



Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development
635 Capitol Street, Suite 150
Salem, OR 97301-2540
(503) 373-0050
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www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

9/21/2010

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Gresham Plan Amendment
DLCD File Number 004-10

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Monday, October 04, 2010

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Brian Martin, City of Gresham
Gloria Gardiner, DLCD Urban Planning Specialist
Jennifer Donnelly, DLCD Regional Representative

<paa> YA/ph



FORM 2

DLCD

Notice of Adoption

☐ In person ☐ electronic ☐ mailed

DATE
STAMP

DEPT OF

SEP 14 2010

LAND CONSERVATION
AND DEVELOPMENT

For Office Use Only

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Gresham**

Local file number: **CPA 10-052**

Date of Adoption: **9-7-2010**

Date Mailed: **9-13-2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 5-13-10

☒ Comprehensive Plan Text Amendment

☐ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment

☐ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Updates the Downtown Development code to correct errors, clarify passages and remove obstacles to desired development, including clarifying the Design Review process, applicability of design standards and revising certain standards.

Does the Adoption differ from proposal? Please select one

Added definition for Transitional Setback Space; clarifying the review process in a Design District; allowing narrower access drives for small residential developments on low-traffic streets; allowing additional features to count toward minimum FAR; and other explanatory changes to clarify meanings.

Plan Map Changed from: **NA**

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. 004-10 (18303) [16323]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Metro

Local Contact: **Brian Martin, Associate Planner**

Phone: **(503) 618-2266**

Extension:

Address: **1333 NW Eastman Parkway**

Fax Number: - -

City: **Gresham**

Zip: **97030**

E-mail Address:

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] **MAIL the PAPER COPY and CD of the Adopted Amendment to:**

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

Proposed new language is double-underlined;
Proposed deleted language is ~~stricken~~.

CB 11-10

ORDINANCE NO. 1694

AMENDMENT TO VOLUME 3, DEVELOPMENT CODE OF THE GRESHAM COMMUNITY
DEVELOPMENT PLAN, REGARDING DOWNTOWN CODE UPDATES

THE CITY OF GRESHAM DOES ORDAIN AS FOLLOWS:

Section 1. Volume 3, Development Code Article 3 Definitions is amended as follows:

~~Design District, Design Review.~~ Within a design district two options are available for design review. One is to meet the requirements of the design standards. The second is to meet the requirements of the design guidelines. Larger developments that propose to meet the design standards or any development that proposes to meet the design guidelines will be reviewed by the Design Commission at a public hearing. Smaller developments that propose to meet the design standards will receive an administrative review by the Manager. Larger developments include:

- ~~Residential development with: five (5) or more units if the proposal is adjacent to the LDR-5, LDR-7, TR, TLDR, DRL-1, DRL-2, LDR-PV and LDR-SW districts or within TLDR, DRL-1 and DRL-2; or ten (10) or more units if adjacent to other land use districts;~~
- ~~Mixed use, live-work, community service use, commercial and employment developments with either 10,000 square feet of new floor area (20,000 square feet in the Corridor Design District) or~~
- ~~50 feet of building frontage on a street including new buildings or additions to existing buildings; and~~
- ~~All public building community services uses.~~

Transitional Setback Space. An area between the property line and building that allows for a transition between the public realm of streets and sidewalks and the private use. This space can include porches, stoops, landscaped yards, gardens, hedges, low fences, and other elements that provide layers of transition.

Section 2. Volume 3, Development Code Section 4.1100 is amended as follows:

General

4.1101 Purpose

A. Design Review Process

New development and additions and remodels ~~(as noted in Article 3.0000 Definitions of Design Districts and Article XI)~~ within the Downtown Sub-Districts are subject to design review as described in Article 7 Design Review for determination of consistency with the guidelines and/or standards contained in this Code. Projects subject to design review are either brought before the Design Commission or administered by ~~city staff~~ the Manager. Either the Commission or ~~staff~~ the Manager shall make findings and decisions concerning conformance with the design standards or guidelines, based on which review ~~process track~~ is selected.

1. Two Tracks Alternative Processes

The City has set up two alternative Design Review ~~processes~~ tracks:

- The Discretionary Track~~Process~~; and
- The Clear and Objective Track~~Process~~.

Applicants have the choice of complying with either option. If the Clear and Objective Track Process is chosen, the applicant must meet all development standards. Deviation from any of the standards in 4.1100 or referenced standards in ~~7.0200~~ Article 7 will place the application in the Discretionary Track Process.

- a. Discretionary Track Process.** The Discretionary Track Process is intended for applicants that would prefer to propose a quality project that might not comply with all or some of the standards in 4.1100 or referenced standards in ~~7.0200~~ Article 7. The aim is to encourage applicants to propose exciting, innovative designs, while still ensuring the City's design concerns and objectives for Downtown development are met. In this case, applicants shall meet the design guidelines. The Design Commission may waive a guideline or guidelines to achieve the flexibility necessary to support a particularly creative proposal. Approval requires the applicant to demonstrate to the Design Commission that the waiver from the guideline(s) would result in a development that better meets the applicable Downtown Design Principles and the intent statement preceding the Guidelines.

Downtown Sub-Districts Characteristics

4.1130 Downtown Plan Sub-District Standards

C. For purposes of minimum floor-area-ratio calculations in DCC, DMU and DTM, applicants may include the following in the ground-level floor area up to a total of 1,000 square feet or 10% of the site, whichever is larger:

1. Publicly accessible open space.
2. Walkways that include landscaping and provide access to publicly accessible open spaces or provide a through-block connection.
3. Required minimum setbacks.
4. Area removed from the first-floor building footprint to create corner features to comply with 4.1151(B)(8). For example, a beveled corner will have a slightly smaller footprint than a 90-degree corner because of the bevel.
5. Public space required for gateway locations.

D. For purposes of minimum floor-area ratio calculations in all sub-districts, the following may be counted as ground-level floor area.

1. Required sidewalk easements.
2. Utility easements.
3. Structured parking at grade or above.

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Table 4.1130							
	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL

		Main see 4.1130(A)						
Minimum Floor Area Ratio (base) ^P	1.0	1.0	1.0	1.0	0.50.4 ^S	0	0.5 ^Q	0.50.4

Table 4.1130 (continued)

Street types	Urban Boulevard (in feet)	Urban Commercial (in feet)	Urban Residential (in feet)	Green/ Shared (in feet)	Main (in feet)	Stanley (in feet)	Third – north side (in feet)	Third – south side (in feet)	Cleveland (in feet)
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Single-family detached ^Q and duplex dwellings ^R									
Minimum Building Setbacks ^N	FRONT Façade: 10 Porch: 6 Garage: 20	FRONT Façade: 10 Porch: 6 Garage: 20	FRONT Façade: 10 Porch: 6 Garage: 20	FRONT Façade: 10 Porch: 6 Garage: 20	N/A	N/A	N/A	N/A	FRONT Façade: 10 Porch: 6 Garage: 20

	SIDE Interior: 105 Streetside: 10 Street porch: 6 Garage: 5 REAR No alley: 10 Alley: 6	SIDE Interior: 105 Streetside: 10 Street porch: 6 Garage: 5 REAR No alley: 10 Alley: 6	SIDE Interior: 105 Streetside: 10 Street porch: 6 Garage: 5 REAR No alley: 10 Alley: 6	SIDE Interior: 105 Streetside: 10 Street porch: 6 Garage: 5 REAR No alley: 10 Alley: 6					SIDE Interior: 105 Streetside: 10 Street porch: 6 Garage: 5 REAR No alley: 10 Alley: 6
Maximum Building Setbacks	Front: 20'	Front: 20'	Front: 20'	Front: 15'	Front: 15'	Front: 10'	Front: 20'	Front: 5'	Front: 20'
<u>Minimum lot size</u>	<u>Single-family detached: 4,000 square feet</u> <u>Duplex: 7,000 square feet</u>								
<u>Minimum lot dimensions</u>	<u>Width at building line, interior lot: 35 feet</u> <u>Width at building line, corner lot: 40 feet</u> <u>Depth, interior lot: 70 feet</u> <u>Depth, interior lot: 70 feet</u>								
<u>Minimum street frontage</u>	<u>35 feet, except corner lots shall be 40 feet as measured from the corner radius end point to the property corner. A reduction in the minimum street frontage may be approved when the applicant can document compliance with Section 10.1520 of the Community Development Code.</u>								

4.1130 Table Notes:

- A. The maximum height and FAR for the portion of development sites within 110 feet of the centerline of Main Avenue between Powell Boulevard and Fifth Street are limited to those shown in Table 4.1130 for DCC: Main Street. A minimum 10-foot building setback on Main Street is required on all stories above above the 35 feet 3rd story.
- B. Floor heights by building type
1. Commercial/employment uses: 13 feet minimum height to 20 feet maximum height.
 2. Residential uses: 10 feet minimum height.

N. For purposes of Table 4.1130 side setbacks:

1. Interior means interior side (not common wall)
2. Common means interior side with common wall
3. Street façade means streetside façade
4. Street porch means streetside porch
5. Garage means streetside garage face

O. Floor area ratio does not apply to single-family detached and duplex dwellings.

P. The following community services uses are exempt from floor-area ratio and maximum setback requirements:

1. Parks, plazas and trails;
2. Park-related structures such as picnic shelters
3. Transit facilities such as bus shelters and storage/utility sheds
4. Minor utility and public facilities (as described in Appendix 5: Public Facilities), such as lift stations and pumps
5. Portable classrooms.
6. Telecommunications equipment such as antennas;
7. Cemeteries;
8. Sewer and water utility structures such as storage reservoirs and pump stations;
9. Helicopter landing facilities;

O. Single-family detached dwellings shall comply with the following:

1. A minimum lot size of 4,000 square feet.
2. 4.0130 standards for minimum lot dimensions and minimum street frontage for single-family detached dwellings in TR; and
3. 4.0132 Additional Standards, except (A)(1) and (B); and
4. 4.0136 Manufactured Dwelling Requirements; and
5. Standards for maximum height and setbacks in 4.1130; and
6. Standards for parking in 9.0800.

~~P. Duplex dwellings shall comply with the following:~~

- ~~1. A minimum lot size of 7,000 square feet.~~
- ~~2. 4.0130 standards for TR minimum lot dimensions for duplexes and minimum street frontage; and~~
- ~~3. 4.0132(D) Safe Neighborhood Design Performance Standards; and~~
- ~~4. Standards for maximum height and setbacks in 4.1130; and~~
- ~~5. Standards for parking in 9.0800; and~~
- ~~6. For developments with more than one duplex dwelling on a site, the applicable design review standards in 7.0201.~~
- ~~7. Duplex dwellings may be reviewed under the discretionary review process described in 4.1101(A)(1)(a) using the following guidelines:~~
 - ~~— a. 4.1151(A)(1); and~~
 - ~~— b. 4.1151(B)(2)(c)(1) and (6) through (9); and~~
 - ~~— c. 4.1155(A)(2)(c)(1) and (2); and~~
 - ~~— d. 4.1155(A)(4)(c)(1) and (2).~~

4.1131. Bonus Elements

The future vision for Downtown Gresham calls for a series of amenities that will lead to a more livable and complete community. As a means of encouraging new development to incorporate these amenities, a series of development bonuses are included in the Code that offer additional development potential in the form of floor area. Most projects will require a mixture of various elements.

A. For each of the following, an FAR increase of .5 shall be granted:

1. LEED Silver Certification

A development shall be LEED Silver Certified, according to criteria established by the U.S. Green Building Council (USGBC). The applicant is responsible for providing LEED Silver Pre-Certification documentation and an annotated checklist to the City to receive this bonus. The applicant also must provide documentation of LEED compliance 9 months after building occupancy and, if certification was not attained within 9 months, at the time of LEED certification or denial. The City will review and approve the documentation and apply this implementation of the LEED Silver elements as a condition of approval for the subsequent building permit.

B. For each of the following, an FAR increase of 1.0 shall be granted:

1. LEED Gold Certification

A development shall be LEED Gold Certified, according to criteria established by the U.S. Green Building Council (USGBC). The applicant is responsible for providing LEED Gold Pre-Certification documentation and annotated checklist to the City to receive this bonus. The applicant also must provide documentation of LEED compliance 9 months after building occupancy and, if certification was not attained within 9 months, at the time of LEED certification or denial. The City will review and approve the documentation and apply this implementation of the LEED Gold elements as a condition of approval for the subsequent building permit.

2. Structured Parking, On-Grade or Above-Grade

At least 80% of the parking shall be contained within a structure. The structure may be part of the building or a separate structure. The structure shall be designed so that no parked cars are visible from the street and active commercial, employment, mixed-use, live/work or residential uses occupy the street level if the structure is on a street frontage. Any wall openings necessary for ventilation shall be screened with decorative metalwork or irrigated planters. Interior lighting shall be shielded to obscure visibility from outside.

3. Public Plaza

This is an outdoor space available to the public at all times. It shall be equivalent to at least 2% of the interior floor area but shall not be less than 400 square feet. No dimension shall be less than 10 feet. At least 70% of the area shall be paved with stone, brick, unit pavers or textured paving. One tree (with a minimum caliper of 2 ½ inches) shall be provided for every 600 square feet of area. A quantity of one bench or seating unit at least 24 inches wide shall be provided for each 100 square feet of area. Seating placement shall be artfully designed. If a project includes more than one Public Plaza that meets these standards, each can generate bonus FAR.

4. Public Greenspace

This is an outdoor space available to the public at all times. It shall be visible and accessible from a public sidewalk. It shall be equivalent to at least 2% of the interior floor area but shall not be less than 400 square feet. No dimension shall be less than 10 feet. At least 70% of the space shall be planted with grass or walkable ground cover. One tree (with a minimum caliper of 2 ½") shall be provided for every 600 square feet of area. One seating unit, which may be in the form of benches or ledges at least 24 inches wide, shall be provided for each 100 square feet of area. If a project includes more than one Public Greenspace that meets these design standards, each can generate bonus FAR.

5. Public Indoor Wintergarden

This is an interior space available to the public during normal business hours. It shall be equivalent to at least 2% of the interior floor area but shall not be less than 1000 square feet. No dimension shall be less than 20 feet. At least 50% of the ceiling and at least one wall of the wintergarden shall be glass to allow for day lighting. One seating unit, which may be in the form of benches or ledges, shall be provided for each 100 square feet of area.

C. For each of the following, an FAR increase of 1.5 shall be granted:

1. LEED Platinum Certification

A development shall be LEED Platinum Certified, according to criteria established by the U.S. Green Building Council (USGBC). The applicant is responsible for providing LEED Platinum Pre-Certification submittal documentation and annotated checklist to the City to receive this bonus. The applicant also must provide documentation of LEED compliance 9 months after building occupancy and, if certification was not attained within 9 months, at the time of LEED certification or denial. The City will review and approve the documentation and apply this implementation of the LEED Platinum elements as a condition of approval for the subsequent building permit.

