



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: November 30, 2015

Jurisdiction: City of Gresham

Local file no.: CPA 15-169

DLCD file no.: 004-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 11/25/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 47 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us

DLCD FORM 2



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
DEPT OF
File No.:
NOV 25 2015
Received:

LAND CONSERVATION
AND DEVELOPMENT

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Gresham

Local file no.: **CPA 15-169**

Date of adoption: 11/17/2015

Date sent: 11/23/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 7/7/2015

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

No substantial changes

Local contact (name and title): Brian Martin, Senior Comprehensive Planner

Phone: 503.618.2266

E-mail: brian.martin@GreshamOregon.gov

Street address: 1333 NW Eastman Parkway

City: Gresham

Zip: 97030-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

Amends 3.0100 - Definitions; 4.0400 - Development in Corridor Districts; 4.1100 - Downtown Plan Design District; 4.1200 - Civic Neighborhood Plan District; 7.0500 - Rockwood Design District; 7.0600 - Corridor Design District; 9.0200 - Clear Vision Area; and 9.0800 - Parking. State Goals 1 & 2.

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

Development Code 3.0100, 4.0400, 4.1100, 4.1200, 7.0500, 7.0600, 9.0200 and 9.0800.

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
---------------------------	--------------	----------------

Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: METRO

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

CITY OF GRESHAM

Urban Design & Planning
1333 NW Eastman Pkwy
Gresham, OR 97030

I, Tammy J. Richardson hereby certify
on Nov. 23, 2015, I mailed the
attached Notice of Decision to the
parties noted below:

FILE NO: CPA 15-169
C&C: Remove Obstacles

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

METRO
Growth Mgmt. Services
600 NE Grand Avenue
Portland OR 97232-2736

Kathie Minden
612 NE 197th
Portland OR 97230

Raine Lee Ritalto
17915 SE Main St.
Portland OR 97233

Tammy J. Richardson
Signed
11-23-2015
Dated



URBAN DESIGN & PLANNING
1333 NW EASTMAN PKWY
GRESHAM OR 97030

NOTICE OF FINAL DECISION

November 23, 2015

On November 17, 2015, the Gresham City Council Approved the application of **City of Gresham (Council Order No. 659)** amending the Gresham Community Development Code regarding Centers & Corridors: Removing Obstacles to Development.

The record for this project is maintained at Gresham City Hall, City of Gresham **File No. CPA 15-169**, and may be reviewed at City Hall, Monday through Friday, 8:00 AM to 5:00 PM.

An appeal of this decision may be filed with the Land Use Board of Appeals (LUBA) within 21 days of this Notice of Decision. LUBA has the jurisdiction to review all governmental land use decisions. An appeal of a land use decision must conform to the procedures and requirements of LUBA. They may be contacted at:

LUBA
550 Capitol Street, NE – Suite #235
Salem, Oregon 97301-2552
(503) 373-1265

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

CB 13-15

ORDINANCE NO. 1760

**AMENDMENTS TO VOLUME 3 DEVELOPMENT CODE OF THE GRESHAM
 COMMUNITY DEVELOPMENT PLAN, REGARDING THE CENTERS AND
 CORRIDORS: REMOVE OBSTACLES TO DEVELOPMENT**

Section 1. Volume 3, Section 3.0100 is amended as follows:

**ARTICLE 3 GENERAL TERMS
 SECTION 3.0100 DEFINITIONS**

3.0103 General Terms and Definitions

Stucco. An exterior finish composed of some combination of Portland cement, lime and sand (and sometimes additives such as glass fibers or acrylic) that are mixed with water, which dries into a hard-textured surface. Stucco shall be applied on a durable, solid substrate (such as metal lath or cementitious board) with a weather barrier and air gap/drainage channel; stone;_½ brick;_½ or cement block in a three-step process involving the base coat, scratch coat and finish/texture coat.

Section 2. Volume 3, Section 4.0400 is amended as follows:

Table 4.0430 Development Requirements for Corridor Districts

	Rockwood Town Center	Station Centers	Station Center (Ruby Jct. Overlay)	Corridor Multi- Family	Corridor Mixed- Use	Community Commercial	Moderate Commer- cial
I. Minimum Building Height (Section 4.0434)	2-stories ¹⁵	2-stories	2-stories (None for auto- dependent and industrial)	None	None	None	None

J. Maximum Building Height (Section 4.0434)	<u>Inside the Triangle Area: commercial and institutional: 6 stories; Buildings that include other uses: 4 stories; and Outside the Triangle Area: 10 stories for all uses in Outside Triangle Area¹⁵</u>	10 stories in Outside Triangle Area and 80 feet elsewhere ¹⁵	10 stories in Outside Triangle Area and 80 feet elsewhere ¹⁵	45 feet	45 feet	45 feet	45 feet
----------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------	-------------------------------------------------------------------------	---------	---------	---------	---------

