

## Terra Wilcoxson

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**From:** Chris Rossman <chris@fourthavecapital.com>  
**Sent:** Thursday, December 26, 2024 1:05 PM  
**To:** Carly Rice  
**Cc:** Tabitha Boschetti; Josh McDonald  
**Subject:** Proposed Amendment to Gresham Development Code - Pleasant Valley - Parcel #R723154  
**Attachments:** Proposed Amendment to Gresham Development Code.pdf; 24\_0104\_GRESHAM\_SITE\_V3.2.pdf  
**Importance:** High

**CAUTION:** External Email

Carly-

I'm writing to you in regards to the attached notice we received related to the Proposed Amendment to the Gresham Development Code and on behalf of parcel **#R723154**. My firm acquired the parcel on 12/20/24 and intends to pursue approvals for the development of a 50-unit rental townhome community with a resident clubhouse and leasing office along SE 190<sup>th</sup>. We currently own The Residences at Butler Creek, a 71-unit rental townhome community that borders the subject parcel to the north and south. The parcel is currently overlain by 3 zoning designations (High Density Residential (HDR-PV), Medium Density Residential (MDR-PV) and Low Density Residential (LDR-PV)). The zoning designation run across the site in a non-uniform pattern. It is our intention to develop the property on a multifamily parcel, rather than individual lots. The Low Density Residential zoning designation requires that we develop the units within this section of the site as individual lot, which is inconsistent with our intention for the balance of the site and density.

I'm writing to request that the parcel be rezoned to High Density Residential – Pleasant Valley (HDR-PV, "Attached Housing Areas") within the Development Code Amendment process being pursued by the City. This will help to clean-up the conflicting zoning designations that currently cross the property and allow us to pursue the desired development program on what will be a single tax lot divided by new public road extensions under a single zoning designation. Please let me know how to best pursue this request within the city process.

Thank you for your review and consideration of our request. Please contact me at 206-595-0983 with any questions or to discuss this request further. I do plan to attend the public comment session on January 13<sup>th</sup>.

Best,

**Chris Rossman**  
Managing Partner

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 **FOURTH AVE CAPITAL**

This is to notify you that the City of Gresham has proposed a land use regulation that may affect the permissible uses of your property and other properties.

## NOTICE OF PROPOSED AMENDMENT TO THE GRESHAM COMMUNITY DEVELOPMENT CODE

*This notice is provided in compliance with requirements of Ballot Measure 56, adopted November 3, 1998 (ORS 227.186). See further details below.*

You are receiving this notice because City records indicate you own property that **may be affected by the City's proposal to amend the Gresham Community Development Code.**

On January 13, 2025, the Gresham Planning Commission will hold a public hearing regarding the adoption of a Comprehensive Plan Amendment, file number CPA 24-00633. The City of Gresham has determined that adoption of this ordinance may affect the permissible uses of your property and other properties in the affected zone and may reduce or enhance the value of your property. (Despite this cautionary language, which is provided to comply with Ballot Measure 56, the City of Gresham has not determined that property values will be affected in any way because of this action).

### Proposed amendment:

The proposed changes, which are a product of the City's Pleasant Valley Plan District (PVPD) Update project, will adjust some land use district ("sub-district") boundaries and locations, along with the corresponding development regulations. Different sub-districts determine what can be built in that area and how it can be built. The proposed changes to the PVPD reflect analysis of the area done throughout the project and feedback from the community. The proposed amendment (CPA 24-00633) is available for viewing at Gresham City Hall (Urban Design & Planning, 2<sup>nd</sup> Floor) and a copy can also be found on the project webpage (see below).

### The proposed changes would:

- Revise Pleasant Valley sub-districts and their boundaries, including:
  - Adjusting the boundaries of the existing Town Center sub-district (TC-PV) to better align with property lines, connect to existing streets, and avoid natural resource areas.
  - Relocating Neighborhood Commercial sub-districts (NC-PV) to areas with existing infrastructure and opportunity for nearer-term development.
  - Combining two existing employment sub-districts, Mixed-Use Employment subdistrict (MUE-PV) and Employment Center subdistrict (EC-PV), into one flexible Mixed Employment subdistrict (ME-PV) in a new location.
  - Reducing overall acreage of the employment area (properties would be reclassified to existing Low Density Residential, Medium Density Residential, and High Density Residential subdistricts) to better align with market demand
  - Creating a new Public Land sub-district (PL-PV) on properties that are already publicly owned to facilitate development of public uses like schools and parks (properties

previously designated Low Density Residential sub-district and Moderate Density Residential sub-district).