4.1142 Street Type General Provisions

- A. ~~For the purposes of the minimum frontage percentage required to be occupied by a building on a street type, the building facade can be placed anywhere between the minimum and maximum setback.~~
- B. If the development site has frontage on more than one street type, the minimum percentage of street frontage that must be occupied by a building facade may be reduced in one of the following ways:
 - 1. Except for the Main, Third, Stanley and Boulevard street type frontages, the minimum percentage of street frontage that must be occupied by a building facade may be reduced on one street type frontage by the Design Commission or Manager up to 25% of the total frontage along that street type as part of the clear-and-objective track. For example, a requirement that 75% of the frontage must be occupied by a building facade could be reduced to 50% of the frontage on that one street type; or
 - 2. The minimum percentage of street frontage that must be occupied by a building facade may be reduced through the discretionary review process. The applicant must demonstrate that the application complies with applicable site-design Design Guidelines in 4.1151 and 4.1152.
- C. The minimum amount of building frontage required on the front setback line may be reduced by the Design Commission or Manager if an adjustment is required to allow a driveway with the required minimum width, on street types where driveways are allowed.
- D. ~~The minimum amount of building frontage required does not apply for single-family detached and duplex dwellings.~~
- E. For courtyard developments involving attached dwellings on a single lot or single-family attached dwellings, the minimum amount of building required on the frontage is 40%.
- F. Lots whose frontage on a street includes only vehicular access, such as a flag pole, are not required to meet the requirements for minimum building on the frontage.
- G. ~~The following community service uses are exempt from requirements for the minimum amount of building frontage required on a street type:~~
 - 1. ~~Public urban plazas and public walking/hiking trail with associated trail access points and trailheads.~~
 - 2. ~~Public neighborhood parks.~~
 - 3. ~~Cemeteries.~~
 - 4. ~~Public community parks.~~
 - 5. ~~Public multi-use paths with associated trail access points and trailheads.~~
- H. ~~The Design Commission may reduce the transparency requirements in the Street Type standards if the Design Commission determines transparency guidelines in 4.1151(B) have been met.~~

A. Urban Boulevard

For the Urban Boulevard Street Type, all the following Street Type Standards shall be met:

- ~~4. At least 50% of the site's frontage shall be occupied by a building, except for the north side of Powell Boulevard between Miller and Roberts, which shall have a building facade on 60% of the frontage.~~
- ~~5. A minimum of 30% of the ground floor level shall be transparent with visibility into and out of the building, except for the north side of Powell between Miller and Roberts, where a minimum of 75% of the ground floor level shall be transparent with visibility in and out of the building.~~
- ~~46. There is no first-floor commercial requirement on this Street Type, except for the north side of Powell between Miller and Roberts, which shall be required to have first-floor commercial or employment uses.~~
- ~~57. No parking shall be permitted on any corners facing public streets.~~
- ~~68. The Gresham Standard A 16-foot height Downtown Decorative Lighting Pole and Luminaire, Downtown Pedestrian Light is required as detailed in the Public Works Standards.~~
- ~~79. If on-street parking is included, curbed bulb-outs at the street intersections are required.~~
- ~~810. Comply with Section 9.0200 – Clear Vision Area.~~
- ~~911. Access to single-family attached dwellings is prohibited directly from Urban Boulevard streets. Access from rear alleys and side streets is allowed.~~

B. Urban Commercial Street

For the Urban Commercial Street Type, all the following Street Type Standards shall be met:

- ~~4. At least 75% of the site's frontage shall be occupied by a building.~~
- ~~5. A minimum of 60% of the ground floor level shall be transparent with visibility into and out of the building for commercial uses.~~
- ~~6. A minimum of 40% of the ground floor level shall be transparent with visibility into and out of the building for residential uses.~~
- ~~47. No parking shall be permitted on any corners facing public streets.~~
- ~~58. The Gresham Standard A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards. Downtown Pedestrian Street Light is required as detailed in the Public Works Standards.~~
- ~~69. If on street parking is included, curbed bulb-outs at the street intersections are required.~~
- ~~710. Overhead weather protection shall be provided that is at least 4 feet in depth, that is a minimum of 9 feet above grade and that corresponds to the first floor height. The weather protection at a minimum shall be above the doors and windows.~~
- ~~811. No curb cuts are permitted without permission of the City and shall be allowed only in instances that permit no other options.~~

C. Urban Residential Street

For the Urban Residential Street Type, all the following Street Type Standards shall be met:

- ~~4. At least 75% of the site's frontage shall be occupied by a building.~~
- ~~5. A minimum of 40% of the ground-floor level shall be transparent with visibility into and out of the building.~~
- ~~46. No parking shall be permitted on any corners facing public streets.~~
- ~~57. Transitional setback spaces shall allow porches, stoops, small front yards, landscaping and gardens.~~
- ~~68. The Gresham Standard A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards. Downtown Pedestrian Light is required as detailed in the Public Works Standards.~~

D. Green/Shared Street

For the Green/Shared Street Type, all the following Street Type Standards shall be met:

- ~~4. A minimum of 30% of the ground-floor level shall be transparent with visibility into and out of the building.~~
- ~~5. At least 75% of the site's frontage shall be occupied by a building.~~
- ~~46. No parking shall be permitted on any corners facing public streets.~~
- ~~57. The Gresham Standard A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards. Downtown Pedestrian Light is required as detailed in the Public Works Standards. Special additional street lighting shall be approved by the City Department of Environmental Services.~~
- ~~68. Curbs shall be de-emphasized or eliminated.~~
- ~~79. Special paving materials shall be provided throughout the street as approved by the Department of Environmental Services.~~
- ~~810. Rain gardens, valley gutters or appropriate storm water treatment facilities shall be provided.~~
- ~~911. Access to single-family attached dwellings is prohibited directly from Green/Shared streets. Access from rear alleys or side streets is allowed.~~

E. Main Avenue

(Powell Boulevard north to 4th Street)

For the Main Avenue Street Type, all the following Street Type Standards shall be met:

- ~~3. At least 90% of the site's frontage shall be occupied by a building.~~
- ~~4. A minimum of 75% of the ground-floor level shall be transparent with visibility into and out of the building.~~
- ~~35. A minimum of 75% of the ground-floor level shall include street-level commercial or employment uses.~~
- ~~4. No parking shall be permitted on any corners facing public streets. No parking access or loading access shall be provided directly from this street. No parking is allowed between the building and the street.~~
- ~~57. The Gresham Standard A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards. Downtown Pedestrian Light is required as detailed in the Public Works Standards.~~
- ~~68. Amenities, including street trees, will be located outside of the accessible route in the required bulb-out areas near the street intersections.~~
- ~~79. Overhead weather protection shall be provided that is at least 4 feet in depth, that is a minimum of 9 feet above grade and that corresponds to the first-floor height. The weather protection at a minimum shall be above the doors and windows.~~

F. Stanley Avenue:

For the Stanley Shopping Street Type, all the following Street Type Standards shall be met:

- ~~4. A minimum of 90% of the building shall be placed on the minimum required front setback line.~~
- ~~5. A minimum of 75% of the ground-floor level shall be transparent with visibility into and out of the building.~~
- ~~46. A minimum of 75% of the ground-floor level shall include street-level commercial or employment uses.~~
- ~~57. No parking shall be permitted on any corners facing public streets. No parking access or loading access shall be provided directly from this street.~~
- ~~68. The Gresham Standard A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards. Downtown Pedestrian Light is required as detailed in the Public Works Standards.~~
- ~~79. If on street parking is included, curbed bulb-outs at the street intersections are required.~~
- ~~810. Overhead weather protection shall be provided that is at least 4 feet in depth, that is a minimum of 9 feet above grade and that corresponds to the first-floor height. The weather protection at a minimum shall be above the doors and windows.~~

G. Third Street

(Main to Kelly)

For the Third Street Type, all the following Street Type Standards shall be met:

- ~~5. At least 90% of the site's frontage shall be occupied by a building.~~
- ~~6. A minimum of 75% of the ground-floor level shall be transparent with visibility into and out of the building.~~
- ~~57. A minimum of 75% of the ground-floor level shall include street-level commercial or employment uses.~~
- ~~68. No parking shall be permitted on any corners facing public streets. No parking access or loading access shall be provided directly from this street.~~
- ~~79. The commercial or employment ground-floor height shall be a minimum height of 12 feet to a maximum height of 20 feet on the south side of the street. The north side commercial or employment ground-floor height shall be a minimum height of 16 feet with a maximum of 20 feet.~~
- ~~810. The Gresham Standard A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards. Downtown Pedestrian Light is required as detailed in the Public Works Standards.~~
- ~~911. If on street parking is included, curbed bulb-outs at the street intersections are required.~~
- ~~1012. Overhead weather protection shall be provided that is at least 4 feet in depth, that is a minimum of 9 feet above grade and that corresponds to the first-floor height. The weather protection at a minimum shall be above the doors and windows.~~

H. Cleveland Avenue:

For the Cleveland St. Street Type, all the following Street Type Standards shall be met:

- ~~4. A 5-foot bike lane shall be provided on both sides of the street.~~
- ~~5. The cross-section does not apply to the section of Cleveland Avenue from Powell north to 2nd Street and the MAX tracks north to Burnside. In these areas, a 12-foot left-turn lane will be required with an additional right-of-way dedication on each side of 2.5 feet. There will be no parking lane in these areas.~~
- ~~6. At least 75% of the site's frontage shall be occupied by a building.~~
- ~~7. A minimum of 40% of the ground-floor level shall be transparent with visibility into and out of the building.~~
- ~~84. Transitional setback spaces shall allow porches, stoops, small front yards, landscaping and gardens.~~
- ~~95. The Gresham Standard A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards. Downtown Pedestrian Light is required as detailed in the Public Works Standards.~~

Design Guidelines and Standards: All Downtown Sub-Districts

4.1151. Design Guidelines and Standards: All Downtown Sub-Districts Purpose

This section does not apply to single-family detached or duplex dwellings, unless specified in 4.1130.

Headings in this section apply to:

All Development: Guidelines and standards under the “All Development” heading or without a heading apply to ~~a~~ All developments except single-family detached, duplex, and single-family attached dwellings. The standards do not apply to transit bus shelters; recycling drop boxes; utilities and public facilities (as described in Appendix 5: Public Facilities); cellular communication antennas; public urban plazas and walking paths with associated trail access points and trailheads; non-building developments (such as parking lots) in public parks; park-related structures such as picnic shelters and public restrooms in public parks; cemeteries; sewerage or drainage system structures; water system structures; helicopter landing facilities; and similar uses/structures as determined by the Manager.

Commercial, Employment, Live/work, Mixed-Use: ~~Those under the “Non-Residential” heading apply to all~~ All development that are not residential, such as commercial, mixed-use, live/work, and or employment uses, including commercial, live/work and employment uses as components of mixed-use structures.

Multi-Family Residential: ~~Those under the “Residential” heading apply only to a~~ Attached dwellings on a single lot, Residential Facilities and Elderly Housing, unless otherwise specified.

Single-Family Attached: Single-family attached dwellings.

Standards and guidelines with no heading apply to all development.

1. Integrated Site Planning

c. Guidelines

All Development

5. Service items such as loading docks, mechanical equipment, and garbage dumpsters shall be buffered from pedestrian areas. Enclosing and integrating these items into the building is strongly encouraged.
6. ~~View Opportunities. Views of nearby natural features such as Mount Hood to the east and surrounding bluffs and buttes, contribute to Gresham’s identity. New buildings will inevitably limit views from other buildings and surrounding sites. The purpose of this Guideline is to provide site planning methods and techniques to ensure that reasonable care has been taken to avoid obstructing valued views, where~~

applicable.

- a. ~~Orient buildings, landscaping and other site features in ways that help maintain existing views along public rights-of-way and within the Downtown Plan District area.~~
- b. ~~Take advantage of opportunities to enhance open spaces on a site, such as plazas and terraces oriented to maximize views of significant features. Site design shall take into account the relationship between the development and natural features and points of interest. Place buildings in ways that incorporate visual connections to adjacent public spaces, and physical and natural landmarks.~~

Residential & Single-family Attached

6. A shallow setback and minor grade separation between the first floor and the street level where residential uses occupy the first floor should be considered to create layers (such as gardens, stoops, and porch railings) that mark the transition between public and private spaces.

d. Standards

All Development

1. ~~In each development, at the minimum at least 75% of the minimum front setback percentage of site frontage that must be occupied by a building shall be; shall be lined with a building face, unless otherwise specified in the Street Type.~~
 - a. Urban Boulevard
 1. 50 percent, except on the north side of Powell Boulevard between Miller and Roberts.
 2. 60 percent on the north side of Powell Boulevard between Miller and Roberts.
 3. For Multi-Family and Single-Family Attached, building facades up to 15 feet from the front property line can be counted toward meeting the requirement for frontage that must be occupied by a building.
 - b. Urban Commercial: 75 percent.
 - c. Urban Residential: 75 percent, except for Multi-Family Residential and Single-Family Attached
 - d. Green/Shared: 75 percent
 - e. Main Avenue: 90 percent
 - f. Stanley Avenue: 90 percent
 - g. Third Street: 90 percent
 - h. Cleveland Avenue: 75 percent, except for Multi-Family Residential and Single-Family Attached, where facades up to 15 feet from the front property line can be counted toward meeting the requirement for frontage that must be occupied by a building.

Minimum and maximum setbacks apply. For the purposes of the minimum frontage percentage required to be occupied by a building on a street type, the building facade must be at the minimum setback unless otherwise noted above. Building facades with recesses incorporated to comply with facade articulation requirements are considered to be occupying the site frontage if the recesses do not exceed 24 inches.
2. ~~Refer to setback and frontage standards in Section 4.1130 Downtown Plan Sub-District Standards and Section 4.1140 Street Types for additional building frontage requirements on specific streets.~~
32. Parking and loading services shall be located to the side, interior or rear of the site or within or to the rear of the building. Parking located to the side of the building shall be limited to 25% of the frontage, except in DCL where parking can occupy 50% of the frontage.

- ~~43. Pedestrians shall be separated from nuisances such as noise and odors. Loading docks, mechanical equipment, garbage dumpsters and other such items shall be enclosed and located away from pedestrian areas and kept to service areas or alleys.~~

Commercial, Employment, Live/work, Mixed-Use

- ~~54. In commercial and mixed-use developments with commercial uses occupying the ground floor, building faces facades shall directly abut the sidewalk, with no intervening in-ground landscaping.~~

All Development Except Single-family Attached

- ~~65. Principal entrances to buildings shall be directly from the public, street-side adjacent sidewalk. Connections to principal pedestrian entrances shall be directly from the public sidewalk.~~

All Developments

- ~~6. View Opportunities. Views of nearby natural features such as Mount Hood to the east and surrounding bluffs and buttes, contribute to Gresham's identity. As the Downtown redevelops, there may be valued views to significant buildings. New buildings will inevitably limit views from other buildings and surrounding sites. The purpose of the following Standards is to provide site planning methods and techniques to ensure that reasonable care has been taken to avoid obstructing valued views of significant natural or man-made views.~~
- ~~a. A view corridor study shall be provided at the Manager's discretion in instances where significant views are present.~~
- ~~b. Developments shall be designed to preserve significant views of existing natural or man-made features or enhance new views to significant Downtown features. Developments shall not obstruct all views to significant natural features. This site design requirement to address view corridors includes the following:~~
- ~~i. Building placement on site;~~
- ~~ii. Site landscaping height and placement on site; and~~
- ~~iii. Open space placement on site.~~
- ~~c. If potential views to noteworthy natural features and points of interest exist (either nearby or in the distance) from the development site, entrances and publicly accessible open spaces shall be located and oriented to take advantage of this view.~~

Residential

- ~~7. Building faces may be located up to 15 feet behind the property line to allow for gardens, stoops or steps, where allowed. Fully 75% of the required front setback shall be lined with a building face (excluding single-family detached development, duplex development, and single-family attached development).~~

Multi-family Residential Residential & Single-Family Attached

8. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein. For single-family attached dwellings, all provisions of 7.0200 Site Design Review Standards and Criteria shall apply, except:

- 7.0201 (E) (1) and (2); and
- 7.0201 (H)(7)
- 7.0201 (K)(4); and

- 7.0201 (J); and
- 7.0202 (B); and
- 7.0210(B); and
- all of 7.0211

9. Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary track process as described in 4.1101(A)(1)(a).

2. Publicly Accessible Open Spaces

c. Guidelines

All Developments

4. Public spaces shall include focal points which could consist of art sculpture, water, pavilions, seating areas, specimen plants, unique paving, or unusual lighting.

Commercial, Employment, Live/work, Mixed-Use Non-Residential

- Public spaces can be located between a building and the sidewalk, so long as active ground floor uses are accessible to and from the space and provided the desired street wall and/or retail continuity is not adversely impacted by the presence of this space. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street.
- Public spaces shall be flanked by uses that activate the space and complement street activity with elements such as shops, outdoor cafes and vendors within the space.

3. Public spaces shall be accessible at grade adjacent to the sidewalk to promote physical and visual connection to the street. Portions of public spaces such as plazas may be above or below grade to accommodate a variety of outdoor gathering spaces.

Commercial, Employment, Live/work, Mixed-Use Non-Residential

- Street facing public spaces shall not exceed 20% of the total building footprint or 2000 square feet, whichever is less. Such space shall have a minimum width of 30 feet and a minimum depth of 20 feet, unless otherwise approved by the Manager due to site constraints.
- Public spaces located between a building and a sidewalk shall be abutted on at least two sides by retail shops, restaurants, primary residential or office entrances or services with their windows and doors fronting on the space.

3. Walkways and Pedestrian Circulation

c. Guidelines

All Development

Commercial, Employment, Live/work, Mixed-Use ~~Non-Residential~~

5. Provide signage scaled to the pedestrian that identifies uses, shops and attractions nearby.

All Development

6. Where a building is close to a transit stop and adequate shelter does not exist, consider including a covered and lighted entrance where people can wait for transit out of the weather. If the development includes a retail use, locate the storefront and weather protection close to the transit stop.

Multi-Family Residential ~~Residential~~ & Single-Family Attached

7. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and under Section 7.0201 the following Site Design Criteria and Standards apply. A departure from a referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager.

- a. 7.0201(I)(1) Pedestrian Circulation (a),(b),(c), and (d), modification as follows: "The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level units entrances and common parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints."
- b. 7.0201 (I)(2) "The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of the Building Code.

d. Standards

1. Walkways shall connect public sidewalks with building entrances not fronting on public streets.
2. Walkways shall connect building entries to other entries within the development.
3. Walkways shall incorporate at least one of the following elements:
 - a. pervious paving for at least 50% of surface area, including sand-set decorative paving; stone; porous concrete; or interlocking concrete paver system with gaps to allow water infiltration.
 - ~~b. walkways that direct surface runoff to pervious areas, valley drains to direct water run-off to planted areas~~
 - c. high-quality, durable seating every 50 feet.