L. Minimum Off-Street Parking Required	None required for commercial uses; 1 space/ unit for residential ⁹ ; <u>1 space per 1,000 square feet of building floor area or the minimum in Table 9.0851, whichever is less, for institutional¹⁸</u> All other uses see Section 9.0851.	None required for commercial; 1 space/ unit for residential ⁹ All other uses see Section 9.0851.	None required for commercial; 1 space/ unit for residential ⁹ ; all other uses as provided in Section 9.0851.	As provided in Section 9.0851	As provided in Section 9.0851	As provided in Section 9.0851	As provided in Section 9.0851
-----------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------	-------------------------------	-------------------------------	-------------------------------	-------------------------------

Table 4.0430 Notes:

15 Within the Rockwood Design District:

a. Triangle Area. For lands in the Triangle Area as described in **Section 7.0501** buildings shall not exceed six stories for buildings with exclusively commercial and/or institutional uses and four (4) stories in height for buildings that include other uses.

b. Outside Triangle Area. For lands in the Outside Triangle Area as described in **Section 7.0501** buildings shall not exceed 10 stories in height.

See **Section 7.0503(1)(B)(6)** Gateways and Prominent Façade Sections for additional building height requirements for properties at the three gateway street intersections of:

a. 181st and Burnside

b. 181st and Stark

c. Burnside and Stark

18 Minimum parking standard only applies within 1,000 feet of a MAX station. The only exceptions allowed to this minimum are Sections 9.0853(C) and (E) and Sections 10.1510 and Section 10.1530. Institutional uses more than 1,000 feet from a MAX station, see Section 9.0851.

Section 3. Volume 3, Section 4.0400 is amended as follows:

4.0432 Floor Area Ratio

A. The minimum floor area ratios contained in Table 4.0430 apply to non-residential and mixed-use development. Alterations to existing development are exempt from the minimum FAR standard. For mixed-use developments in areas with a minimum commercial FAR and a minimum residential density requirement, minimum FAR and residential density requirements are satisfied when consistent with the following formula:

$$\frac{\text{Number Of Proposed Dwelling Units}}{\text{Minimum Number Of Units Required}} + \frac{\text{Proposed Commercial Floor Area}}{\text{Minimum Required Commercial Floor Area)} \geq 1$$

B. Sites that have all the following characteristics shall calculate their minimum required floor area using a site area equal to 100 feet times the site width:

1. The site width is less than 150 feet; and

2. The site depth is more than three times the site width; and

3. The site has street frontage on only one street, and that street is on the site's shorter dimension, which is its width.

4.0434 Building Height

~~Minimum and m~~Maximum building heights are specified in Table 4.0430. Any required building story must contain a habitable floor.

~~A. The minimum building height standard applies, with the following exceptions, to new commercial, residential, institutional and mixed-use buildings. It does not apply to accessory structures, onetime additions or expansions of non-conforming buildings of no more than 25% and less than 1,000 square feet, or to buildings with less than 1,000 square feet of floor area.~~

~~AB.~~ In addition to conforming with the Ground Floor Windows requirement of Section 7.0210, for any new commercial or mixed-use building ~~subject to a two (2) story height minimum of more than one story,~~ at least 20 percent of the upper facade area shall be made up of display areas or windows for all facades facing a street, except those developments subject to the Corridor Commercial Design Standards of Section 7.0600 and those subject to the Rockwood Design Standards of Section 7.0500, and those subject to Plan District requirements such as the Downtown Plan District.

~~BC.~~ The maximum building height for any building containing dwelling units shall be reduced when located adjacent to an LDR-5, LDR-7, TLDR, or TR District, as provided in Section 7.0201(J).

~~CD.~~ Heights of single-family attached dwelling buildings are identified in Table 7.0201(L)(3)(g).

Section 4. Volume 3, Section 4.1100 is amended as follows:

Section 4.1100 Downtown Plan District Design Manual

4.1130 Table Notes:

2. Floor heights by building type for new buildings:

a. Commercial/industrial/institutional uses: ~~13~~ 12 feet minimum height between the top of floor and the lowest structural element of the ceiling.

b. Attached Dwellings on a Single Lot, Elderly Housing and Residential Facilities: 10 feet minimum height between the top of the floor and the lowest structural element of the ceiling.

Section 5. Volume 3, Section 4.1100 is amended as follows:

4.1151(B)(1) Massing

D. Standards

Commercial, Industrial and Institutional

7. To frame the street and public spaces:

- a. One-story buildings (or portions of buildings) shall have a front façade elevation of at least 15 feet, including roof forms, for at least 60 percent of the façade length.
- b. When the building is on the corner of two streets, the tallest mass shall be at the corner or along the primary street.