- Update development regulations for Pleasant Valley sub-districts, including but not limited to:
  - Refining housing variety requirements that support a greater variety of housing type and site/housing design in neighborhoods.
  - Replacing requirements for “master plans” (that require planning for a minimum of 20 acres) with standards that match the rest of the city.
  - Allowing horizontal mixed-use (with commercial facing the street and residential behind) in the Town Center sub-district to better align with market demand.
  - Allowing small amounts of commercial with residential development in the Medium-Density Residential sub-district and High-Density Residential sub-district to support more walkable neighborhoods.

#### How this proposal might affect your property:

The maps included in this notice show the existing (*Map 1*) and proposed (*Map 2*) Pleasant Valley Plan District land use map. These maps can also be found on the project webpage (see below).

#### Process and timeline for public hearing review/possible adoption:

##### Planning Commission Public Hearing

- *Purpose:* Gresham’s Planning Commission will review the proposal and will consider whether to recommend adoption of the amendment to the City Council. The staff report, with findings and recommendations, will be available online and at Gresham City Hall on Friday, January 3, 2025, 10 days prior to the Planning Commission hearing.
- *When:* Monday, January 13, 2025, at 6:30pm
- *Where:* This meeting will be held on Zoom. The link for the meeting will be available in the meeting agenda on the Planning Commission webpage:  
[www.GreshamOregon.gov/Government/Mayor-and-Council/Council-Citizen-Advisory-Committees/Planning-Commission/](http://www.GreshamOregon.gov/Government/Mayor-and-Council/Council-Citizen-Advisory-Committees/Planning-Commission/)

##### City Council Public Hearing

- *Purpose:* City Council will review the Planning Commission’s recommendation and consider whether to adopt the amendment. (If adopted at that time, the enactment meeting will be held Tuesday, March 11, 2025, and the amendment would become effective on April 10, 2025.)
- *When:* Tuesday, February 18, 2025, at 6:00pm
- *Where:* Gresham Council Chambers. This meeting will also be broadcast live. The link for the live broadcast will be available at:  
[www.GreshamOregon.gov/Government/Mayor-and-Council/Council-Meeting-Agendas-and-Videos/](http://www.GreshamOregon.gov/Government/Mayor-and-Council/Council-Meeting-Agendas-and-Videos/)

**Public Comment for Hearings**

Any persons wishing to provide oral comments during the hearing must register by sending their name, email, phone number, and the subject matter of their comment to Hayley Hamann at [Hayley.Hamann@GreshamOregon.gov](mailto:Hayley.Hamann@GreshamOregon.gov) at least 24 hours before the hearing. Hearing testimony and evidence must address applicable criteria or other criteria a person believes apply. Failure to raise an issue in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision making authority an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue.