7. Pedestrian circulation plans shall incorporate all of the following techniques to increase the personal safety of pedestrians:
 - a. Provide adequate lighting so that walkways shall be illuminated to a minimum of 0.5 foot-candles at any one point, a minimum average of 1.5 foot-candles over the entire surface and a maximum average of 3 foot-candles over the entire surface during the hours of darkness. Average foot candles shall be the average amount of light at a 3-foot height above a surface as determined using a photometric plan with 1-foot grid spot foot-candle readings. The Manager may modify these levels if such modifications are deemed necessary and appropriate for the use and surrounding area. Lighting

shall be designed so as to not shine directly into residential units by the use of cut-off or directional features; and

b. When walkways are between two buildings, provide at least one of the following:

1. Access control (such as a gate) to limit access to the walkway;
2. Surveillance opportunities for the length of the walkway, such as views from streets, public sidewalks or from windows in adjacent buildings;
3. Mirrors or other elements that provide views around corners where pedestrians would have difficulty seeing part of the walkway because of blind corners or other building obstructions.

~~b. Eliminate sharp "blind" corners; and~~

~~c. Eliminate tunnels and passages where pedestrians cannot see activity on the far side.~~

~~78. If a transit stop is adjacent to the development site, pedestrian connections to the stop shall be provided in an efficient manner.~~

Multi-family Residential ~~Residential~~ & Single-Family Attached

8. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and under Section 7.0201 the following Site Design Criteria and Standards apply.

- a. 7.0201(I)(1)-Pedestrian Circulation (a),(b),(c), and (d); modification as follows: "The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level units entrances and common parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints."
- b. 7.0201 (I)(2) "The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of the Building Code.

4. Parking Lot/ Parking Garage Screening

c. Guidelines

All Development

4. On the ground floor level facing street frontages, garages shall provide a perimeter of active use spaces on the ground floor level such as commercial, employment, ~~retail~~, ~~office~~ live/work or residential uses unless substitutions are approved by the decision authority, either the Design Commission or the Manager. Substitutions for active uses may include trees and other vegetation or artfully designed walls or grillwork.

d. Standards

All Development

3. Parking structures visible from the street shall be screened using at least one of the following:
 - a. A permitted use such as commercial, employment, live/work retail or residential use with a minimum depth of 20 feet
 - b. An ornamental screen made of metal work
 - c. Trees with a minimum caliper of 2 inches at 6 feet above grade and maximum spacing of 25 feet, along with shrubs, and understory planting
 - d. Bas-relief sculpture
 - e. Another approved device that meets the intent

5. Landscaping

c. Guidelines:

Parking Lot Landscaping and Lighting

All Development

Intent: To facilitate infiltration of water run-off, offer shade to otherwise barren paved areas, and visually soften expanses of parked vehicles.

1. Section 9.0823 Landscaping of Parking Lots applies to all new developments. The following additional guidelines supplement this Section. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager.
2. Within parking lots, parking shall be divided ~~into~~ with landscaped parking bays/islands to minimize the impact of the parking. containing one tree per nine stalls and understory.

d. Standards:

Parking Lot Landscaping and Lighting

All Development

1. Section 9.0823 Landscaping of Parking Lots applies to all new developments. The following additional standards supplement this Section.
2. Within parking lots, an average of 1 landscaped parking bay/island shall be installed per nine parking stalls. The parking bays/islands shall be distributed throughout the parking lot.
32. Parking lots light fixtures shall be cut-off fixtures and shall include fully be shielded to prevent glare and lighting into abutting buildings and properties.

4. Parking lot light fixtures shall be between ~~and full cut-off light fixtures between~~ 18 feet and 24 feet in height.

e. Guidelines: Site Landscaping

All Development

Intent: To reinforce or establish the character of the site, surrounding community and the natural environment through the treatment of landscape areas.

1. Use a rich, yet coordinated palette of landscape materials throughout the site to provide scale, texture and color that supports the design intentions of the building architecture.
2. For an entry way, planting should be massed and scaled as appropriate to demarcate the entrance.
3. Enhance the site front of the building with ornamental plant material, such as ornamental trees, flowering shrubs and perennials and ground covers.
4. Extend the landscape character of the area into the site; in particular, include mature shade trees where appropriate.
5. Automatic watering systems and drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns.

Multi-family Residential & Single-Family Attached

6. Enhance the front of the building with ornamental plant material, such as ornamental trees, flowering shrubs and perennials and ground covers.

5. Landscaping, continued

f. Standards: Site Landscaping

All Development

1. At least 15% of the site area shall be landscaped. Required sidewalk easements can be subtracted from the site area for the purposes of this calculation.
2. At least 70% of the front yard setback area shall be landscaped in meeting the 15% site area total. Use of ornamental grass lawns shall be limited to 20% of this requirement in the front yard.
3. Landscaping as defined in 3.0010, all landscaped setback areas, landscaped common open space, eco-roofs, preserved natural areas, planter areas, landscaped screening areas, as well as landscaped strips located between the curb and sidewalk can be included to meet the 15% landscaping requirement. In addition, shared walkways that provide access through common, within landscaped areas may count for up to 66% of the total required landscape area.
4. A minimum of 20% of plant varieties used within landscape areas shall be perennial and/or annual varieties to provide color, texture, and other special interest.
5. In addition to required street trees, site trees shall be required at a rate of one tree per 3,000 square feet of gross site area. Existing regulated major trees may be counted as two required site trees. Existing trees to be counted toward this requirement must be confirmed by either a Consulting Arborist, Qualified Arborist or a Registered Consulting Arborists to be healthy trees. Buffer, yard, drive and parking lot tree requirements may count toward the site tree requirement.

- a. New site trees must be capable of growing to a height of 25 feet. However, when accompanied by an arborist's report, ornamental, dwarf, and other smaller species may be permitted in locations where larger sized trees are not appropriate.
- b. New deciduous site trees shall be a minimum of ~~1-5~~ 2.5 inch caliper at the time of planting and shall be balled and burlapped or container stock.
- c. Evergreen trees shall be a minimum 6 foot height at the time of planting and shall be balled and burlapped or container stock.
- d. ~~As much as possible, n~~New site trees shall be distributed throughout the project rather than clumping them in one location.
- e. New site trees shall be staked for support for at least one year.

6. Shrub sizes should be as follows:

- a. Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of 24 inches high from finished grade and a minimum of 1 gallon size at planting;
- b. Perennials shall be a minimum of 1 gallon size; and
- c. Ground covers shall be well-rooted in either flats or a minimum of 1-gallon pots.

7. All landscaped areas shall be irrigated with an in-ground irrigation system, unless a licensed landscape architect submits written verification that the proposed planting materials do not require irrigation.

g. Guidelines: Shared Open Space

Intent: To create comfortable places for residents, amenable to social activity, through the use of plazas, courtyards, and other outdoor spaces.

Multi-family Residential ~~Residential~~

1. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and under Section 7.0201(L)(5) Shared Open Space Standards for Complexes applies to new stacked unit developments of 20 or more units. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager. The following additional guidelines supplement this Section.
2. Make plazas, courtyards, patios and lawns comfortable for human activity and social interaction - standing, sitting, talking, eating and playing.
3. Create a pleasant climate, including shade from summer sun and access to winter sunlight. Locate seating with consideration to sun and shade.
4. Use plants, furniture and lighting to shape, enliven, and give purpose to outdoor space.
5. Consider adding a focal element, such as a sculpture or fountain to outdoor space.
6. Design outdoor space with safety in mind. On-site plazas and courtyards should promote visibility from the street, and lighting to enhance nighttime security.

h. Standards: Shared Open Space

Multi-family Residential ~~Residential~~

1. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and Section 7.0201(L)(5) Shared Open Space Standards for Complexes applies to new stacked unit developments of 20 or more units. The

following additional standards supplement this Section.

2. Shared open spaces shall provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities include:
 - a. Site furnishings (seating areas, tables)
 - b. Patios, plazas, or courtyards
 - c. Tot lots
 - d. Gardens
 - e. Open lawn
 - f. Play fields
 - g. Sports courts, such as tennis or basketball courts
 - h. Architectural lighting
 - i. Fountain
 - j. Art piece

1. Massing

~~5. View Opportunities. Views of nearby natural features such as Mount Hood to the east and surrounding bluffs and buttes contribute to Gresham's identity. New buildings will inevitably limit views from other buildings and surrounding sites. The purpose of the following Guidelines is to provide building massing methods and techniques ensuring reasonable care have been taken to avoid obstructing valued views where applicable.~~

- ~~a. Configure the building shape and the roof form to maximize scenic views, especially from public places such as parks and streets.~~
- ~~b. Framing of important views of natural and man-made landmarks opportunities to open new views of landmark features through the site shall be considered.~~

d. Standards

1. Massing Requirement

Building size	Footprint	Required Massing
Small	< 10,000 sf	one building mass
Medium	> 10,000 sf < 20,000 sf	two building masses (Fig. a and b)
Large	> 20,000 sf	three building masses (Fig. c and d)

* Multiple buildings on a site will be calculated individually and follow the guidelines for their size building

- a. The minimum mass or volume change shall be at least 25% of the total volume of the building as calculated by FAR.
- b. Building size limitations shall be adhered to (see Table).
- c. Elements being used to count as massing shall not be used as wall building modulation elements.
- d. Upper-level building step backs. This is one option in satisfying the building massing requirement. Provide a minimum 6-foot step back above the third floor of a maximum five-story tall building or above the fourth floor of a building taller than five stories to help create human scaled environments and prevent over-shading the street.

View Opportunities

- ~~2. Alterations to the height and length shall be incorporated into portions of the building to maintain public and private views through the site. This is not intended to significantly reduce the maximum FAR allowed for the site.~~
- ~~3. The project's massing requirements (upper level step backs, building jogs, and separate volumes) shall address the view focused on the portion of a site affected by the view. Ways to address the view may include but are not limited to the following:~~
 - ~~a. Arrange separate volumes to frame important views.~~
 - ~~b. Provide upper level step backs above the second floor to help maintain existing views or provide new views.~~
 - ~~c. Create a significant jog in the building to maximize a view angle towards a special point of interest.~~

2. Façade Composition

c. Guidelines

All Development

Commercial, Employment, Live/work, Mixed-Use Non-Residential

4. Use façade rhythms and patterns to solidify the relationship between new and old buildings. Some of the best buildings downtown use vertical and horizontal expression to reflect changes in building form. For example, the structural bays of the building can be expressed with pilasters or other vertical detailing
5. Establish a rhythm of vertical elements along the façade: The regular cadence of display windows and shop entrances can encourage a variety of ground level uses.
6. Street level facades offer the greatest opportunity to support pedestrian activity; distinguish the ground

level of a building from the upper levels, especially where a building orients to the street and/or defines public space.

Multi-family Residential ~~Residential~~

7. Articulate residential building facades to unify a building's appearance, and add interest, scale, and three-dimensional quality. Articulation may be provided through periodic changes in wall plane, building material and/or color, changes in building fenestration, or other approaches that create visual interest and/or shadow lines.
8. Use windows and doors to establish scale and give expression to residential buildings. Details that contribute to a residential scale and appearance, such as mullions, are encouraged.
9. Incorporate three-dimensional design features, such as balconies and bays. Windows other than bays should be recessed behind the plane of the building to create shadow lines.

d. Standards

All Development

Commercial, Employment, Live/work, Mixed-Use ~~Non-Residential~~

3. A building of two or more stories shall have a belt line, fascia, or other horizontal datum line above the ground level façade.
 - a. Commercial buildings shall be designed to encourage multi-tenant occupancy and walk-in traffic at the street level. The following shall be incorporated in the design of street level facades:
 1. 15- to 30-foot-wide bays framed by columns or pilasters;
 2. Multiple storefront windows with 18- to 30-inch bulkheads or projecting sill.
4. Facade articulation shall consist of at least two of the following design features:
 - a. Changes in plane with a depth of at least 24 inches, vertically at intervals of not less than 30 feet and not more than 90 feet or horizontally not less than 20 feet and not more than 60 feet; or
 - b. Changes of color, texture, or material, vertically at intervals of not less than 30 feet and not more than 90 feet or horizontally not less than 20 feet and not more than 60 feet; or
 - c. A repeating pattern of wall recesses and projections at intervals of not less than 30 feet and not more than 90 feet, such as bays, offsets, reveals or projecting ribs, that has a relief of at least 12 inches.
5. On the facade facing the principal street, upper floors shall provide a minimum of ~~40%~~ 25% glazing in the total areas as measured above the first floor excluding roof shapes such as gables. between 3 and 8 feet, as measured from that story's finished floor level.

Multi-family Residential ~~Residential~~

6. Horizontal facades longer than 30 feet shall be articulated into smaller volumes to achieve a residential scale. At least two of the following methods shall be used:

- a. variation in the building form related to the scale of individual dwelling units as recessed or projecting bays, shifts in massing or distinct roof shapes;
 - b. diversity of window size, shape or patterns that relate to interior function;
 - c. emphasis of building entries through projecting or recessed form, detail, color, or materials;
 - d. variation in detailing including sills, headers, belt courses, reveals, pilasters, window bays, and similar features.
7. On facades facing streets, the area for windows and doors on upper floors shall be at least of 25% of the total area as measured above the first floor. ~~The total area of windows and doors on the street-facing facade shall not be less than 25% to the total area of the facade, excluding roof shapes such as gables.~~
8. ~~The first floor facade shall include windows that provide visual interest and visual connection to the street. Ground level windows are required.~~

Single-Family Attached

89. Refer to Section 7.0201(K) Architectural/Design Standards for Single Family Attached Dwelling Structures (such as Townhouses), except 7.0201(K)(4). Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary track process as described in 4.1101(A)(1)(a).

3. Ground-Level Details

c. Guidelines

All Development

1. Show creativity and individual expression in the design of the ground plane, and encourage visual details and richness that sustains interest along the street. Artisan produced details, such as handrails, lighting, doors and fences are especially encouraged.

Commercial, Employment, Live/work, Mixed-Use Non-Residential

2. Use design elements such as separate storefronts, display windows, shop entrances, exterior light fixtures, awnings and overhangs to add interest and encourage a mix of businesses.
3. Incorporate architectural elements that reinforce Downtown's unique qualities; in particular, downtown's best building's tend to support an active street life.
4. Significant grade separations between sidewalks and ground floor uses and features are discouraged.
5. Avoid ornamentation and features at the ground level that appear artificial or "tacked-on."

d. Standards

Commercial, Employment, Live/work, Mixed-Use Non-Residential

1. Ground floor, street-facing facades of commercial, employment, live/work and mixed-use buildings shall incorporate at least one of the following:
 - a. medallions, at a regular interval of bays and columns, every 15 to 40 feet
 - b. belt courses, above ground floor level and along entire facade

- c. plinths for columns, at a regular interval of bays and columns, every 15 to 40 feet
- d. bulkhead for store front window, between 1-2 feet from ground level
- e. projecting sills, a minimum of 8 inches from window pane

And two of the following:

- f. pedestrian-scaled lighting (such as building sconces), at a regular interval of bays and columns, every 15-40 feet (this is a high priority item to ensure well-lit and safe streets)
 - g. hanging baskets supported by ornamental brackets flanking entries and at the corner
 - h. ornamental tilework, a minimum of 5% of the ground level facade
 - i. planter box(es), a minimum of 6 square feet, not in a pedestrian way
 - j. an approved element not listed here, that meets the intent and as approved by the Manager or the Design Commission
2. Ground floor commercial, employment and live/work uses shall be at the sidewalk elevation.
 3. The use of applied foam ornamentation and Exterior Insulation Finishing System (EIFS) on exposed, ground level locations are prohibited on any building type.

4. Sign Design

c. Guidelines

Commercial, Employment, Live/work, Mixed-Use Non-Residential

1. Unique Design and Identity: As a unique expression of the business, the design possibilities are limitless. Projects are encouraged to add personality, imagination and innovation to the street environment while being mindful of the following considerations in the design and placement of exterior signs on a building:
 - a. Sign orientation. For the most part, signs in downtown Sub-Districts should be oriented to the pedestrian. This may include wall signs, projecting signs and window signs.
 - b. Respect for architectural elements and details. Care should be taken not to interfere with design elements that contribute to the building's character.
 - c. Shield the light source. Whenever projection lighting is used, care should be given to properly shield the light source.

d. Standards

Commercial, Employment, Live/work, Mixed-Use Non-Residential

1. Wall Signs: Position flush-mounted signs so they fit within architectural features:
 - a. Wall signs shall fit into a sign band of fascia on or directly above the ground level facade to help reinforce horizontal lines along the street.
 - b. Coordinate the color scheme with the building front.
 - c. Locate flush wall signs so that they do not extend beyond the outer edges of the building front.
 - d. The total maximum wall sign area on a building shall not exceed 7% of the overall ground level

facade area.