Section 6. Volume 3, Section 4.1100 is amended as follows:

4.1151(B)(3) Ground-level Details

D. Guidelines

Multi-family development

~~7. On street facing facades, multi-family units shall be elevated above grade to reinforce ownership and territoriality. Provide a transitional design feature(s) between public spaces and residential spaces at the ground floor to distinguish between the public and private realms.~~

D. Standards

Commercial, Industrial and Institutional

~~2. Ground floor commercial, employment and live/work uses shall be at the sidewalk elevation.~~

Commercial, Industrial and Institutional

~~87. Multi-family space on the ground floor, excluding mixed-use buildings with commercial ground floors, shall be elevated to no less than three (3) feet above grade. Entries may be at grade. provide a transition between public space and private space by incorporating a minimum of one of the following transition elements:~~

- a. Elevate the first floor a minimum of 3 feet above grade. Entries may be at grade; or
- b. Set back the building an additional 5 feet beyond the minimum setback or recess the first floor an additional 5 feet beyond the second-floor façade; or
- c. Provide a front porch that is a minimum of 48 square feet with minimum dimensions to fit a 5-foot by 6-foot rectangle inside the porch area; or
- d. Provide a front landscaped courtyard of at least 60 square feet separated by a minimum 30-inch-tall hedge or decorative fence; or

- e. Provide raised planter(s) between 18 inches and 30 inches in height and 4 feet in depth as measured from the point of the planter nearest the front property line. The planter(s) shall occupy at least 50 percent of the frontage of each unit and be planted with perennial landscaping; or
- f. Other strategy as determined by the Manager or Design Commission.

Section 7. Volume 3, Section 4.1100 is amended as follows:

4.1151(B)(9) Materials

Table 4.1151(B)(9): Primary, secondary, accent and prohibited materials

<i>P: Primary Material</i> <i>S: Secondary Material</i> <i>A: Accent Material</i> <i>N: Prohibited Material or Prohibited Fencing Type</i>	All Development	Multi-Family Residential & Single-Family Attached
Brick	P	P
Stone/masonry	P	P
Stucco	P	P
Glass (transparent, spandrel)	P	P
Finished wood, wood veneers and wood siding	S	P
Finished metal panels such as anodized aluminum, stainless steel or copper, featuring a polished, brushed or patina finish	S	S
Concrete blocks with integral color (ground, polished or glazed finishes)	S	S
Concrete (poured in place or precast)	S	S
Fiber reinforced cement siding and panels	S	S
Ceramic tile	S	S

<u>Other material as approved by the Manager or Design Commission</u>	<u>P/S</u>	<u>P/S</u>
Concrete blocks with integral color (split face)	A	A
Standing seam and corrugated metal	A	A
Glass block	A	A
Vegetated wall panels or trellises	A	A
Vinyl siding	N	N
T-111 Plywood	N	N
Exterior Insulation Finishing System (EIFS)	N	N
Plastic or vinyl fencing	N	N
Chain link fencing	N	N

Section 8. Volume 3, Section 4.1200 is amended as follows:

Table 4.1230 Civic Neighborhood Sub-District Development Standards

	TDM-C	TDH-C	HDR-C	MDR-C

I. Minimum Off-Street Parking Required (Section 4.1237)	None required for Commercial uses 1 space/unit for residential <u>1 space per 1,000 square feet or the minimum in Table 9.0851, whichever is less, for institutional</u> ⁷	None required for Commercial uses 1 space/unit for residential <u>1 space per 1,000 square feet or the minimum in Table 9.0851, whichever is less, for institutional</u> ⁷	None required for Commercial uses 1 space/ unit for residential	None required for Commercial uses 1 space/unit for residential
J. Maximum Off-Street Parking Permitted (Section 4.1237)	Residential 1½ space/ unit. Commercial ^{2, 4}	Residential 1½ space/ unit. Commercial ^{2, 4}	Residential 1½ space/ unit. Commercial ^{2, 4}	Residential 1½ space/ unit. Commercial ^{2, 4}

Table 4.1230 Notes:

- 7 Minimum parking standard only applies within 1,000 feet of a MAX station. The only exceptions allowed to this minimum are Sections 9.0853(C) and (E) and Sections 10.1510 and 10.1530. Institutional uses more than 1,000 feet from a MAX station, see Section 9.0851.

Section 9. Volume 3, Section 7.0100 is amended as follows:

Section 7.0100 Two or More Units, Elderly Housing and Mixed-Use (Residential) Criteria, Guidelines and Standards

7.0103(B)(5) High Quality Materials, continued

d. Design Standards: All developments shall comply with the following requirements:

1. The following primary building materials shall be utilized on a minimum of sixty-five percent (65%) of the street-facing building façades or greater:
 - a. Brick;
 - b. Stone;
 - c. Stucco;
 - d. Wood siding and wood simulation materials;
 - e. Metal panels, including recycled panels and blocks;
 - f. Fiber reinforced cement siding or panels;
 - g. Ceramic tile; and
 - h. Other as approved by the Manager or Design Commission.
2. The following building materials are prohibited as primary cladding on new street-facing building facades and shall not be allowed on more than thirty-five percent (35%) of each individual building facade:
 - a. Corrugated metal;
 - b. Smooth concrete block;
 - c. Plain concrete;
 - d. Spandrel glass;
 - e. Sheet pressboard; and
 - f. Other as approved by the Manager or Design Commission.
3. The following building materials are permitted as accent materials on no greater than five percent (5%) of each individual building façade (e.g., flashing, projecting features, ornamentation, etc.):
 - a. Split-faced block (for piers and foundation walls); and
 - b. 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 (EIFS)

5. Fencing materials shall be durable, maintainable, and attractive. The following fencing materials are prohibited:

- a. Plastic or vinyl fencing; and
- b. Chain-link fencing.