**Applicable criteria:**

**Volume 1:** Appendix 42 Pleasant Valley plan district plan; Appendix 43 Pleasant Valley natural resources

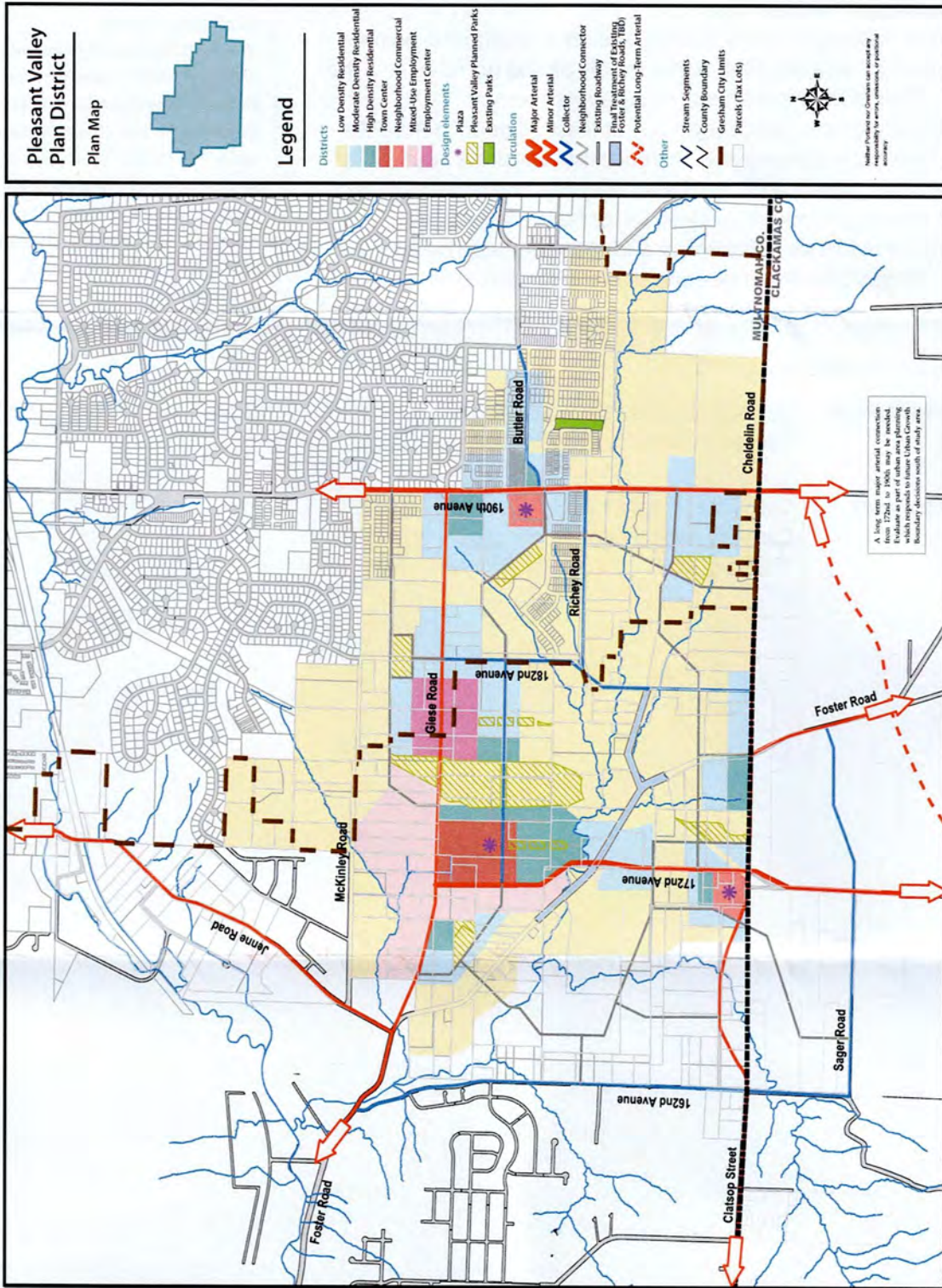
**Volume 2:** Section 10.700 Pleasant Valley Plan District; Appendix B Urban services boundary map; Appendix E Pleasant Valley plan district plan map