- e. The maximum height of an individual flush-mounted sign shall be 2 feet.
2. Projecting Signs: Locate projecting or blade signs along the ground-level facade, not above, and mount perpendicular to the building.
 - a. Clearance above the sidewalk shall be no less than 8 feet.
 - b. The maximum size of an individual projecting sign (one face) shall be 8 square feet.
 - c. The sign shall not extend from the building facade for a greater distance than 6 feet, or a distance equal to two-thirds the width of the abutting sidewalk, whichever is less.
 - d. Place signs near the business entrance, to guide customers to the door.
3. Window Signs: A window sign shall be painted or hung just inside the window. The maximum area of a window sign shall not exceed 20% of the window.
4. Internal illumination of signs shall not be permitted. ~~However, neon is allowed acceptable if used in limited quantities and where it is appropriate to the context.~~
5. ~~Signs shall be durable and long-lasting since they are exposed to extreme weather conditions.~~

5. Transparency

a. Intent: To promote the use of building facades to provide safe and comfortable waiting areas for transit and provide visual connections between activities inside and out.

b. Accompanies Design Principles:

- A. Provide a Vibrant Mix of Uses.
- C. Create a Vibrant Public Realm.

c. Guidelines:

Commercial, Employment, Live/work, Mixed-Use Non-Residential

1. Promote active, pedestrian-oriented uses with a high degree of transparency along the street. Uses should be readily discernible to passers-by.
2. The use of reflective, opaque, and highly tinted glass should be avoided in storefront windows and doors.

d. Standards:

All Developments

1. ~~Ground-level transparency requirements are defined in the Street Type Design Standards for all designated streets. For ground-level facades on Downtown streets without a street type designation that are visible from any street, a minimum of 25% of facade areas with a residential use must be clear, transparent glass and a minimum of 40% of facades with commercial, employment, or live/work uses must be clear, transparent glass. For both commercial and residential projects located on Downtown streets without a street type designation, a minimum of 30% of any ground floor facade visible from any street shall be comprised of windows with clear, transparent glass.~~
2. In each building, the ground-level facade area shall contain clear, transparent glass on facades visible from any street at the following percentages (by Street Type):
 - a. Urban Boulevard: 25% for Multi-family Residential and Single-Family Attached and 50% for Commercial, Employment and Live/work uses.

- b. Urban Commercial: 25% for Multi-family Residential and Single-Family Attached uses and 50% for Commercial, Employment and Live/Work uses.
- c. Urban Residential: 25% for Multi-family Residential and Single-Family Attached uses and 50% for Commercial, Employment and Live/Work uses.
- d. Green/Shared: 25% for Multi-family Residential and Single-Family Attached uses and 50% for Commercial, Employment and Live/Work uses.
- e. Main Avenue: 50%
- f. Stanley Avenue: 50%.
- g. Third Street: 50%.
- h. Cleveland Avenue: 25% for Multi-family Residential and Single-Family Attached uses and 50% for Commercial, Employment and Live/Work uses.

23. The minimums above shall be calculated on the area of the ground floor facade between 2 feet and 12 feet above grade.

Non-Residential Commercial, Employment, Live/work, Mixed-Use

43. To meet the clear, transparent glass requirement, storefront windows shall have a Visible Transmittance (VT) value of 90%.

54. For commercial uses, display windows for merchandise (that do not provide views into the store) can satisfy the clear, transparent glass requirement if the display windows are at least 24 inches deep and can contain three-dimensional objects, such as product displays or mannequins.

65. Films or other substances applied to the window to reduce the Visible Transmittance value below 90% shall be prohibited.

6. Prominent Entrances

c. Guidelines

Commercial, Employment, Live/work, Mixed-Use Non-Residential

1. The primary (front) building façade and main entry of nonresidential buildings shall be well-marked, articulated and oriented to and facing the primary public street.
2. Consider placing the main building entrance at a street corner, where feasible.
3. Entries shall be lighted and protected from weather.
4. Entries facing public streets shall be made visually prominent and receive architectural emphasis. A variety of techniques to accomplish this include:
 - a. recessed entries
 - b. projecting entries
 - c. elevated entries with stairways for residential uses
 - d. entry-related cover and/or roof line articulation (such as canopy articulation; parapet-roof

- articulation)
 - e. arched entries
 - f. decorative lintels of molding above doorways
 - g. landscape treatment and emphasis
 - h. surface treatment (such as paver or tiles)
 - i. entry courtyard
 - j. transom windows
 - k. signage
 - l. pilasters or columns supporting and/or framing the entrance
 - m. other techniques as appropriate
5. Multiple residential building entrances that activate and are oriented to the street are encouraged.
 6. Entry porches and stoops serving as a transitional space between the public sidewalk and residential building are encouraged. Porches and stoops shall not encroach upon a public sidewalk.
 7. Ground-level pedestrian passages from sidewalk to entrances within the site are encouraged and should have a strong visual connection to the street.
 8. Incorporate elements that address a pedestrian scale on and near entrances to a residential building.
 9. Consider using lighting for security and as an enhancement to the building facade.

d. Standards

Commercial, Employment, Live/work, Mixed-Use Non-Residential

1. Commercial, employment, live/work buildings and mixed-use buildings shall be designed to encourage multi-tenant occupancy and walk-in traffic at the street level. The following shall be incorporated in the design of street level facades:
 - a. Larger main entrances shall be differentiated from smaller storefront entries. The larger entrance shall be supported by a pair of large piers, while smaller entrances shall be framed with a pair of smaller columns; and
 - b. Building entrances shall not be located at intervals of more than 75 feet along the elevation facing the principal street; and
 - c. ~~When multiple entrances are not feasible, long walls must be broken up with glazing and other pedestrian amenities.~~
2. For mixed-use buildings, at least one commercial or employment use shall provide an entrance on the principal street. Residential uses should provide entrances on either the principal street or the secondary street. At least one customer and/or residential entrance (for mixed-use buildings) shall face the principal street and connect directly to the sidewalk along the secondary street on corner lots.
3. Building entrances shall be located under a shade device such as an awning or portico, with a minimum depth of 5 feet.
4. Primary entrances to the building shall have a dominant presence in the building facade; incorporate three of the following features:
 - a. recessed doorway, at least 2 feet from surrounding facade
 - b. overhang/canopy with a distinct form and larger size than other overhangs on the facade

- c. windows, a minimum of 18 inches tall above the door and above the width of the entrance.
- d. glass windows flanking the doorway, a minimum of 1 foot wide and the height of the doorway.
- e. ornamental light fixtures, flanking both sides of the door
- f. oversized entry door(s)
- g. stone, masonry, or tile paving in entry, a minimum of a 6 square feet
- h. planters with ornamental landscaping
- i. seating, along at least one edge of the entry way

Multi-Family Residential Residential & Single-Family Attached

~~5. For developments with multiple ground-related units, such as townhouses, every unit facing the street shall have an entrance on the street.~~

~~56. The main residential entrance for multi-family buildings shall face the primary street.~~

~~67. Two or more of the following elements shall be used to highlight site entrances to multi-family developments:~~

- a. special landscape treatment with seasonal color and flowering trees
- b. entry courtyard
- c. identifying building form such as a covered entry
- d. unique pedestrian-scale lighting
- e. prominent architectural feature, such as a trellis/arbor
- f. ornamental gate and/or fence
- g. water feature
- h. seating

~~78. Ground-level entry patios are not permitted facing the street, unless landscaped screening is provided on all sides of the patio.~~

~~89. For multi-family developments (attached dwellings on a single lot), exterior corridors and stairs visible from the street are not permitted, except for main entry stair leading to the building entrance.~~

Multi-Family Residential & Single-Family Attached

~~9. For developments with multiple ground-related units, such as townhouses, every unit facing the street shall have an entrance on the street.~~

8. Corner Features

a. Intent: To allow unique design opportunities on corner lots because of their visibility and access from two streets.

b. Applicable Downtown Design Principles:

- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.

c. Guidelines:

Commercial, Employment, Live/work, Mixed-Use

1. In some cases - particularly larger sites - visual and physical access into and through the site from public streets can aid in improving circulation Downtown. Ways of pulling back or punching through building corners at street intersections sufficient to promote visibility and to provide access through the site are encouraged.
2. Consider adding a focal point, such as a special building element, a water feature, an art sculpture or feature, or way finding element at the corner.
3. Employ especially high quality materials and distinct forms on the facade, roof, and ground level at the corner.

d. Standards:

Commercial, Employment, Live/work, Mixed-Use

1. The orientation and massing of buildings on corner lots shall place strong visual emphasis on the street. Buildings shall include one of the features from the list at the bottom of the page (Diagrams 4.1151(B)(8)(d)(1)) or an alternative approved by the Manager or Design Commission.
2. Corner buildings shall include distinctive architectural expressions in its facade, including at least two of the following:
 - a. major entrance: double doors, large overhang, recessed entry
 - b. tower forms: minimum of 1/3 additional height to ground level floor
 - c. oversized windows: at least 1/3 larger pane than the rest of the ground level facade windows
 - d. expressive canopies: colors and materials distinctive from the rest of the building
 - e. higher bays: minimum 18 feet
 - f. plaza: minimum 600 square feet
 - g. forecourt: minimum 400 square feet
 - h. pilasters
 - i. cupola
 - j. turrets
3. T-111, EIFS, vinyl and split-face or standard concrete block shall not be allowed as an exterior finish material on corner facades of a building.

10. Blank Walls

d. Standards

1. A vertical vegetated, or "green," wall shall count towards meeting a project's required landscaping, except for parking lot landscaping. The area of the support structure for the vegetation shall count

toward the landscape area,

11. Materials

c. Guidelines

All Development & Single-Family Attached

1. Smaller scale, natural materials are encouraged wherever possible, especially on the front façade and near pedestrian areas.

Developments are encouraged to use high quality materials common in Downtown's best buildings in contemporary ways, so long as visual cues with noteworthy buildings are established.

2. The use of sustainably harvested, salvaged, recycled or reused existing products is encouraged wherever possible.
3. When using more than one material on a facade, it is recommended to have one as the dominant theme with others serving to compliment or accentuate the design. For example, the main brick facade is accented with the use of special polished concrete block at the base, with matching concrete lintels to help tie the design together.
4. Employ durable and high-quality materials that show permanence and quality, minimize maintenance concerns and extend the life of the building.
5. Adjacent materials shall be compatible with each other in terms of heat and cold expansion for the long-term durability of the building.

d. Standards:

All Development & Single-Family Attached

1. The following primary materials shall be utilized on 65% of the building facade or greater:

- a. Brick or tile masonry;
- b. Stucco;
- c. Wood siding and wood simulation materials ~~(such as Proforma)~~
- ~~d. Hardie Plank~~
- d. Stone;
- e. Metal panels, including recycled panels and blocks;
- f. Fiber reinforced cement siding or panels;
- g. Ceramic tile;
- h. Spandrel glass; or

- i. Other as approved by the Manager;
- 2. The following materials are prohibited as primary cladding on new building facades and shall not be allowed on more than 35% of each individual building facade:
 - a. Vinyl
 - ~~a.b~~ Corrugated metal;
 - b. Plain concrete block;
 - c. Plain concrete;
 - d. Sheet pressboard; and
 - e. ~~T-111 Plywood~~
- 3. ~~The following secondary materials are permitted on no greater than 35% of building facade.~~
 - a. ~~Metal~~
 - e. ~~Pre-cast Masonry~~
- 3. The following materials are permitted as accent materials on no greater than 5% of each individual building facade, such as the facade as trims or accents (e.g., flashing, projecting features, ornamentation., etc.)
 - a. ~~Metals such as copper, iron, bronze and similar appearance metals as trims or accents~~
 - b. ~~Flashing, projecting features, ornamentation, etc.~~
 - c. ~~Tile~~
 - d. ~~Split-faced or standard block (for piers and foundation walls)~~
 - a. Split-faced block (for piers and foundation walls); and
 - e. Gypsum reinforced fiber concrete (for trim elements)
- 4. The following building materials are prohibited:
 - a. Vinyl siding;
 - b. T-111 plywood; and
 - c. Exterior Insulation Finishing System (EFIS)
- 5. Building Base Materials: Commercial ground level facades shall predominately consist of brick, tile masonry, or stone.
- 6. Change in Materials: Side and rear elevations that do not face a street, public parking area, pedestrian walkway or plaza and are not visible from an adjacent public street may utilize changes in materials in the interest of affordability, provided that the design is consistent with the overall composition of the building.

4.1152 Design Guidelines and Standards Downtown Commercial Core (DCC)

This is the City's long-standing center and features unique local businesses, small-scale storefronts, and intimate sidewalks. Main Avenue has a small-scale, walkable quality appreciated by residents. This Sub-

District is intended to preserve this small-scale character on Main Avenue while encouraging an active, engaging mix of old and new. The DCC allows a wide range of uses – residential, office, retail, service – that will help create a vibrant Sub-District that is active most of the day.

This section does not apply to single-family detached or duplex dwellings, unless specified in 4.1130.

~~Guidelines and standards under the "All Development" heading or without a heading apply to all developments except single-family detached, duplex, and single-family attached dwellings. Those under the "Non-Residential" heading apply to all development that are not residential, such as commercial, mixed-use, live-work, and employment uses. Those under the "Residential" heading apply only to attached dwellings on a single lot, unless otherwise specified.~~

Headings in this section apply to:

All Development: All developments except single-family detached, duplex, and single-family attached dwellings. The standards do not apply to transit bus shelters; recycling drop boxes; utilities and public facilities (as described in Appendix 5: Public Facilities); cellular communication antennas; public urban plazas and walking paths with associated trail access points and trailheads; non-building developments (such as parking lots) in public parks; park-related structures such as picnic shelters and public restrooms in public parks; cemeteries; sewerage or drainage system structures; water system structures; helicopter landing facilities; and similar uses/structures as determined by the Manager.

Commercial, Employment, Live/work, Mixed-Use: All development that are commercial, live/work, or employment uses, including commercial, live/work and employment uses as components of mixed-use structures.

Multi-Family Residential: Attached dwellings on a single lot, Residential Facilities and Elderly Housing, unless otherwise specified.

Single-Family Attached: Single-family attached dwellings.

Standards and guidelines with no heading apply to all development.

4.1152.A

4. Parking Lot/Parking Garage Screening

a. Intent: To mitigate breaks in the desired continuous building street wall.

b. Accompanies Design Principles:

- A. Provide a Vibrant Mix of Uses.
- C. Create a Vibrant Public Realm.

c. Guideline:

- 1 and 2. Facades on all sides of the building should be lined with activated uses such as, retail, residences with entries and windows, or offices.

d. Standards:

1. Parking lot screening: A structure, such as an architectural fence or low masonry wall, 3 feet and 6 inches in height shall be built at the back edge of the sidewalk.
2. Structured parking facing pedestrian streets within the district shall be lined with uses that provide visibility into building interiors. Other sides of the building shall be treated with other architectural or landscaping means to break up and screen the blank wall surface.

4.1152.B.1

1. Massing

a. **Intent:** To reinforce the prevailing human scale quality of the district.

b. **Applicable Downtown Design Principles:**

D. Create strong connections between Plan Districts and Sub-Districts.

H. Create Appropriate Transitions in Height, Bulk and Scale

c. **Guideline:**

1. Employ design strategies and incorporate architectural elements that reinforce the Downtown core's unique and positive qualities; in particular, compatible design should respect the scale and massing of adjacent buildings.
2. New development should employ appropriate height and massing transitions to adjacent buildings.

d. **Standards:**

1. To integrate new development with the scale of its surroundings, buildings shall provide ~~an upper level step-back of at least 6 feet for all floors above 35 feet.~~ This can be counted towards meeting the project's Downtown Massing requirement.
2. Within 50 feet of lower rise, residential district or sub-district, the height of that portion of the structure within 50 feet of the property line shall not exceed 35 feet.

4.1152.B.1

3. Ground-Level Details

a. **Intent:** To accommodate public use at the ground floor ~~in order~~ to promote a social interaction.

b. **Applicable Downtown Design Principles**

A. Provide a Vibrant Mix of Uses.

c. **Guideline:**

All Development

1. Consider designing the first level of the building to accommodate commercial, employment or live/work uses in the future.

d. Standards:

All Development

1. Main building entrances shall be oriented to directly face the primary street.

~~Multi-family Residential~~ Residential

- ~~2. The ground level of new developments shall be designed to commercial standards.~~

4.1153 Design Guidelines and Standards: Downtown Mixed-Use (DMU)

This Sub-District is intended to evolve over time from shopping center largely organized around automobile trips and parking into a mixed-use Sub-District with jobs, housing and retail opportunities. This full-service Sub-District will contain new shopping streets, public spaces and better pedestrian and automobile connections to the DCC Sub-District. This Sub-District allows a mixture of residential, employment and retail uses. It allows denser urban housing as well as larger office buildings. It also allows the most intense, tallest development in Downtown.

This section does not apply to single-family detached or duplex dwellings, unless specified in 4.1130. Guidelines and standards under the "All Development" heading or without a heading apply to all developments except single-family detached, duplex, and single-family attached dwellings. Those under the "Non-Residential" heading apply to all development that are not residential, such as commercial, mixed-use, live-work, and employment uses. Those under the "Residential" heading apply only to attached dwellings on a single lot, unless otherwise specified.