Section 10. Volume 3, Section 7.0500 is amended as follows:

7.0500 Rockwood Design District Guidelines and Standards

7.0503(1)(B)(2) Façade Composition and Building Articulation

C. Design Guidelines: All Development

3. Tall buildings shall maintain a sense of human scale through the use of design strategies that reduce the perceived mass of the upper levels and establish a distinct base, middle, and cap.

Commercial and Institutional

6. Commercial and Institutional spaces shall have adequate first-floor heights to convey the existence of commercial or institutional space on the ground floor and provide a comfortable, leasable retail, service or working environment with opportunities for light to enter the space from the street and sidewalk.

D. Design Standards: All Development

3. Buildings greater than four stories in height shall provide an upper-floor articulation strategy or strategies on facades visible from streets, plazas and shared open spaces:

- a. Buildings five or six stories tall shall provide at least one of the following:
 - i. Completely recess the top one or two floors a minimum of 6 feet.
 - ii. Set back at least 50 percent of the top one or two floors for a minimum of 10 feet.
 - iii. Provide a change of materials visible from the pedestrian level on the top one or two floors.

- iv. Provide a minimum façade transparency of 70 percent or greater per floor on the top one or two floors.
- v. Provide canopies, balconies, a prominent cornice line or other similar projecting or recessed façade treatments that establish a horizontal datum below the top one or two floors across a minimum of 50 percent of the façade width.
- vi. Establish a prominent roof line or significant variation in roof lines visible from the pedestrian level.
- vii. Other strategy as determined by the Manager or Design Commission.
- b. Buildings seven stories and taller shall provide at least two of the following:
 - I. Completely recess the top two floors a minimum of 10 feet.
 - II. Set back at least 50 percent of the top two floors for a minimum of 15 feet.
 - III. Provide a change of materials visible from the pedestrian level on the top two floors.
 - IV. Provide a minimum transparency level on the top two floors of 70 percent of the façade area for each floor.
 - V. Provide canopies, balconies, prominent cornice lines, or other similar projecting or recessed façade treatments that establish a horizontal datum below the top two floors across a minimum of 65 percent of the façade width.
 - VI. Establish a prominent roof line or significant variation in roof lines visible from the pedestrian level.
 - VII. Other strategy as determined by the Manager or Design Commission.

Commercial and Institutional

6. Commercial and institutional ground-floor heights shall be a minimum of 12 feet from the top of floor to the lowest structural element of the ceiling. One-story buildings (or portions of buildings) shall have a front façade elevation of at least 15 feet, including roof forms, for at least 60 percent of the façade length

Section 11. Volume 3, Section 7.0500 is amended as follows:

7.0503(1)(B)(3) Ground Level Details

**C. Design Guidelines:
Residential Development**

7. ~~On street facing facades, multi-family units shall be elevated above grade to reinforce ownership and territoriality~~ Provide a transitional design feature(s) between public spaces and residential spaces at the ground floor to distinguish between the public and private realms.

**D. Design Standards:
Residential Development**

7. Multi-family space on the ground floor, excluding mixed-use buildings with commercial ground floors, shall be elevated to no less than three (3) feet above grade. ~~Entries may be at grade.~~ provide a transition between public space and private space by incorporating a minimum of one of the following transition elements:

- g. Elevate the first floor a minimum of 3 feet above grade. Entries may be at grade; or
- h. Set back the building an additional 5 feet beyond the minimum setback or recess the first floor an additional 5 feet beyond the second-floor façade; or
- i. Provide a front porch that is a minimum of 48 square feet with minimum dimensions to fit a 5-foot by 6-foot rectangle inside the porch area; or
- j. Provide a front landscaped courtyard of at least 60 square feet separated by a minimum 30-inch-tall hedge or decorative fence; or
- k. Provide raised planter(s) between 18 inches and 30 inches in height and 4 feet in depth as measured from the point of the planter nearest the front property line. The planter(s) shall occupy at least 50 percent of the frontage of each unit and be planted with perennial landscaping; or
- l. Other strategy as determined by the Manager or Design Commission.