**Volume 3:** Section 4.1400 Pleasant Valley Plan District; Appendix 1 Annexations

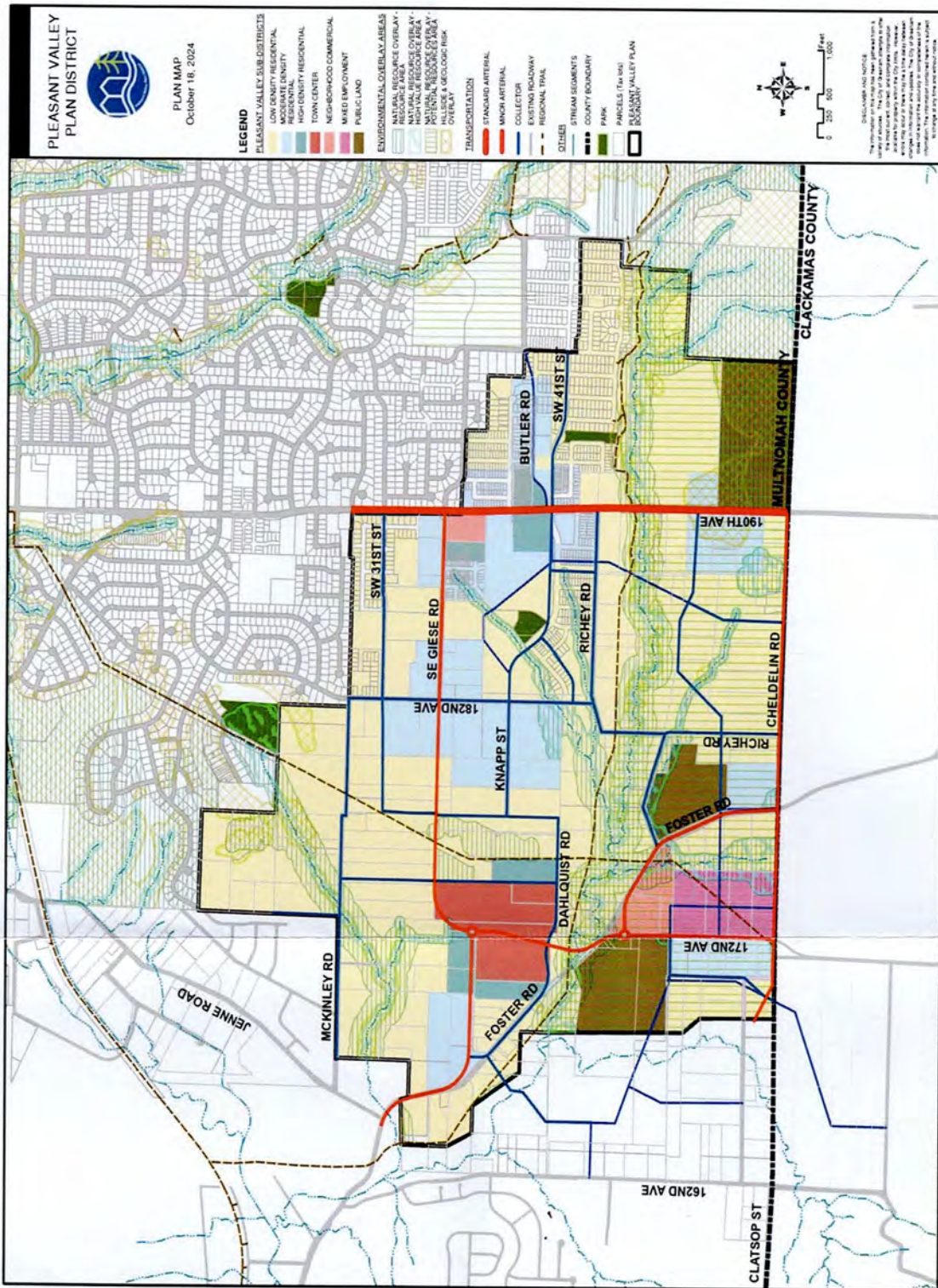
**For more information:**

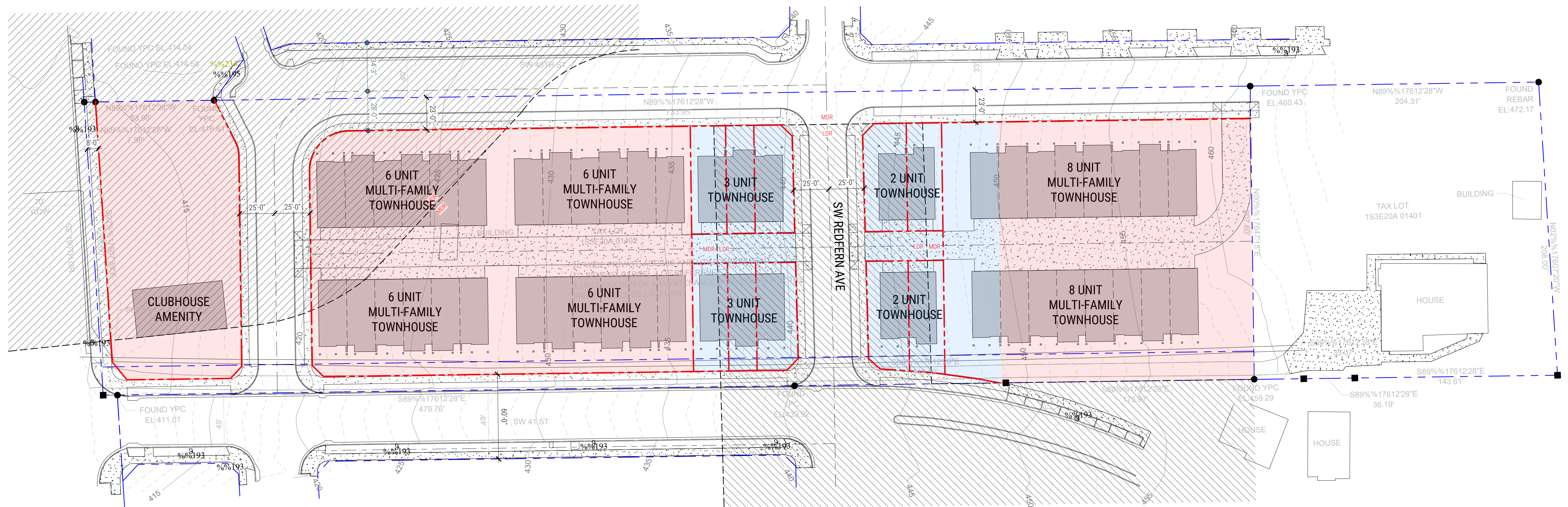
**Project webpage** [www.GreshamOregon.gov/Urban-Design-and-Planning/Planning-Projects/Pleasant-Valley-Update/](http://www.GreshamOregon.gov/Urban-Design-and-Planning/Planning-Projects/Pleasant-Valley-Update/)