Headings in this section apply to:

All Development: All developments except single-family detached, duplex, and single-family attached dwellings. The standards do not apply to transit bus shelters; recycling drop boxes; utilities and public facilities (as described in Appendix 5: Public Facilities); cellular communication antennas; public urban plazas and walking paths with associated trail access points and trailheads; non-building developments (such as parking lots) in public parks; park-related structures such as picnic shelters and public restrooms in public parks; cemeteries; sewerage or drainage system structures; water system structures; helicopter landing facilities; and similar uses/structures as determined by the Manager.

Commercial, Employment, Live/work, Mixed-Use: All development that are commercial, live/work, or employment uses, including commercial, live/work and employment uses as components of mixed-use structures.

Multi-Family Residential: Attached dwellings on a single lot, Residential Facilities and Elderly Housing, unless otherwise specified.

Single-Family Attached: Single-family attached dwellings.

Standards and guidelines with no heading apply to all development.

4.1154 Design Guidelines and Standards: Downtown Transit Mid-Rise (DTM)

This mixed-use Sub-District provides a mid-rise, mixed-use character in the center of Downtown near its light-rail stations. Because of its proximity to transit, this Sub-District provides opportunities for those who live Downtown to buses and light rail to get to jobs and other destinations. It also supports the creation of employment uses Downtown so those who live outside the Downtown have easy access to work. It also supports the continued presence of institutional uses, such as government offices. This Sub-District allows a mix of residential, commercial and employment uses at a mid-rise intensity.

This section does not apply to single-family detached or duplex dwellings, unless specified in 4.1130.

~~Guidelines and standards under the "All Development" heading or without a heading apply to all developments except single-family detached, duplex, and single-family attached dwellings. Those under the "Non-Residential" heading apply to all development that are not residential, such as commercial, mixed-use, live-work, and employment uses. Those under the "Residential" heading apply only to attached dwellings on a single lot, unless otherwise specified.~~

Headings in this section apply to:

All Development: All developments except single-family detached, duplex, and single-family attached dwellings. The standards do not apply to transit bus shelters; recycling drop boxes; utilities and public facilities (as described in Appendix 5: Public Facilities); cellular communication antennas; public urban plazas and walking paths with associated trail access points and trailheads; non-building developments; developments (such as parking lots) in public parks; park-related structures such as picnic shelters and public restrooms in public parks; cemeteries; sewerage or drainage system structures; water system structures; helicopter landing facilities; and similar uses/structures as determined by the Manager.

Commercial, Employment, Live/work, Mixed-Use: All development that are commercial, live/work, or employment uses, including commercial, live/work and employment uses as components of mixed-use structures.

Multi-Family Residential: Attached dwellings on a single lot, Residential Facilities and Elderly Housing, unless otherwise specified.

Single-Family Attached: Single-family attached dwellings.

Standards and guidelines with no heading apply to all development.

4.1154.A

2. Publicly Accessible Open Spaces

a. **Intent:** To maximize opportunities for creating usable, attractive, well-integrated open space.

b. **Applicable Downtown Design Principles:**

C. Create a Vibrant Public Realm.

D. Create strong connections between Plan Districts and Sub-Districts.

Multi-family Residential & Single-Family Attached Residential

c. **Guidelines:**

1. Encourage the presence of a well-defined outdoor space with visual and physical connection to the street. Consider linking outdoor spaces with comfortable paths to create a network of spaces.
2. Low Impact Development design strategies are especially encouraged, such as: rain gardens, pervious paving, xeriscaping, etc.

d. **Standard:**

Multi-family Residential & Single-Family Attached Residential

1. Ground-level open spaces shall be designed to contribute to a "livable neighborhood" urban setting and must incorporate one of the following:
 - a. Planted interior courtyard, minimum 600 square feet or 5% of the lot, whichever is greater
 - b. fore-court, minimum 600 square feet or 5% of the lot, whichever is greater
 - c. gardens, minimum 300 square feet
 - d. shared space design that incorporates access for a variety of travel modes, recreation/leisure opportunities and/or open space, if approved by the Manager of Design Commission.

4.1155 Design Guidelines and Standards Downtown Residential Low-Rise (DRL)

This Sub-District encourages sensitive multi-family infill development in established residential neighborhoods to gently add a broader mix of housing choices and provide more density to take advantage of the area's proximity to transit and nearby shopping and job centers. Single-family houses can remain, and some limited, small-scale commercial uses are allowed where appropriate. This Sub-District encourages residential buildings to add to the quality and character of Downtown, and it is intended to create distinctive, walkable neighborhoods within a short distance of transit and the Downtown core.

This section does not apply to single-family detached or duplex dwellings, unless specified in 4.1130.

Guidelines and standards under the "All-Development" heading or without a heading apply to all developments except single-family detached, duplex, and single-family attached dwellings. Those under the "Non-Residential" heading apply to all development that are not residential, such as commercial, mixed-use, live-work, and employment uses. Those under the "Residential" heading apply only to attached dwellings on a single lot, unless otherwise specified.

Headings in this section apply to:

All Development: All developments except single-family detached, duplex, and single-family attached dwellings. The standards do not apply to transit bus shelters; recycling drop boxes; utilities and public facilities (as described in Appendix 5: Public Facilities); cellular communication antennas; public urban plazas and walking paths with associated trail access points and trailheads; non-building developments (such as parking lots) in public parks; park-related structures such as picnic shelters and public restrooms in public parks; cemeteries; sewerage or drainage system structures; water system structures; helicopter landing facilities; and similar uses/structures as determined by the Manager.

Commercial, Employment, Live/work, Mixed-Use: All development that are commercial, live/work, or employment uses, including commercial, live/work and employment uses as components of mixed-use structures.

Multi-Family Residential: Attached dwellings on a single lot, Residential Facilities and Elderly Housing, unless otherwise specified.

Single-Family Attached: Single-family attached dwellings.

Standards and guidelines with no heading apply to all development.

4.1155.A

5. Landscaping

a. **Intent:** To add landscaping to enhance the residential character of a development and minimize impacts on adjacent properties.

b. **Applicable Downtown Design Principles:**

- E. Incorporate Sustainability.
- F. Context Sensitivity.
- H. Create Appropriate Transitions in Height, Bulk and Scale

c. **Guidelines:**

All Development

1. Use a landscape palette that reflects the climate and positive landscape character found in the neighborhood. In general, use a rich yet coordinated palette of landscape materials to provide scale, texture and color.
2. Extend the landscape character to the public realm by providing shade trees in the planting strip and understory that will enhance the street level environment.

d. Standards:

All Development

1. A minimum of 15% of the site shall be landscaped with a mix of vegetative ground cover, shrubbery and trees. Trees shall be planted a minimum 2 inches (dbh) in caliper and shrubbery a minimum of 24 inches in height.
- ~~2. Planting strips shall be required for all multi-family development on streets. Street trees shall be placed one per every 30 linear feet of street frontage.~~
23. The use of native and/or drought-tolerant landscaping shall be required, unless alternative plant selection is approved by the Manager or Design Commission. The property owner shall maintain all landscaping.

1. Integrated Site Planning

a. Intent: To respect the existing development patterns in the area.

b. Applicable Downtown Design Principles:

- C. Create a Vibrant Public Realm.
- F. Context Sensitivity.
- H. Create Appropriate Transitions in Height, Bulk and Scale

c. Guidelines:

~~Multi-family Residential~~ **Residential**

1. Consider single-family development patterns in the front yard site design of multi-family development when adjacent to single family developments.
2. Consider a combination of landscaping and structural elements to buffer multi-family activities from adjacent single-family residences.
3. Consider providing multiple residential building entrances that activate and are oriented to the street.
4. Consider providing entry porches and stoops as a transitional space between the sidewalk and residential building.

d. Standards:

~~Multi-family Residential~~ **Residential**

1. The front of the buildings within 25 feet of the front line, except for frontages on courtyard space, shall include primary building entrance(s) that face the street.
2. Off-street parking or vehicular circulation shall not be allowed between a building and a street.
3. When a multi-family project is adjacent to a single-family residence, the building's front setback shall be within 5 feet of the setback provided by the single-family residence. For example, if the single-family setback is 20 feet, then the multi-family setback shall be set back 15 feet. This standard shall not cause a front setback to exceed 15 feet.

4. A 10-foot buffer shall be provided between the multi-family development and property lines abutting a single family line. Site obscuring landscaping shall be required, including a 6-foot, site-obscuring fence with shade trees planted a maximum 30 feet on center (2-inch caliper at planting); and/or other landscaping to provide visual buffering approved by the Manager or Design Commission.

2. Publicly Accessible Open Spaces

a. **Intent:** To create spaces that are inviting and usable and integrated with the overall design of the project.

b. **Accompanies Design Principles:**

- E. Incorporate Sustainability.
- F. Context Sensitivity.

c. **Guidelines:**

Multi-family Residential Residential

1. Incorporate common outdoor spaces with multi-family projects. Locate and size these spaces so that they are functional and support interaction among residents.
2. Provide a convenient system of outdoor passages that connect residential outdoor spaces and tie these spaces to sidewalks, where feasible.
3. Incorporate pervious pavement and other sustainable features in the design of landscaping and outdoor furnishings.

d. **Standards:**

Multi-family Residential Residential

1. Inclusive of required yards, a minimum of 15% of the gross site area shall be reserved as open space.
2. For multi-family development at densities greater than 15 units per acre, a minimum of 0.15 square feet of common open space shall be required for each square foot of gross residential floor area.

Common open space areas provided to comply with this standard shall be at least 500 square feet with no horizontal dimension less than 15 feet.

3. Walkways and Pedestrian Circulation

a. **Intent:** To provide convenient ways to move through larger development sites, such as from residence to the street, parking areas and open spaces.

b. **Applicable Downtown Design Principle:**

- F. Context Sensitivity.

c. **Guidelines:**

Multi-family Residential Residential

1. Establish clear pedestrian connections on-site that are well-marked and accommodating; direct pedestrians to buildings, parking, streets and open spaces.

d. Standards:

Multi-family Residential Residential

1. Developments with more than 20 units shall provide pedestrian circulation meeting the following standards:
 - a. An internal walkway system shall connect all buildings on the site and shall connect the dwelling units to parking areas, bicycle parking, storage areas, all recreational facilities and common areas, and abutting sidewalks and pedestrian trails.
 - b. Surface treatment shall be concrete or masonry pavers, at least 5 feet wide.

2. Facade Composition

a. Intent: To express the functional use of residential development in the design of exterior building elevations.

b. Applicable Downtown Design Principles:

- B. Promote Excellence in Design.
- F. Context Sensitivity.
- H. Create Appropriate Transitions in Height, Bulk and Scale

c. Guidelines:

Multi-family Residential Residential

1. Vary building facades to avoid monotony and add interest to the street. Consider upper floor balconies, bays and windows that overlook the street, enliven the elevation, and communicate the residential function of the building.

d. Standard:

Multi-family Residential Residential

1. Building facades shall incorporate design features such as off-sets, balconies, projections, recesses or similar elements to avoid large expanses of uninterrupted building surfaces. Such features shall occur at a minimum of every 30 feet.
 - a. Recesses and projections shall have a minimum depth of 2 feet and minimum length of 4 feet.

Section 3. Volume 3, Development Code Article 7 Design Review is amended as follows:

7.0001 Purpose

Design review examines most community service developments, manufactured dwelling parks, attached dwelling structures, single-family attached dwellings, commercial developments, and industrial developments and developments in Design Districts for compliance with the design criteria of the Community Development Code.

7.0002 General

- F. In Design Districts where standards and guidelines have been established, two tracks are available for design review. Under the clear and objective track, applications are evaluated using design standards. Under the discretionary track, applicants are evaluated using design guidelines.

7.0003 Applications

An application for Design Review is subject to the highest possible level of review, given the thresholds for different reviews described below. Design Review A is the lowest level; Design Review E is the highest level Design Review. For uses not listed in this section, the Manager shall determine which level of Design Review is appropriate.

- C. Design Review C. Design Review C is a Type II review, but is not subject to a pre-application conference. Design Review C may apply when there is: no increase in residential density that requires an increase in building area; no new buildings; or no new outdoor area, except as provided for below. The Design Review may include one of the following:
1. A change to the primary use. A change in use from an allowed commercial to a Type II or higher Community Service Use, and the change back to an allowed commercial use, shall not be considered a change to the primary use for purposes of this section;
 2. Duplexes in all districts except LDR-5, LDR-7, TR, TLDR, LDR-PV or LDR-SW
 3. A change to public facility requirements;
 4. A change to buffers, including an alternate buffer;
 5. A new driveway access;
 6. A change in landscaping requirements;
 7. An expansion to an existing parking lot; or
 8. A new parking lot;
 9. In a Design District, one (1) duplex on a single lot; or
 10. In a Design District, additions to mixed-use, live-work, community services use, commercial or employment developments that are not subject to Design Review E and meet the following:
 - a. The increase in building area is less than 10,000 square feet and does not exceed 25 percent of the existing floor area of the building. In the Corridor Design District, the increase in building area is less than 20,000 square feet and does not exceed 25 percent of the existing floor area of the building; and
 - b. The expansion is at the rear of the lot and is not visible from streets on which the site has street frontage.

D. Design Review D. Design Review D is a Type II review and is subject to a pre-application conference. Design Review D is a review by the Manager. The following are Design Review D, when they are greater than the thresholds in 7.0003(A)-(C) and not subject to Design Review E. The following are Design Review D, when they are greater than the thresholds in 7.0003(A)-(C) above. Proposals that do not meet the Design District Threshold for review by the Design Commission as noted in **Section 3.0010** are also Design Review D.

- a. Multi-family residential construction;
- b. Single-family attached residential construction;
- c. Manufactured dwelling parks construction;
- d. Commercial construction;
- e. Mixed Use construction;
- f. Industrial construction;
- g. Community Services Uses constructions; or
- h. Parking garages.

E. Design Review E. Design Review E is a Type III review and is subject to a pre-application conference. Design Review E is a review and decision by the Design Commission for applications within a Design District where clear and objective standards and discretionary guidelines have been established and that meet the Design District following thresholds: and the types of projects as noted in **Section 3.0010** Design District, Design Review and in **Table 11.0204** Land Use Applications and Review Authorities. The Design Review Type E may also be used by the applicant for smaller development projects within a Design District that propose to meet the Design Principles and Guidelines.

- a. Developments that include residential developments with five (5) or more units if the proposal is adjacent to LDR-5, LDR-7, TR, TLDR, DRL-1, or DRL-2, LDR-PV and LDR-SW districts or within TLDR, DRL-1 or DRL-2;
- b. Development that include ten (10) or more residential units if the proposal is adjacent to land use districts not specified in (a) above.
- c. Mixed-use, live-work, community services use construction, commercial or employment developments with either 10,000 square feet of new floor area (20,000 square feet in the Corridor Design District) or 50 feet of building frontage on a street including new buildings or additions to existing buildings.
- d. Public building and public urban plaza community service uses.
- e. Development projects that propose to use the discretionary track, regardless of scale.

See also Table 11.0204 Land Use Applications and Review Authorities.

- F. **Table 7.0003** is provided to illustrate the application of the different levels of Design Review. This table does not supersede the information in **7.0003 (A)-(E)**. For each row of the table, a person assesses if the work to be completed is part of a proposal. If so, the Design Review type specified for that type of work is circled. Once a person goes through the entire table, the highest level of review circled applies for the proposal.

TABLE 7.0003 DESIGN REVIEW APPLICATION

Work to be Completed	D.R. Level				
	A	B	C	D	E
Interior tenant improvements	X				
Facade updates	X				
Additions not to exceed 1,000 square feet and less than 5 percent increase in floor area or outdoor use area	X				
Additions greater than in Design Review A, up to 25,000 square feet for industrial uses, and up to 10,000 square feet for all other uses; and not to exceed 25 percent increase in floor or outdoor use area		X			
Change to primary use			X		
Duplexes in all districts except LDR-5, LDR-7, TR or TLDR, LDR-PV or LDR-SW			X		
Change in public facility requirement			X		
Change in buffer, or alternative buffer requested			X		
New curb cut, driveway access			X		
Change in landscaping requirements			X		
New or expanding parking lot			X		
Increase in residential density without an increase in existing building area			X		
<u>Small additions not visible from the site's street frontage in a Design District.</u>			X		
Additions greater than in Design Review B, exceeding 25,000 square feet for industrial uses; 10,000 square feet for all other uses and not in Design District				X	
Increase in number residential units and building area and not in Design District				X	
Manufactured Dwelling Park				X	
Community Services Uses not in Design District				X	
Site is currently undeveloped and not in Design District				X	
Parking Garage not in Design District				X	
<u>Smaller developments as defined in Section 3.0010 Design District, Design Review that are in a Design District and that choose the Design Standards process</u> <u>Developments in a Design District that do not exceed the thresholds in 7.0003(E) and choose the clear and objective standards track.</u>				X	
<u>Smaller developments as defined in Section 3.0010 Design District, Design Review that are in a Design District and that choose the Design Guidelines process</u> <u>Developments in a Design District that do not exceed the thresholds in 7.0003(E) and choose the discretionary guidelines track.</u>					X

Larger residential developments as defined in Section 3.0010 Design District, Design Review that are in a Design District and that choose the Design Guidelines process Residential developments in a Design District that exceed the thresholds in 7.0003(E) and choose the discretionary guidelines track.					X
Larger Mixed-use, live/work, community service use, commercial and employment developments as defined in Section 3.0010 Design District, Design Review that are in a Design District that exceed the thresholds in 7.0003(E) in a Design District and that choose the Design Guidelines discretionary guidelines track process					X
All public building community service uses					X
Parking garages in Design District					X

7.0005 Models in the Downtown Plan area

- A. For proposals that were approved through the design review process in the area shown on Figure 7.0005, a three-dimensional, basswood (or similar material as approved by the Manager) model of the approved proposal is required for new developments or for existing buildings where expansion will increase the building footprint by more than 50 percent.
- B. The three dimensional model of the proposal as approved must be submitted to be placed in the City's Downtown model prior to the issuance of a building permit.
- C. The scale of the model must be 1 inch equals 50 feet.
- D. The model requirements will be waived if the application does not involve a change in the bulk of buildings on a site for which the City possesses an accurate model.