Section 12. Volume 3, Section 7.0500 is amended as follows:

7.0503(1)(B)(7) Ground Level Details

Table 7.0503(1)(B)(7)(D): Primary, secondary, accent and prohibited materials

<i>P: Primary Material</i> <i>S: Secondary Material</i> <i>A: Accent Material</i> <i>N: Prohibited Material or Prohibited Fencing Type</i>	Commercial, Mixed-Use or Civic	Multi-Family Residential
Brick	P	P

Stone/masonry	<i>P</i>	<i>P</i>
Stucco	<i>P</i>	<i>P</i>
Glass (transparent, spandrel)	<i>P</i>	<i>P</i>
Finished wood, wood veneers and wood siding	<i>S</i>	<i>P</i>
Finished metal panels such as anodized aluminum, stainless steel or copper, featuring a polished, brushed or patina finish	<i>S</i>	<i>S</i>
Concrete blocks with integral color (ground, polished or glazed finishes)	<i>S</i>	<i>S</i>
Concrete (poured in place or precast)	<i>S</i>	<i>S</i>
Fiber reinforced cement siding and panels	<i>S</i>	<i>P</i>
Ceramic tile	<i>S</i>	<i>S</i>
<u>Other material as approved by the Manager or Design Commission</u>	<i>P/S</i>	<i>P/S</i>
Concrete blocks with integral color (split face finish)	<i>A</i>	<i>A</i>
Standing seam and corrugated metal	<i>A</i>	<i>A</i>
Glass block	<i>A</i>	<i>A</i>
Vegetated wall panels or trellises	<i>A</i>	<i>A</i>
Vinyl siding	<i>N</i>	<i>N</i>
T-111 Plywood	<i>N</i>	<i>N</i>
Exterior Insulation Finishing System (EIFS)	<i>N</i>	<i>N</i>
Plastic or vinyl fencing	<i>N</i>	<i>N</i>
Chain link fencing	<i>N</i>	<i>N</i>

Section 13. Volume 3, Section 7.0600 is amended as follows:

7.0600 Corridor Design District Commercial Design Guidelines and Standards

7.0603(B)(1) Building Rhythm and Façade Articulation

C. Design Guidelines: All Development

6. Commercial and Institutional spaces shall have adequate first-floor heights to provide a sufficient base to signal the existence of commercial or institutional space on the ground floor and provide a comfortable, leasable retail, service or working environment with opportunities for light to enter the space from the street and sidewalk.

D. Design Standards: All Development

6. Commercial and institutional ground-floor heights shall be a minimum of 12 feet from the top of floor to the lowest structural element of the ceiling. One-story buildings (or portions of buildings) shall have a front façade elevation of at least 15 feet, including roof forms, for at least 60 percent of the façade length.

Section 14. Volume 3, Section 9.0200 is amended as follows:

SECTION 9.0200 CLEAR VISION AREA

9.0201 Street and Railroad Clear Vision Area

A. A clear-vision area shall be maintained on each corner of property at the intersection of two streets or a street and a railroad. No fence, wall, landscaping, sign, structure or parked vehicle that would impede visibility between height of 3 feet and 10 feet above the center line grades of the intersecting streets or railroad shall be located within the clear vision area. No driveway or parking area shall be located in an intersection clear vision area.

C. The clear vision area requirement shall be waived in the Downtown Plan District, Civic Neighborhood Plan District and Rockwood Town Center land-use district if the applicant requests the waiver and the applicant can demonstrate that sightlines meet American Association of State Highway and Transportation Officials engineering guidelines without applying a clear vision area on private property.

Section 15. Volume 3, Section 9.0800 is amended as follows:

SECTION 9.0800 PARKING

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 shall 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.

1. Minimum Off-Street Parking.

a. Minimum Off-street Parking for Commercial and Industrial uses per 1,000 square feet of floor area:

- i. DCC, DTM and DMU sub-districts: zero spaces.
- ii. DEM, DRL-1, DRL-2: 1.0 space.
- iii. DCL: 1.5 spaces.

If required by the Building Code, accessible parking spaces shall be provided regardless of the provisions of this subsection. The minimum amount of off-street parking required in any sub-district of the Downtown PD may be reduced by up to 50%, as provided in **Section 9.0853(E)**.

b. Minimum off-street parking per unit for the following residential uses:

- i. Single-family detached dwelling, duplex, single-family attached dwellings, attached dwellings on a single lot: 1.0 space.
- ii. All other residential uses: See **Table 9.0851**.

c. Minimum off-street parking for institutional uses in DCC and DMU and within 1,000 feet of a high MAX station in DTM and DEM: 1 space per 1,000 square feet of floor area or the minimum in **Table 9.0851**, whichever is less. The only exceptions allowed to this minimum are **Sections 9.0853(C) and (E)** and **Sections 10.1510 and 10.1530**.

de. Minimum off-street parking for other uses: See **Table 9.0851.**

First reading: October 6, 2015

Second reading and passed: November 17, 2015

Yes: Bemis, French, Echols, Palmero, Widmark, Stegmann

No: None

Absent: Hinton

Abstain: None

Erik Kvarsten
City Manager

Shane T. Bemis
Mayor

Approved as to Form:

David J. Foss
Senior Assistant City Attorney

BEFORE THE CITY COUNCIL OF THE

CITY OF GRESHAM

IN THE MATTER OF AMENDMENTS TO) Order No. 659
VOLUME 3 OF THE GRESHAM COMMUNITY)
DEVELOPMENT PLAN REGARDING THE) CPA 15-169
CENTERS AND CORRIDORS: REMOVE)
OBSTACLES TO DEVELOPMENT)

On October 6, 2015, the City Council held a public hearing to take testimony on amendments to Volume 3 of the Gresham Community Development Plan regarding Centers and Corridors to remove obstacles to development.

