond just offsets.



Example:  
2-3 ft offset

# DCPU – Design District Questions

All Design Districts: **Townhouse Offsets:** Consider allowing more options for differentiating townhouse units, beyond just offsets.



Street Facing  
Facades



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