Figure 7.0005

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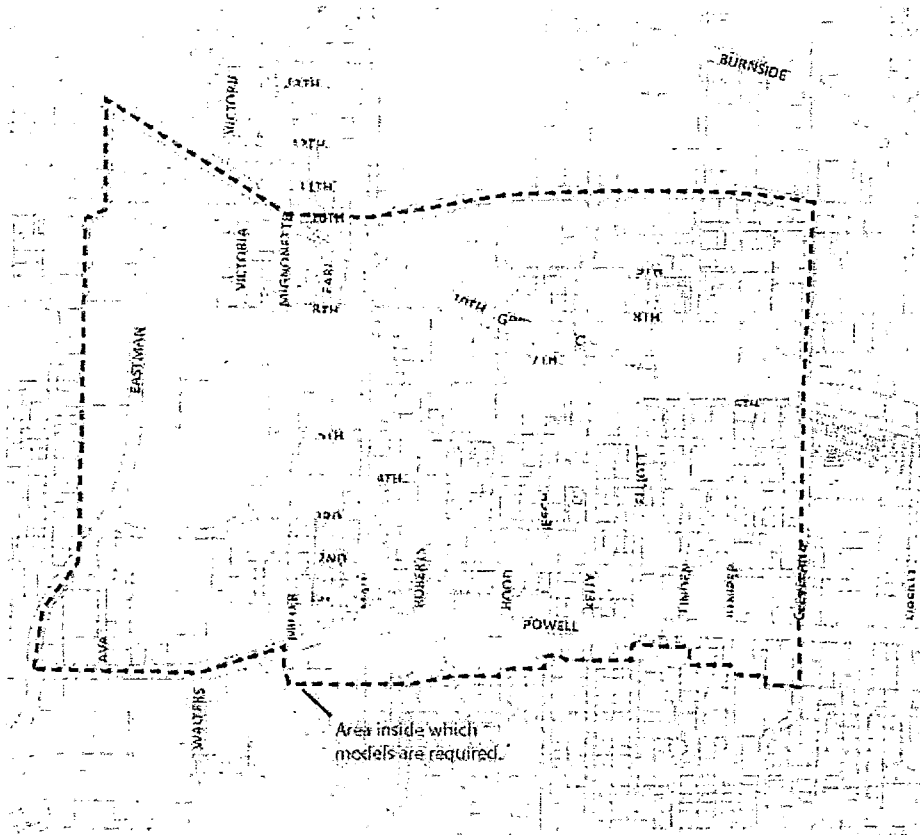
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7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

5. Landscaping, continued

11. New landscape planting sizes at planting are as follows:

- a. Deciduous canopy trees shall be a minimum of two and one-half (2.5) inches caliper size and shall be balled and burlapped or container stock;
- b. Deciduous ornamental trees shall be a minimum of two (2.0) inches caliper size and shall be balled and burlapped or container stock;
- c. Evergreen trees shall be a minimum of six (6) feet in height and shall be balled and burlapped or container stock;

Section 4. Volume 3, Development Code Article 8 Special Uses is amended as follows:

Development Requirements

8.0120 Introductory Provisions

The Community Development Code identifies uses which because of their social or technical need can be located in most areas within the city.

8.0121 Standards

Community Services shall be located in conformance with the following standards:

L. The following community service uses are exempt from floor-area ratio and maximum setback requirements:

1. Parks, plazas and trails;
2. Park-related structures such as picnic shelters
3. Transit facilities such as bus shelters and storage/utility sheds
4. Minor utility and public facilities (as described in Appendix 5: Public Facilities), such as lift stations and pumps
5. Portable classrooms.
6. Telecommunications equipment such as antennas;
7. Cemeteries;
8. Sewer and water utility structures such as storage reservoirs and pump stations;
9. Helicopter landing facilities;

Section 5. Volume 3, Development Code Section 9.0800 Parking is amended as follows:

9.0822 Surface Parking Lot Design

- A. All parking areas shall meet the following minimum design standards. By definition, parking for detached, duplex, or single family attached dwellings are exempt from these requirements.

4. Driveways/Drive Aisle Width.
 - a. Driveways shall have a minimum paved width of 20 feet for two-way circulation and 12 feet for one way, unless otherwise specified in 9.0822(A)(4)(b).
 - b. For residential developments with six units or fewer with access onto local, Urban Residential, Urban Commercial and Green/Shared Streets, driveways shall have a minimum paved width of 12 feet if the lot depth does not exceed 150 feet, subject to requirements in the Oregon Fire Code. If the lot depth exceeds 150 feet, the paved width should comply with 9.0822(A)(4)(a).
 - c. Driveways shall not occupy a yard setback or buffer except to pass through the yard in order to connect directly to a public street or as necessary for shared driveways and internal access between uses on abutting lots.
5. Turnaround Areas. Parking spaces shall be provided with adequate drive aisles or turnaround areas so that all vehicles may enter the street in a forward manner.

9.0852 Plan District Minimums and Maximums

- B. Downtown Plan District. Off-street parking facilities provided in connection with new development must be appropriate for the unique characteristics of the Downtown PD. This means that parking should be a clearly secondary use, designed so that it does not interfere with easy and safe pedestrian movement. By ensuring that parking lot sizes do not become excessive, and that appropriate landscaping is provided, the downtown area will be more attractive, and more conducive to creating a lively, prosperous district for the benefit of area residents, employees, and visitors.

3. Parking in addition to maximums: Under Type II procedures, the Manager may approve off-street parking in excess of the maximum allowed parking spaces specified in this section when the applicant can show that all the following criteria are met:
- a. The proposed development is highly supportive of the intent of the Gresham Downtown Plan, as contained in Volume 2 - Policies of the Community Development Plan; and
 - b. The need for additional parking cannot reasonably be met through provision of on-street parking or shared parking with adjacent or nearby uses; and
 - c. The proposed development demonstrates that its design and intended uses will support high levels of both transit and pedestrian activity; and
 - d. The site plan shall indicate where additional parking can be redeveloped to more intensive transit supportive use in the future; and or the parking in excess of the maximum is constructed as part of a parking structure.
 - e. ~~The parking in excess of the maximum is constructed as part of a parking structure.~~

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Section 7. Volume 3, Development Code Section 11.0204 is amended as follows:

Table 11.0204

Land Use Applications and Review Authorities

R = Recommendation D = Decision Authority A = Appeal Authority

Code Citation	Application	Pre-app required?	Type	Manager	Hearings Officer	Urban Forestry Subc.	Historic Resources Advisory Committee	Design Commission	Planning Commission	City Council

DESIGN REVIEW (7.0000)										
7.0003	Design Review A	N	I	D	A					
7.0003	Design Review B	N	I	D	A					
7.0003	Design Review C	N	II	D	A					
7.0003	Design Review D, Manager decision-Non Design District	Y	II	D	A			A		
7.0003	Design Review D, Design District	Y	II	D				A		
7.0003	<u>Design Review D, Design District. Exempt from Design Standards and Guidelines as described in 4.1151 through 4.1155 (except for public urban plazas)</u>	<u>Y</u>	<u>II</u>	<u>D</u>	<u>A</u>					
7.0003	Design Review E, Design District	Y	III					D		A

First reading: July 20, 2010

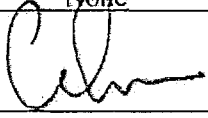
Second reading and passed: September 7, 2010

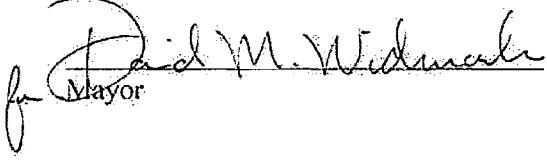
Yes: Widmark, Fuhrer, Craddick, Strathern, Warr-King, Nielsen-Hood

No: None

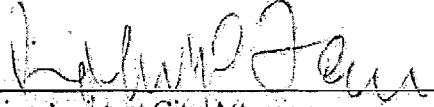
Absent: Bemis

Abstain: None


City Manager

 David M. Widmark
Mayor

Approved as to Form:


Senior Assistant City Attorney

BEFORE THE CITY COUNCIL OF THE
CITY OF GRESHAM

IN THE MATTER OF AMENDMENTS TO	)	Order No. 626
VOLUME 3, DEVELOPMENT CODE OF THE	)	
GRESHAM COMMUNITY DEVELOPMENT PLAN,	)	CPA 10-052
REGARDING DOWNTOWN CODE UPDATES	)	
	)	

On July 20, 2010, the City Council held a public hearing to take testimony on amendments to Volume 3, Development Code of the Gresham Community Development Plan relating to the Downtown Code Updates.

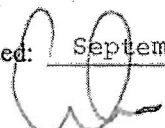
The hearing was conducted under Type IV procedures. Mayor Shane T. Bemis presided at the hearing.

The Council closed the public hearing and approved the proposed amendments at the July 20, 2010 meeting, and a decision was made at the September 7, 2010 meeting.

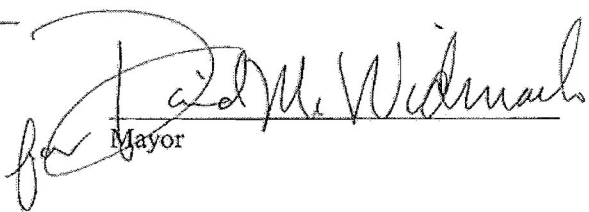
A permanent record of this proceeding is to be kept on file in the Gresham City Hall, along with the original of the Order.

The Council orders that these amendments are approved, and adopts the findings, conclusions, and recommendations as stated in the attached Planning Commission Recommendation Order and staff report.

Dated: September 7, 2010



City Manager



Mayor

**BEFORE THE PLANNING COMMISSION OF THE
CITY OF GRESHAM**

TYPE IV RECOMMENDATION ORDER

CPA 10-052

A public hearing was held on June 28, 2010, upon an application to consider proposed amendments to Volume 3, Development Code, relating to the **Downtown Plan District**.

The Commission closed the public hearing at the June 28, 2010 meeting, and a final recommendation to Council was made at the June 28, 2010 meeting.

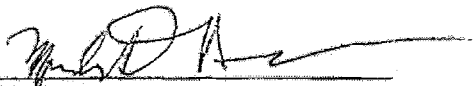
Richard Anderson, Chairperson, presided at the hearing.

A permanent record of this proceeding is to be kept on file in the Gresham City Hall, along with the original of this Type IV Recommendation Order.

The Planning Commission recommends **ADOPTION** of the proposed Community Development Code amendments to the City Council, and adopts the findings, conclusions and recommendations contained in the attached staff report with the following exceptions, additions and/or changes:

4.1130 Table Notes - O: Add "Floor area ratio" to the beginning of the sentence so it reads: "Floor area ratio does not apply to single-family detached and duplex dwellings."

4.1131 B. 3 & 4: Add the phrase "at least 24 inches wide" to references regarding seating units.


Chairperson

6-28-10
Date



MEMORANDUM
URBAN DESIGN & PLANNING

STAFF REPORT

TYPE IV HEARING—COMPREHENSIVE PLAN AMENDMENT

DOWNTOWN CODE UPDATES

To: Gresham Planning Commission

From: Mike Abbaté, Urban Design & Planning Director
Jonathan Harker, AICP, Long Range Planning Manager
Brian Martin, AICP, Associate Comprehensive Planner

Hearing Date: June 28, 2010

Report Date: June 17, 2010

File: CPA 10-052

Proposal: To adopt comprehensive plan amendments to Volume 3 of the Community Development Plan relating to the Downtown Plan Implementation Project's Downtown Code Updates element, including: Revise Downtown Plan District and other Code sections to correct errors, clarify passages and remove obstacles to desired development. This includes lowering the minimum floor area ratio in two sub-districts; revising and clarifying the Design Review process; clarifying applicability of design standards; revising storefront door/window requirements; updating requirements regarding the minimum amount of building frontage along a street; removing view opportunity standards; revising allowed façade materials; and other minor changes.

Exhibits: 'A' – Draft amendments to Volume 3 of the Community Development Plan

Recommendation: Staff recommends **adoption** of the proposed Comprehensive Plan amendments.

Staff Report Organization and Contents

- Section I is an Executive Summary of the project that provides an overview of proposed Community Development Plan and Code changes anticipated as part of this project.
- Section II identifies applicable Development Code procedures that apply to the proposal.
- Section III identifies those current Community Development Plan Goals and Policies that apply to the proposal.
- Section IV identifies the applicable Metro Urban Growth Functional Plan (UGMFP) titles that apply to the proposal.
- Section V identifies the applicable Statewide Planning Goals that apply to the proposal.
- Section VI contains findings of fact that indicate how the proposal is consistent with Sections II through V:
 - Subsection A is findings of fact for the Community Development Code Procedures.
 - Subsection B is findings of fact for the Community Development Plan Goals and Policies.
 - Subsection C is findings of fact for the Metro Functional Plan titles.
 - Subsection D is findings of fact for the Statewide Planning goals.
- Sections VII and VIII summarize staff conclusions and recommendations.
- Exhibit 'A' includes proposed amendments to Volume 3 (Development Code) as well as commentary. The commentary provides additional findings for this proposal.

SECTION I EXECUTIVE SUMMARY

Background

The City Council approved new goals, policies and action measures for Downtown in June 2009 that described the vision for Downtown and the City's policies toward land use, urban design, parks, transportation, and economic development.

In addition, the Council approved a new Design Manual for Downtown, which updated the Development Code to elevate design while providing additional flexibility. At the same time, a new two-track process was approved to provide applicants a choice whether to comply with clear and objective standards or meet discretionary design guidelines.

The Development Code changes also included new land-use sub-districts for Downtown, which provided new permitted and prohibited uses; height limits and floor area ratio requirements; street standards; and dimensional standards such as setbacks. The Code changes were effective July 16, 2009.

When the new Downtown Development Code was approved, the City Council directed staff to assist applicants with the new Code and monitor its effectiveness. Specifically, City staff members were directed to:

- Track proposed Downtown projects and other development-related inquiries
- Contact those making the inquiries to offer assistance
- Work with applicants prior to pre-application conferences to assist in understanding of the new Code and process
- Track issues that are potential barriers to development and identify needed changes
- Provide a report to the Council regarding the first six months the Code was in effect. (The report was created and led to many of the proposed amendments.)

The proposed amendments were developed to address Code issues identified during this process. City staff sought input from the Design Commission, Planning Commission and Downtown stakeholders in creating the proposed amendments.

Proposed Comprehensive Plan Amendment Overview

Text changes to the Development Code are proposed. The format of the attached Exhibit 'A' is a ~~strikeout~~ /underline version with comments inserted into the document to help explain the rationale for each proposed change. The overview provided below summarizes some of the more significant changes by issue:

Floor area ratio requirements

The floor area ratio (FAR) is defined as the amount of floor area in relation to the amount of site area. Floor area ratio requirements determine the minimum or maximum amount of square footage that can be placed on a site. In the Downtown Commercial Low-Rise (DCL) and Downtown Employment Mid-Rise (DEM) sub-districts (along Burnside, Hogan and part of Powell), it is difficult to create a site plan with single-story buildings and surface parking that meets the Code requirements because floor area ratios, minimum parking requirements and landscaping requirements combine to make development difficult and/or prohibitively expensive.

The amendments recognize that the Downtown Plan contemplated single-story commercial uses in these districts. They propose revising the minimum floor area ratio requirement in DCL and DEM to 0.4 from 0.5.

Affected Development Code sections include Article 4 Land Use Districts, Section 4.1100 Downtown Plan District (Table 4.1130).

Parks and density/design requirements

In the current Code, some standards, such as floor area ratio and setbacks, apply to developments such as parks and utility construction projects. This would make it difficult, for example, to build a picnic shelter and bathrooms at the center of Main City Park because the minimum floor area ratio is 1.0 and park facilities often do not provide significant floor area. This is a citywide issue where minimum floor area ratio requirements exist.