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

The Council closed the public hearing at the October 6, 2015 meeting, and a decision was made at the November 17, 2015 meeting.

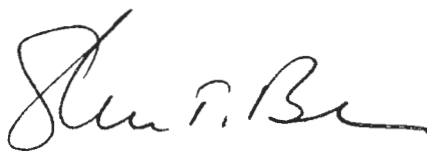
The Council orders that these amendments are approved based on standards, findings, conclusions and recommendations stated in the attached Planning Commission Order dated August 24, 2015, and staff report dated August 13, 2015.

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

Dated: November 17, 2015



City Manager



Mayor

BEFORE THE PLANNING COMMISSION OF THE
CITY OF GRESHAM

TYPE IV RECOMMENDATION ORDER

CPA 15-169


A Type IV Legislative Public Hearing was held on August 24, 2015, to consider proposed amendments to Volume 3, Development Code, of the Gresham Community Development Plan related to the Centers & Corridors: Remove Obstacles to Development project.

The Planning Commission closed the public hearing and made a final recommendation at the August 24, 2015 meeting.

Richard Anderson, Chair, 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 Development Code amendments regarding Centers & Corridors: Removing Obstacles to Development, to the City Council based on the findings, conclusions and recommendations of the August 13, 2015 Staff Report.


Chairperson

August 24, 2015
Date

CITY OF
GRESHAM

MEMORANDUM

URBAN DESIGN & PLANNING

STAFF REPORT
TYPE IV HEARING — COMPREHENSIVE PLAN AMENDMENT

**CENTERS & CORRIDORS:
REMOVE OBSTACLES TO DEVELOPMENT**

To: Gresham Planning Commission

From: David Berniker, Urban Design & Planning Director
Brian Martin, AICP, LEED AP, Senior Comprehensive Planner

Hearing Date: Aug. 24, 2015

Report Date: Aug. 13, 2015

File: CPA 15-169

Proposal: To adopt comprehensive plan amendments to Volume 3 (Development Code) of the Community Development Plan with text amendments relating to the Centers & Corridors: Remove Obstacles to Development project.

Exhibits: 'A' – Proposed Amendments to Volume 3, Gresham Community Development Code

Recommendation: Staff recommends adoption of the proposed comprehensive plan amendments.

EXECUTIVE SUMMARY

Background

The Remove Obstacles to Development project was designed to revise City rules that present obstacles to desired development, with a focus on rules related to Rockwood, Civic Neighborhood¹, Downtown² and the city's major streets. Rules that present potential obstacles include those for minimum and maximum height, the minimum amount of building required on a lot, clear vision areas and parking rules.

In proposing rule changes, the project also has considered ways to promote creativity and flexibility in new developments while still ensuring they meet community design goals. This will set the stage for upcoming development, including at the Rockwood catalyst site.

The project builds on previous work. In 2013, the Central Rockwood Plan Update project sought to update the 1998 Central Rockwood Plan and reduce obstacles to desired development found in the City's development rules. This Central Rockwood Plan project identified issues, proposed alternatives and sought input on those alternatives before it was put on hold.

Elements from the 2013 project that were incorporated into the Remove Obstacles to Development project and its proposed rule changes include:

- **Maximum height allowed in Rockwood Town Center:** The proposed rule change would allow additional building height for commercial and institutional uses to promote jobs.
- **Building floor area required on narrow, deep lots:** The proposed changes adjust the rules for how much building is required on narrow, deep lots. The proposal would focus development near the street on these lots rather than requiring intense development at the rear of the lot far from the street.

In addition, other issues identified after the 2013 project have been incorporated into the proposed changes. These include:

- **Minimum height in Rockwood Town Center:** The minimum height in Rockwood Town Center currently is two stories, which prevents quality one-story buildings and may result in buildings with second stories that are not actually used or false facades.
- **Parking:** Current minimum off-street parking rules for institutional uses could prevent desired development in centers by limiting the amount of site that can be used for buildings. Centers are locations where previous plans and existing development rules provide for a more intensely developed area with more continuous buildings along the street and fewer large parking lots.
- **Clear vision area requirements:** Clear vision area rules require a clear area at corners where streets or driveways intersect with a busy arterial street. This provides a sightline so drivers before attempting to pull out can see automobiles, bicycles and other fast-moving traffic coming down the street. In some locations, a clear vision area might reduce potential development area even when sightlines are already adequate for drivers to pull out safely.
- **Inconsistent rules that allow applicants to propose different quality building materials in design districts and a too narrow definition of "stucco."**

¹ Civic Neighborhood is bordered by Division, Wallula, Burnside and Eastman Parkway.