**Project contact** Carly Rice, Planner 2  
[Carly.Rice@GreshamOregon.gov](mailto:Carly.Rice@GreshamOregon.gov)  
503-618-2818



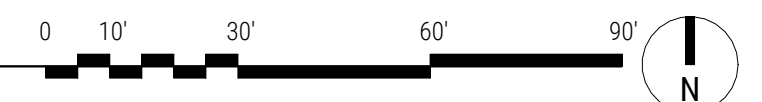
Map 1: Pleasant Valley Plan Map (Existing)



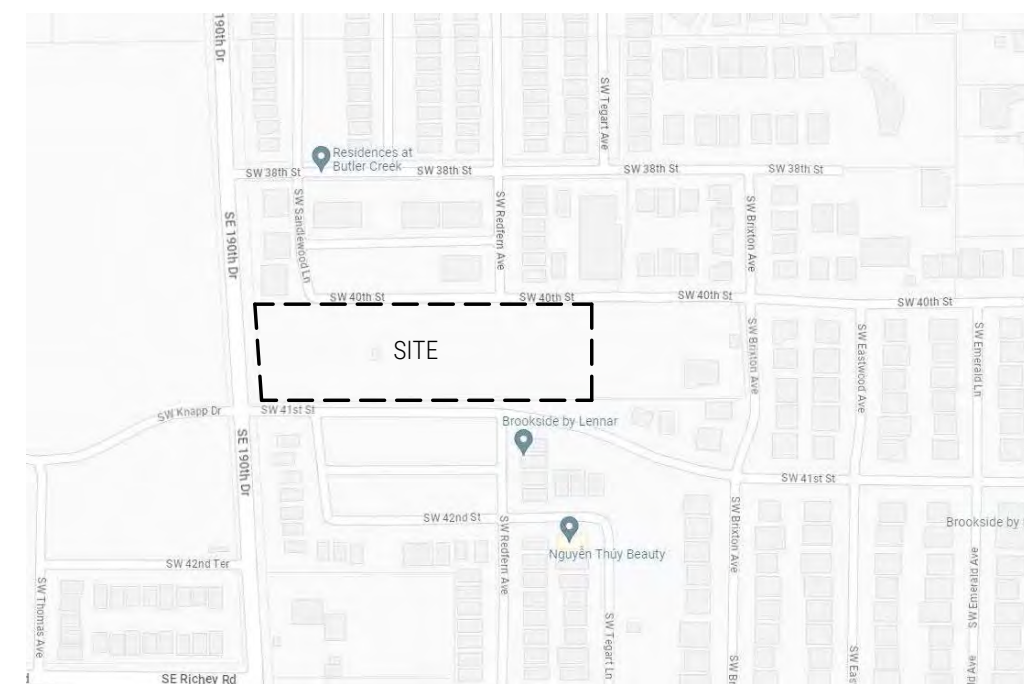


CONCEPT SITE PLAN  
SCALE: 1" = 40'-0"

- MULTI-FAMILY USE
- TOWNHOUSE USE



VICINITY MAP



SITE INFORMATION

ADDRESS: 7424 SE 190TH DR  
 PARCEL #: R993200740  
 AREA: 3.9 AC.  
 ZONING: LDR / MDR / HDR - PV  
 DESIGN DISTRICT: PLEASANT VALLEY

LDR  
 10 TOWNHOUSE UNITS ON INDIVIDUAL LOTS  
 MDR / HDR  
 40 MULTI-FAMILY DWELLING UNITS  
 TOTAL 50 DWELLING UNITS