The amendment exempts the following uses from floor area ratio and maximum setback requirements: . parks, plazas and trails; park-related structures such as picnic shelters; transit facilities such as bus shelters and storage/utility sheds; minor utility and public facilities, such as lift stations and pumps; portable classrooms; telecommunications equipment such as antennas; cemeteries; sewer and water utility structures such as storage reservoirs and pump stations; and helicopter landing facilities.

Affected Development Code sections include Article 4 Land Use Districts, Section 4.1100 Downtown Plan District and Article 8: Community Services Uses.

Side setbacks for single-family detached homes

Article 4 Downtown Plan District lists the interior side setbacks for single-family homes as 10 feet, which was an error. The typical side setback for single-family detached homes in the city is 5 feet.

The amendment changes the interior side setback to 5 feet.

These changes may be found in Article 4 Land Use Districts, Section 4.1100 Downtown Plan District (Table 4.1130).

Minimum Frontage Requirements

Section 4.1142(A) says that "for the purposes of the minimum frontage percentage required to be occupied by a building on a street type, the building façade can be placed anywhere between the minimum and maximum setback." Section 4.1151(A)(1)(d)(1) specifies that the building needs to be on the "minimum front setback." These are in conflict.

The amendment deletes 4.1142(A) so that the building frontage must be on the minimum front setback. This would not apply to multi-family residential and single-family attached developments on certain streets (such as urban boulevards and urban residential) because those uses are allowed to be up to 15 feet off the property line to allow for stoops, porches and lawns.

This change may be found in Article 4 Land Use Districts, Section 4.1100 Downtown Plan District, Section 4.1142.

Applicability of guidelines and standards

Sections 4.1151 through 4.1155 describe the design guidelines and standards for all Downtown sub-districts. They begin with purpose statements that describes which standards and guidelines apply to which use types. This is not in a prominent location, making it difficult for Code users to find the descriptions and understand the guidelines and standards. Some headings also are not clear or do not provide enough detail about which uses need to comply with the standards and guidelines. In addition, some non-building uses (uses in Main City Park, for example) were not intended to be required to comply with the standards and guidelines.

The amendments reword the headings, make them more visible on the page, and repeat them in all the applicable sections. They also specify that the following uses are not required to comply with the standards: transit bus shelters; recycling drop boxes; utilities and public facilities; cellular communication antennas; public urban plazas and walking paths with associated trail access points and trailheads; non-building developments in public parks; park-related structures such as picnic shelters and public restrooms in public parks; cemeteries; sewerage or drainage system structures; water system structures; helicopter landing facilities; and similar uses/structures as determined by the Manager.

The amendment also uses headings to clarify which standards apply to single-family attached dwellings.

This change may be found in Article 4 Land Use Districts, Section 4.1100 Downtown Plan District, Sections 4.1151 through 4.1155.

Site planning & landscaping

Section 4.1151(A)(1)(d)(4) does not allow landscaping between building facades and the sidewalk. Section 4.1151(A)(5)(f)(2) requires such landscaping. These are in conflict.

The amendment requires commercial and mixed-use buildings to directly abut the sidewalk with no intervening landscaping. These uses could have landscaping in pots or planters if they did not impede a 5-foot clear space for pedestrians. Other buildings with setbacks must landscape the area between the sidewalk and building face.

These changes may be seen in Article 4 Land Use Districts, Section 4.1100 Downtown Plan District, Section 4.1151.

Facade composition - transparency

Transparency requirements (percentage of façade with doors and windows) are provided in 4.1151(B)(2)(d)(7) and in the Street Types section. There are potential conflicts between the two. The Street Types section also includes a requirement that ground-floor residential uses have a minimum of 40 percent transparency. A 25 percent transparency is more typical of housing; the 40 percent standard is an error. Some current Street Type code provisions also require 75 percent glazing on first-floor facades, which may be excessive and present an obstacle to development.

The amendment moves all transparency requirements to 4.1151(B)(5)(d)(1) and removes them from each street type. The amendment also reduces the minimum transparency requirement for residential facades to 25 percent and the minimum transparency percentage for commercial facades to 50 percent.

These changes may be seen in Article 4 Land Use Districts, Section 4.1100 Downtown Plan District, Section 4.1151(B)(5) and the Street Types.

Materials

The materials standards in the Downtown Code, 4.1151(B)(11), are different than the materials standards in Section 7.0100; Two Or More Units, Elderly Housing And Mixed-Use (Residential) Criteria, Guidelines

and Standards. Uniformity between the two is preferable to simplify the Code. The standards in Section 7.0100 also reflect the latest research by staff and Design Commission input.

The amendment modifies Downtown materials requirements so that they are nearly identical to those in Section 7.0100. A notable exception is a greater allowance for spandrel glass in Downtown.

This change may be seen in Article 4 Land Use Districts, Section 4.1100 Downtown Plan District.

Massing – View Opportunities

The standards for view opportunities – 4.1151(A)(1)(c)(6), 4.1151(A)(1)(d)(6), 4.1151(B)(1)(c)(5) and 4.1151(B)(1)(d)(2) – are not clear and objective. If applied broadly, they could prevent desirable development Downtown because they apply to views from private development. Regulating views from private development also might face legal obstacles.

The amendment deletes all view opportunity guidelines and standards.

This change may be seen in Article 4 Land Use Districts, Section 4.1100 Downtown Plan District, Section 4.1151.

Signs - Materials

Sign requirements contain standards that are not clear and objective. 4.1151(B)(4)(d)(4) says neon is acceptable "if used in limited quantities and where it is appropriate to the context." Another standard, 4.1151(B)(4)(d)(5), calls for "durable and long-lasting" materials, but the materials are not defined. Durable materials may not be necessary because signs often are not expected to last as long as the buildings. Neon is favored for its potential for artful, visually interesting signs.

The amendment modifies Downtown signage requirements to allow neon outright and strike the language about "durable and long-lasting" signs.

This change may be seen in Article 4 Land Use Districts, Section 4.1100 Downtown Plan District.

Walkways and lighting

Downtown Code standard 4.1151(A)(3)(d)(7)(a) calls for "adequate" lighting on walkways. This is not a clear and objective standard.

The amendment incorporates walkway lighting standards recently adopted for Section 7.0100; Two Or More Units, Elderly Housing And Mixed-Use (Residential) Criteria, Guidelines And Standards. The standard says "walkways shall be illuminated to a minimum of 0.5 foot-candles at any one point, a minimum average of 1.5 foot-candles over the entire surface and a maximum average of 3 foot-candles over the entire surface during the hours of darkness."

This change may be seen in Article 4 Land Use Districts, Section 4.1100 Downtown Plan District, Section 4.1151.

Parking maximums

Parking standards 9.0852(B)(3)(d) and 9.0852(B)(3)(e) require parking areas in addition to the maximum allowed parking to be in parking structures and in lots that can be redeveloped. Both are not possible simultaneously.

The amendments make parking in excess of maximum requirements allowed in a parking structure or in a lot that could be redeveloped later.

This change may be seen in Article 9 Common Requirements, Section 9.0800 Parking.

SECTION II
APPLICABLE COMMUNITY DEVELOPMENT CODE PROCEDURES

Section 11.0400	Legislative Actions
Section 11.0600	Type IV Procedure – Legislative
Section 11.0300	Public Deliberations and Hearings
Section 4.1000	Plan Districts

SECTION III
APPLICABLE COMMUNITY DEVELOPMENT PLAN GOALS & POLICIES

Section 10.014	Land Use Policies and Regulations
Section 10.100	Citizen Involvement
Section 10.314	Downtown Area Development

SECTION IV
APPLICABLE METRO URBAN GROWTH FUNCTIONAL PLAN TITLES

Title 1	Requirements for Housing and Employment Accommodation
Title 6	Central City, Regional Centers, Town Centers And Station Communities
Title 8	Compliance Procedures

SECTION V
STATEWIDE PLANNING GOALS

Goal 1	Citizen Involvement
Goal 2	Land Use Planning

SECTION VI
FINDINGS OF FACT

The proposed Community Development Plan amendments attached as Exhibit 'A' are consistent with all applicable Procedures, Goals and Policies of the Community Development Plan and applicable titles of the Metro Urban Growth Management Functional Plan as indicated in the following findings.

A. COMMUNITY DEVELOPMENT CODE PROCEDURES

1. **Section 11.0200 – Initiation and Classification of Applications.** This section requires that an amendment to the Community Development Code and the Community Development Plan be a legislative action under the Type IV Procedure pursuant to this section. This section applies to this proposal, as it is an amendment to the Community Development Code and the Community Development Plan.
2. **Section 11.0600 - Type IV Legislative Procedures.** This section requires that the Planning Commission shall hold a public hearing and make a recommendation to the Council. The Council shall hold another public hearing and make a final decision. Interested persons may present evidence and testimony relevant to the proposal. The Planning Commission and Council will make findings for each of the applicable criteria. The section also provides for a hearing process consistent with Section 11.0300. Both the Planning Commission and the City Council, at public hearings in conformance with provisions of

this section, will consider this proposal. Findings are made for the applicable criteria in this report or as revised in the record.

3. Section 11.1000 – Public Deliberations and Hearings. For a Type IV Comprehensive Plan Amendment this section requires that hearings be scheduled, a notice published in a newspaper of general circulation in the City and a copy of the decision be mailed to those required to receive such notice. Required notice of public hearing for these proposed text amendments has been published in the Gresham Outlook, as required by this section. The Planning Commission will make a recommendation and the Council will make a decision that will be based on findings of fact contained in this report and in the hearings record and a decision will be sent to those who participated in the hearings. A decision shall be made accompanied by findings and an order.

1. Section 4.1000 – Plan Districts. This section provides that a Plan District can be amended through a Type IV legislative procedure. These Community Development Plan and Community Development Plan amendments will be completed using a Type IV legislative procedure.

A. A Plan District may be designated when the city finds that conditions within a specific area are such that unique planning and regulatory tools are required to achieve desired results. A Plan District designation may be warranted based on specific land use, economic, transportation, public facilities, historic, or natural conditions found to exist in the area. Plan District designation provides a means to create or modify development districts and standards in ways which address specific opportunities and problems within the plan area. These new or modified development districts and standards are not transferable to properties outside the boundaries of the established Plan District. The Plan District designation is generally not intended to be applied to small areas or to small individual properties.

Findings

Findings under this section were made for establishing the Downtown Plan District when the district was originally adopted and when it was modified in 2009. As provided in subsection (B) below a Plan District can be modified when findings are made that it meets the specific criteria required for establishing a plan district.

Conclusions

The Downtown Plan District was previously established as consistent with this section and amended in 2009 to add approximately 220 acres north of Division Street and selected parcels on the south side of the Plan District consistent with the subsection and the applicable provisions of 4.1000.

B. Except as provided in Section 4.1000(E), a Plan District shall be established, amended, or removed at the initiative of the Planning Commission or the City Council through the Type IV legislative procedure. In establishing a Plan District, findings satisfying all of the following criteria must be made:

- 1. The area proposed for the Plan District designation is generally affected by special characteristics or problems of a land use, economic, transportation, public facilities, historic, natural, or transitional use or development nature which are not common to other areas of the city.*
- 2. Existing development districts and standards applying in the area are inadequate to achieve goals and implementation strategies of the Community Development Code, or to address an identified problem in the area.*
- 3. The proposed Plan District designation is the result of a study or plan which documents the special characteristics of the study area and includes measures to address the relevant issues.*

4. *Any proposed policies, procedures, development standards, or other measures to be implemented are in conformance with the purposes, findings and recommendations of the study or plan which serves as the basis for the Plan District.*

5. *The Plan District designation, and related policies, procedures, standards, and other measures are consistent with applicable policies and implementation strategies of the Community Development Code, and with any applicable locational criteria identified in the Community Development Code.*

Findings

The proposal for amending the Downtown Plan District is being processed under the Type IV legislative procedure.

1. The area's special characteristics, which were established with the creation of the Plan District and subsequent amendments to the Plan District, include:

- **Location:** It is inside the Regional Center area indicated on the Metro 2040 Growth Concept Map. Metro Regional Centers are "centers of commerce and local government services serving a market area of hundreds of thousands of people, regional centers become the focus of transit and highway improvements. They are characterized by two- to four- story compact employment and housing development served by high-quality transit. The areas also are near MAX light-rail stops and several bus lines that converge on the Gresham Transit Center.
- **Underdevelopment:** While the areas are in or near the Regional Center, the Downtown core and high-capacity transit, much of the area has developed as low-density, auto-oriented development. Many parcels are underutilized considering their proximity to the center of the City.
- **Design quality:** A problem identified is a lack of high-quality design in some developments in the City's center and Downtown Plan District.

2. Although the existing guidelines and standards are generally adequate, some errors, conflicts and inadequate provisions remain. The amendments provide numerous improvements to encourage high-quality site and building design. They also will remove obstacles to development.

3. Community Development Plan Volume 1, Comprehensive Plan Findings, Appendix 37 contains the Downtown Plan study on which the proposed amendments are based; which was based on two years of study.

4. The Downtown Plan District's proposed amendments are consistent with the goals and policies in Section 10.314 of Volume 2 of the Community Development Plan, which when approved were found to be consistent with the Downtown Plan Section findings (Community Development Plan Volume 1, Comprehensive Plan Findings, Appendix 37).

5. The findings of fact made in relation to section 10.314 in this staff report are the applicable provisions that apply to the proposed modification of the Downtown Plan District. This section made findings and conclusions that the proposal is consistent with these applicable policies and goals.

Conclusions

The process for approving these proposed amendments are consistent with the requirements.

1. The area was previously designated as the Downtown Plan District and has been identified as within the area that Metro has designated as in the Regional Center's sphere of influence. The findings also have

established that the areas have special characteristics and problems that are not common elsewhere in the City. The proposal is consistent with this subsection.

2. Gresham's existing code contains some inadequate guidelines/standards that fail to address the problems and characteristics and implement the City's vision for the Downtown area. The proposed amendments have been crafted to address these. The proposal is consistent with this subsection.

3. The Downtown Plan District was based on two years of study and the Downtown Plan. This proposal is consistent with this subsection.

4. The proposed amendments are a continuation and direct result of the planning process that resulted in the Downtown Plan and would implement that plan. The proposal is consistent with this subsection.

5. Based on findings and conclusions in this staff report in relation to 10.314 Downtown Plan District, the proposal is consistent with this subsection.

B. COMMUNITY DEVELOPMENT PLAN GOALS AND POLICIES (VOLUME II)

This section identifies the applicable Community Development Plan Goals and Policies. The text (*italicized*) of the Policy is followed by corresponding findings and conclusions. The applicable Policies are grouped by general categories.

1. General Goals & Policies

Section 10.014 Land Use Policies and Regulations

Goal: Maintain an up-to-date Comprehensive Plan and implementing regulations as the legislative foundation of Gresham's land use program.

Policy 1: The City's land use program will be consistent with state and regional requirements but also shall serve the best interests of Gresham.

Policy 2: The City's land use regulations, actions and related plans shall be consistent with and implement the Comprehensive Plan.

Policy 20: The City shall periodically review and update the Comprehensive Plan text and the Community Development Plan Map(s) to ensure they remain current and responsive to community needs; provide reliable information and dependable, factually based policy direction, and conform to applicable state law, administrative rules and regional requirements.

Policy 21: Council may, upon finding it is in the overall public interest, initiate legislative processes to change the Comprehensive Plan text and Community Development Plan Map(s) and Development Code.

Findings

These general Goals and Policies establish the City's intent to use its Comprehensive Plan (Gresham Community Development Plan [GCDP]) as the basis for appropriate planning processes and resulting land use plans.

The proposed amendments are part of the Downtown Code Update element of the Downtown Implementation Plan project, which was requested by the Gresham City Council to help achieve the goals of the Downtown Plan. The City Council initiated the project on Dec. 15, 2009, by adopting it in its Work Plan. Public participation events included meetings with the Planning Commission and a community forum.

Gresham's Comprehensive Plan has been found in compliance with state and regional requirements, and the proposed amendments also are in compliance with Gresham's code and state and regional requirements, as described in Sections II, III, IV, V and VI of this staff report. The proposed amendments were sent to the state Department of Land Conservation and Development (DLCD) and Metro for review. DLCD representatives requested more information about the changing floor area ratio requirements in DEM and DCL. The representative expressed an understanding of the reasons for the change, and the City has received no further communication from DLCD. The City received no comments or questions from Metro.

The proposed amendments are intended to improve upon Downtown Plan District amendments approved in June 2009 and effective on July 16, 2009. The amendments will remove obstacles to development while ensuring the Code satisfies community needs for high-quality Downtown design.

The proposed amendments were created during a planning process that involved residents, property owners, business owners, elected and appointment officials and other interested parties.

Conclusions

Policy 1, 2, and 21: The proposed amendments are part of the Downtown Implementation Project's Downtown Code Updates element, which was requested by the Gresham City Council to provide an update Gresham's Downtown Plan District. The City Council endorsed the project by adopting it in its 2010 Work Plan. Gresham's Comprehensive Plan has been found in compliance with state and regional requirements, and the proposed amendments also are in compliance with Gresham's code and state and regional requirements, as described in Sections II, III, IV, V and VI of this staff report. The proposed amendments were created during a planning process that involved residents, property owners, business owners, elected and appointment officials and other interested parties.