² Downtown is roughly bordered by Powell, Eastman Parkway, Burnside and Hogan. It includes parcels on both sides of Powell and Burnside.

- Minimum height rules for one-story commercial buildings are not consistent among design districts and are written so that they might not provide the intended result of adequate ceiling height.

This Remove Obstacles to Development project began in October 2014 and used the following process:

- Developing a work plan.
- Conducting research and analysis to refine and identify issues and opportunities.
- Developing a preferred approach to the issues and refining it based on input.
- Drafting development rule changes for the legislative adoption process.

Public input was sought at each stage of the process. This included community workshops, an open house, and meetings with the Gresham Redevelopment Commission Advisory Committee, Planning Commission, Design Commission and City Council.

Proposed Comprehensive Plan Amendment Overview

Text changes to the Community Development Plan 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 the changes.

The proposed amendments would:

- Revise the definition of "stucco" to reflect current quality building practices and provide additional flexibility for applicants. The Design Commission previously has approved projects consistent with the proposed definition (through the discretionary process).
- Eliminate the two-story minimum building height in Rockwood Town Center and revise standards for Rockwood, Downtown and Corridor Districts to require one-story commercial building facades to be at least 15 feet tall so they have an adequate presence on the street. Eliminating the two-story requirement allows quality one-story buildings while other existing requirements (such as for minimum amount of building floor area, minimum amount of building near the street and storefront design standards) ensure an intensely developed, active, attractive district.
- Increase the building height limit inside the triangle³ to six stories for commercial and institutional uses to provide the opportunity for additional jobs in Rockwood. The height limit for residential buildings (including mixed-use buildings with residential components) would remain four stories.
- Reduce minimum parking requirements for most institutional uses within 1,000 feet of MAX light-rail stations in Rockwood Town Center, Civic Neighborhood and Downtown. Institutional uses in these locations would be required to have at least 1 space per 1,000 square feet of floor area or the amount specified in Section 9.0800: Parking, whichever is less.
- Adjust the floor-area ratio⁴ rules on narrow, deep lots in Corridor Districts so development is focused near the street and property owners are not required to (but could still choose to)

³ The triangle boundaries are 181st Avenue, Burnside Street and Stark Street.

⁴ Floor area ratio (FAR) is measure of building intensity. Rules typically establish the minimum and/or maximum amount of building floor area required for each square foot of site area. For example, if a 10,000-square-foot lot has a 0.6 FAR, at least 6,000 square feet of building floor area must be built on the site.

build buildings at the rear of the lot. For sites with narrow street frontage that are more than three times as deep as they are wide (and not on a corner lot), the minimum floor area required is calculated on the 100 feet of the site closest to the street.

- Establish the minimum commercial and institutional interior floor height at 12 feet (from floor to the lowest structural element of the ceiling) in the Downtown Design District, Rockwood Design District and Corridor Design District. The current Code only specifies a floor height for Downtown, and this change would make it consistent in the three design districts and provide language more likely to achieve adequate floor-to-ceiling heights because it specifies height between the floor and the lowest structural element of the ceiling.
- Allow applicants to propose alternative primary or secondary materials that meet design goals in all Design Districts.
- Provide a way for applicants to seek a waiver of Clear Vision Area rules if the clear vision area on private property is not necessary to achieve sightlines consistent with engineering standards. The Clear Vision Area requirements prohibit development on private property near intersections that would obscure motorists' views of oncoming traffic as they prepare to pull out into a street. The clear area on private property is not always necessary to achieve appropriate sightlines.

STAFF REPORT TABLE OF CONTENTS

SECTION 1: APPLICABLE COMMUNITY DEVELOPMENT CODE PROCEDURES	6
SECTION 2: APPLICABLE COMMUNITY DEVELOPMENT PLAN GOALS & POLICIES	9
SECTION 3: APPLICABLE METRO URBAN GROWTH FUNCTIONAL PLAN TITLES.....	16
SECTION 4: STATEWIDE PLANNING GOALS	16
SECTION 5: CONCLUSION	17
SECTION 6: RECOMMENDATION	17
EXHIBIT A: PROPOSED AMENDMENTS.....	18

SECTION I: APPLICABLE COMMUNITY DEVELOPMENT CODE PROCEDURES

List of applicable sections

1. **Section 4.1000** Plan Districts Enabling Legislation
2. **Section 11.0201** Initiation of an Application
3. **Section 11.0203** Classification of Applications by Procedure
4. **Section 11.0204** Review Authorities
5. **Section 11.0600** Type IV Procedure – Legislative
6. **Section 11.1000** Public Hearings

Findings of fact

1. Section 4.1000 – Plan Districts Enabling Legislation

Procedure: This Code section describes the method for changing development rules in any of Gresham's Plan Districts. 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 provides a means to create or modify development districts and standards in ways that address specific opportunities and problems within the plan area. Downtown and Civic Neighborhood are both Plan Districts. Section 4.1000(B) describes the method for amending the Plan District:

"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."