Policy 20: The Downtown Plan District received a major update in 2009. Since then, the City has identified Code errors and issues. The Downtown Code Updates address those issues and errors. The City's outreach included a community workshops and meetings with the Design Commission and Planning Commission.

Goal 10.014 is addressed by these proposed amendments that clarify and revise regulations so the Development Code may be consistent with the Comprehensive Plan.

The proposal is consistent with the applicable general goals and policies listed in this section.

2. Citizen Involvement Goals & Policies

Section 10.100 Citizen Involvement

Goal: The City shall provide opportunities for citizens to participate in all phases of the planning process by coordinating citizen involvement functions; effectively communicating information; and facilitating opportunities for input.

Goal: The City shall provide opportunities for citizens to participate in all phases of the planning process by coordinating citizen involvement functions; effectively communicating information; and facilitating opportunities for input.

Policy 1: The City shall ensure the opportunity for citizen participation and input when preparing and revising policies, plans and implementing regulations.

Policy 2: The City shall consider the interests of the entire community and the goals and policies of the Comprehensive Plan when making decisions.

Policy 4: The City shall provide opportunities for meaningful citizen involvement on site development proposals.

Policy 7: The City shall facilitate involvement of citizens in the planning process, including data collection, plan preparation, adoption, implementation, evaluation and revision.

Policy 8: The City shall ensure that citizen concerns are considered in land use decisions and shall provide feedback to the public regarding how these concerns have impacted decisions.

Policy 10: The City shall ensure the opportunity for the public to be involved in all phases of planning projects and issues.

Policy 11: The City shall ensure that the public has complete and timely access to all public information concerning land use projects and issues. This includes private development proposals once they are in the formal application process.

Findings

The public involvement goals and policies establish the City's intent that its citizens have opportunities throughout a planning project to be informed and to affect proposals.

The issues that have led to the proposed code amendments were identified during tracking of Downtown Code issues in the 10 months after the Code became effective on July 16, 2009. Code issues were identified in consultation with staff, the Design Commission, the Planning Commission, those expressing interest in developing in Downtown Gresham, development applicants and City residents.

City staff members also conducted public outreach, including a May 20, 2010, community forum and e-mails to more than 315 people who have expressed interest in Downtown Gresham projects.

Information also was made available on the City's website.

A Planning Commission work session was conducted on May 10, 2010. Design Commission work sessions were conducted on April 29 and May 19, 2010.

The proposed amendments revise the design review procedures to clarify which kinds of applications receive which kinds of design review. The amendments also provide for the appropriate level of review based on the potential impact of the project on the Downtown. The updated design review provisions will provide opportunities for meaningful public input.

Conclusion

The Citizen Involvement Goal (10.100) and its policies are met by the combination of a workshop, e-mails, and meetings as well as providing information on the proposal on the City Web site. Policy 4 is met by providing a design review section with meaningful public input provisions.

The proposal is consistent with the applicable citizen involvement goals and policies listed in this section.

3. Downtown Plan District

Section 10.314 – Downtown Vision Goal

Goal: Downtown will be the recognized center of Gresham, and will include most significant civic and governmental functions, including public parks and the Center for the Arts. It will include large numbers of professional sector jobs, medium and high density residential development and a thriving and unique entertainment, nightlife and shopping district.

Findings

The proposed amendments support this goal by improving the Downtown Plan amendments passed in 2009 that allowed land uses and intensities in Downtown Gresham to support the creation of employment, adding residential units and providing an active, lively, diverse, thriving Downtown.

Conclusion

The proposal is consistent with the Downtown Vision Goal.

Section 10.314 – Land Use

Goal: Make Downtown the recognized business and social center of Gresham as a thriving, unique, mixed-use part of the Regional Center with connection to the Civic Neighborhood..

Policy 1: Provide a mix of land uses that will offer opportunities for people to live, work, shop, play and access cultural and entertainment activities. Downtown will include:

- a. Significant civic and government functions, including parks and the Center for the Arts,*
- b. Office buildings that will provide large number of professional sector jobs.*
- c. Medium and high density residential development that will substantially increase Downtown's population.*
- d. A shopping district that offers unique goods, entertainment, cultural activities and nightlife.*

Policy 2: Designate areas for medium and high-density residential development that will provide a variety of housing types for people of all income levels and that will support a vibrant shopping district. Allow the highest densities of housing near the Downtown core and the MAX line.

Policy 3: Create a thriving, pedestrian-friendly Downtown core area that will be the heart of Downtown and will have a mix of uses that encourage a variety of activities during at least 18 hours of each day by:

- a. Being visible and accessible from arterial streets that border Downtown and from the MAX line.*
- b. Having commercial areas appropriately sized for Downtown based on market potential and urban design considerations.*
- c. Having a uniquely Gresham character and being complementary to the Civic Neighborhood.*
- d. Having designated shopping streets (such as Main and Third) where commercial uses are found on the first floor of new buildings.*

Findings

The Downtown sub-districts adopted in 2009 provide a wide range of allowed land uses that include single-family residential, duplexes, townhomes, apartments/condominiums, mixed-use, commercial, employment (small-scale manufacturing and information services), restaurants, entertainment, parks, community services (such as elderly and special needs housing and civic uses), and cultural facilities.

This provides the opportunity for many different activities Downtown, and these activities will take place at various times of day.

The sub-districts size commercial areas appropriately for Downtown by designating Main, Third, Stanley (a future Town Fair street), and part of Powell Boulevard as shopping streets where first-floor commercial is required. In the remainder of mixed-use areas, first-floor commercial is not required. This allows property owners and developers to take market demand into consideration when determining what uses to put into new developments and does not require an undersupply or oversupply of commercial space.

The proposed amendments leave this largely unchanged and continue to support the Downtown Plan goals. The amendments remove some obstacles to development, which will make it easier to achieve

the Downtown Plan District goals and implement its policies. The amendments also correct errors or clarify the Downtown Code, which will encourage the development and redevelopment of Downtown with housing, jobs, shopping and entertainment.

Conclusion

The proposal is consistent with the Downtown Plan District goals.

Section 10.314 – Urban Design

Goal: Make Downtown a special place that is visually interesting and that has buildings and streetscapes of high design quality.

Policy 4: Protect the small-scale character of Main Avenue buildings while allowing higher building heights in other appropriate locations Downtown.

Policy 5: Create good transitions (e.g. avoid abrupt changes in density, uses, building height, scale, etc.) between districts or neighborhoods

Policy 8: Provide a unique and pedestrian-friendly streetscape that is an interesting, safe and convenient place to walk by requiring, at least in the Downtown core area, that:

- a. Buildings be located so that they assist in defining and enlivening the public realm. This includes siting new buildings to allow adequate street and sidewalk widths and putting buildings as close to the street as practical.*
- b. Buildings orient views towards the street and public realm.*
- c. Parking lots be located to the side or rear of buildings where feasible and screened from street views.*
- d. Blank walls are limited, and entries and windows or other breaks in the façade face streets to enhance attractiveness and pedestrian interest.*
- e. Pedestrian-oriented lighting that will help make Downtown a safer place.*
- f. The convenience and safety of the disabled is provided for.*
- g. Along non-arterial streets, the size, placement and appearance of signs are oriented to pedestrians rather than to autos.*

Policy 9: Encourage the incorporation of sustainable design and green development practices in new construction or rehabilitation projects.

Policy 10: Designate important viewpoints or view corridors and develop standards for protecting views of Mt. Hood and Gresham Butte.

Findings

The proposed amendments:

- Protect the small-scale character of Main and provide good transitions by clarifying the setback requirements in along Main Avenue.
- Provide for a unique and pedestrian-friendly environment by updating building frontage and building transparency requirements. These updates clarify that buildings should be at the minimum setback to meet the building frontage requirement. This will create a lively street wall by requiring offices, shops and residential uses to be right at the sidewalk to provide visual interest as pedestrians pass through Downtown. These revisions also update transparency requirements to ensure they provide reasonable and attractive amounts of glass windows and doors to provide views into storefronts, which adds to the visual interest of the

streetscape.

- Sustainable design is encouraged by clarifying the process for receiving floor area ratio bonuses for LEED buildings.
- Take the first step in improving the City's ability to regulate view corridors. The amendments propose to delete the current view requirements because they are not clear and objective and may not be enforceable. A future study will be conducted to identify important viewpoints and view corridors that could be protected.

Conclusion

The proposal is consistent with the applicable goals and policies listed in this section.

Section 10.314 – Parks and People Places

Goal: Create a cohesive and linked public and private system of parks, plazas, courtyards, gardens, and major pedestrian streets/paths, etc. that will help make Downtown a great place to live, work and visit.

Policy 2: Provide for a variety of neighborhood parks and plazas. Each site should have a definitive image or identity. Imaginative design, incorporating different features, should be used to avoid "sameness."

Findings

The proposed amendments encourage park and plaza creation and enhancement by clarifying that many of the design standards and guidelines do not apply to park developments. These standards include minimum floor area ratio and maximum setback standards, which were intended for Downtown buildings rather than park elements such as bathrooms, picnic shelters and parking lots, and design standards.

Conclusion

The proposed amendments are consistent with Parks and People Places goals and policies.

C. METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN (UGMFP)

C. Metro Urban Growth Management Functional Plan

Title 1 Requirements for Housing and Employment Accommodation

Findings

Title 1 requires Gresham to determine its housing capacity and provide that housing capacity. Title 1 calls for Gresham to have the capacity to add 20,020 units between 1994 and 2017.

Gresham conducted a Housing Capacity Analysis Update that was completed in January 2008. The City delivered the analysis to Metro in April 2008. The HCAU found that Gresham had the capacity to add 17,741 units within the City's 1994 boundary and 3,203 units in the Pleasant Valley area, for a total of 20,944. This exceeded the 20,020 housing capacity target found in Title 1 by 924 units.

The HCAU found that Gresham remained in compliance with Title 1.

In October 2008, Gresham conducted an analysis to estimate the potential loss of housing capacity that could result from the Map and Code amendments related to the Residential Districts Review project.

Using a similar methodology as the HCAU¹, staff found that the City's housing capacity would drop by about 600 units. Because the City exceeded the Title 1 housing capacity target by 924 units, the City remains above the 20,020 target and in compliance with the requirement.

The proposed amendment includes no further restrictions on residential development, so the City remains in compliance with Title 1.

A City Capacity Analysis Report in 2000 determined that Gresham has adequate job capacity. The amendments do not further limit permitted land uses and maximum intensities, so the job capacity for Downtown Gresham is not changed.

Conclusion

Gresham remains in compliance with Title 1 as the amendments do not reduce job or housing capacity.

The proposal is consistent with Title 1.

Title 6: Central City, Regional Centers, Town Centers And Station Communities

Findings

Metro's Title 6 says the "success of the 2040 Growth Concept depends upon the maintenance and enhancement of the Central City, Regional and Town Centers and Station Communities as the principal centers of urban life in the region. Title 6 intends to enhance Centers by encouraging development in these Centers that will improve the critical roles they play in the region and by discouraging development outside Centers that will detract from those roles. As used in this title, the term "Centers" includes the Central City, Regional and Town Centers and Station Communities."

The proposed amendments lower the minimum floor area ratio (FAR) in the DCL and DEM sub-districts, which reduces the minimum required intensity in those districts. DCL and DEM are along the Burnside, Hogan and Powell corridors, which are auto-oriented and see heavy automobile traffic. The FAR was proposed to be reduced because the 0.5 FAR made high-quality 1-story development along these corridors less feasible. The lower 0.4 FAR in the proposed amendments likely will result in more development than the higher standard because the lower standard makes it easier to fit the required building, parking and landscaping on a site. Higher FARs are still allowed, meaning higher intensity development can still be constructed in those sub-districts.

In addition, sub-districts nearer the Downtown core and transit have higher minimum and maximum FARs and encourage high-intensity development in the Regional Center.

Conclusion

The amendments continue to support the Regional Center development intensities that support its Title 6 role as a principal center of urban life in the region.

Title 8 Compliance Procedures

Findings

Section 3.07.820 of this title requires that at least 45 days prior to the first evidentiary hearing on an amendment to a Comprehensive Plan or land use regulation that the City submits the proposed

¹ The October 2008 analysis overstates the potential reduction in housing capacity because areas with greater than 15% slope were left out when calculating potential units on properties where zoning is proposed to be changed.

amendments to Metro. Metro may review the amendments and can request that the City provide an analysis of the compliance of the amendment with the Functional Plan.

The City submitted the proposed amendments to both DLCD and Metro on May 13, 2010, which was at least 45 days prior to the first evidentiary hearing of June 28, 2010. Metro has submitted no comments or requests for analysis.

Conclusion

The City has submitted the proposed amendments to Metro at least 45 day prior to the first evidentiary hearing and Metro has made no comments or requests regarding the proposal.

The proposal is consistent with Title 8.

D. STATEWIDE PLANNING GOALS

This section identifies applicable Statewide Planning goals for this Comprehensive Plan Amendment.

Findings

Statewide Planning Goal 1: Citizen Involvement

Findings

Statewide Planning Goal 1 requires that cities ensure the opportunity for citizens to be involved in all phases of the planning process by:

- Providing widespread citizen involvement
- Assuring effective two-way communication with citizens
- Providing the opportunity for citizens to be involved in all phases of the planning process
- Assuring that technical information is available in an understandable form
- Assuring citizens will receive a response from policy-makers

The Downtown Code Updates build upon the process used to create the 2009 Downtown Plan, which was an extensive effort that included numerous opportunities for public input, including workshops, focus groups, surveys and citizen advisory committee meetings.

For the Downtown Code Updates, the issues were identified in the 10 months after the Code became effective on July 16, 2009. Code issues were identified in consultation with staff, the Design Commission, the Planning Commission, those expressing interest in developing in Downtown Gresham, development applicants and City residents. City staff members also conducted public outreach, including a May 20, 2010, community forum and e-mails to more than 315 people who have expressed interest in Downtown Gresham projects. Information also was made available on the City's website.

A Planning Commission work session was conducted on May 10, 2010. Design Commission work sessions were conducted on April 29 and May 19, 2010.

The outreach efforts reached a wide variety of interested parties, including residents, property owners, business owners, developers and elected and appointed officials. The outreach efforts presented technical information in a variety of understandable forms and provided an opportunity for citizens to be involved in and influence the amendment process.

Conclusion

The community involvement process complies with Statewide Planning Goal 1.

Statewide Planning Goal 2: Land Use Planning

Findings

Statewide Planning Goal 2 requires that cities establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The City created the proposed amendments in compliance with its Comprehensive Plan and the Metro Growth Management Functional Plan, as described above. The amendments were created through a process that identified issues and problems with the code, considered alternative solutions and worked with the public and appointed officials to select preferred solutions.

The plans, supporting documents and implementation ordinances shall be filed in a public office or other place easily accessible to the public. The plans shall be the basis for specific implementation measures. A copy of the application, documents and evidence relied upon by the City, and applicable approval criteria were made available for review at City Hall and on the City's website, www.greshamoregon.gov. Opportunities were provided for public review.

The amendments were prepared as part of a review of the Downtown Code to take into account new information and changing circumstances.

Conclusion

The amendments and the process to approve them are consistent with Statewide Planning Goal 2.

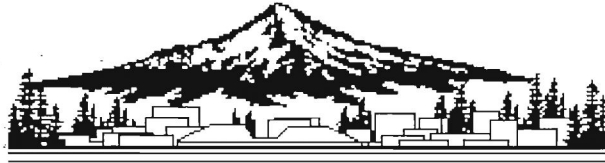
SECTION VII CONCLUSION

The proposed Comprehensive Plan amendments attached as Exhibit 'A' are consistent with applicable Goals and Policies of the Community Development Plan, the applicable Development Code procedures of the Community Development Plan; applicable Metro Urban Growth Management Functional Plan Code; and Statewide Planning Goals as indicated by findings contained or referenced in Section V of this report.

SECTION VIII RECOMMENDATION

Staff recommends **adoption** of the proposed Comprehensive Plan Code amendments as contained in the attached Exhibit 'A'.

End of Staff Report



*Urban Design & Planning Services
City of Gresham*

CERTIFICATION OF MAILING

FILE NO.: CPA 10-052

PROJECT: City of Gresham-Downtown Code
Updates

I, TAMMY J. RICHARDSON, CERTIFY THAT I HAVE MAILED THE
ATTACHED NOTICE OF ADOPTION TO THE FOLLOWING PARTIES:

DLCD

Plan Amendment Specialist
635 Capitol Street, NE #150
Salem, OR 97301-2540

Metro
Growth Management
600 NE Grand
Portland OR 97232-2736

No Public Testimony

SIGNATURE: Tammy J. Richardson
DATE OF MAILING: September 13, 2010

CITY OF GRESHAM
DEVELOPMENT SERVICES
PLANNING SERVICES
1333 NW EASTMAN PARKWAY
GRESHAM, OR 97030



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Attn: Plan Amendment Specialist
635 Capitol St., NE #150
Salem, OR 97301-2540