Finding: Findings for Section 4.1000(B)(1) through (3) were made for the Downtown Plan District and the Civic Neighborhood Plan District when they were originally adopted. They were determined to be areas with special characteristics or problems

that existing districts or standards were not adequate to address and plans and/or studies were conducted to document the special characteristics of the areas.

For Section 4.1000(B)(4) and (5), the Development Code standards are generally adequate but some were determined to need modification to better realize the Plan District goals and policies. Findings in Section 2 of this staff report (addressing Comprehensive Plan Volume 2 Policies Section 10.314 and Section 10.318) describe how the proposed amendments are consistent with the Plan Districts policies and plans.

Conclusion: This has been met.

2. Section 11.0201 – Initiation of an Application

Procedure: The City Council must initiate a Type IV legislative application to amend the Map or Code of the Gresham Community Development Plan.

Finding: The City Council initiated this project when it adopted the 2015 Council Work Plan, which included the Centers and Corridors: Remove Obstacles to Development project. The 2015 Council Work Plan was adopted Jan. 6, 2015.

Conclusion: This has been met.

3. Sections 11.0203 – Classification of Applications

Procedure: The Development Code in Section 11.0203 specifies procedures for different types of applications. Type IV procedures involve legislative matters and “typically involve the adoption, implementation or amendment of policy by ordinance. The type IV procedure generally applies to a relatively large geographic area containing many property owners.”

Finding: The proposed amendments apply to hundreds of property owners in Rockwood, Civic Neighborhood and Downtown as well as in corridor districts along the City’s major streets and involve implementation of policy through an ordinance to change the Development Code. The Manager determined that the Type IV legislative process was the appropriate process.

Conclusion: This has been met.

4. Section 11.0204 –Review Authorities

Procedure: Review authorities are established to make recommendations and decisions on land use applications and to recommend land use policy to the City Council. The review authorities provide an opportunity for citizen involvement and provide expertise for specialized topic areas. Review authorities that make quasi-judicial decisions do so under authority delegated by the City Council. The review authorities identified in Table 11.0204 are empowered to perform the powers and duties as assigned in Chapter 2 of the Gresham Revised Code.

Finding: The proposed Development Code amendments are following a process that includes a Planning Commission public hearing and recommendation to the Council and a City Council hearing and a decision by the City Council, as called for in Table 11.0204.

Conclusion: This has been met.

5. Section 11.0600 – Type IV Legislative Procedures

Procedure: For a Type IV Comprehensive Plan Amendment, this section requires a submittal to the Department of Land Conservation and Development at least 45 days prior to the Planning Commission hearing.

Finding: The notice was sent July 7, 2015, which is 48 days before the hearing.

Conclusion: This has been met.

Procedure: 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.

Finding: Notice of public hearing for these proposed text amendments has been published in the *Gresham Outlook* as required by this section and notices have been and will be mailed to those required to receive notices.

Conclusion: This has been met.

Procedure: This section also requires that the Planning Commission hold a public hearing and make a recommendation to the Council for an amendment to the Community Development Code and the Community Development Plan. The Council then shall hold another public hearing and make a final decision. Interested persons may present evidence and testimony relevant to the proposal. 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 hearing record. A decision will be sent to those who participated in the hearings. A decision shall be made accompanied by findings and an order.

Finding: The approval process for these Development Code changes is following the above procedure, with a Planning Commission hearing and recommendation from the Planning Commission followed by a Council hearing and Council decision. The decision will be accompanied by findings and an order and based on the findings of fact in the report and hearing record. Interested people can present evidence and testimony at each stage. Decisions will be mailed to those who participated in the hearings.

Conclusion: This has been met.

6. Section 11.1000 - Public Hearings

Procedure: This section provides for a hearing process that includes public notice, appropriate hearing procedures, a decision, findings and an order and a record of proceedings.

Findings: Both the Planning Commission and the City Council, at public hearings in conformance with provisions of this section, will consider this proposal.

Conclusion: This has been met.

SECTION 2: APPLICABLE COMMUNITY DEVELOPMENT PLAN GOALS & POLICIES

Applicable sections

1. **Section 10.014** Land Use Policies and Regulations
2. **Section 10.100** Citizen Involvement
3. **Section 10.312** Commercial Land Use
4. **Section 10.314** Downtown Plan District
5. **Section 10.318** Gresham Civic Neighborhood
6. **Section 10.319** Central Rockwood Area

Findings of fact

1. 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.

Finding: Gresham's Comprehensive Plan has been found in compliance with state and regional requirements, and the proposed amendments are also in compliance with Gresham's Comprehensive Plan and state and regional requirements as described in this staff report. In addition, the proposed amendments are in the best interests of Gresham because they facilitate desired development consistent with the Comprehensive Plan and studies/plans for Gresham's Plan Districts and Design Districts. To ensure the proposed amendments are in the best interest of Gresham, they were created during a planning process that involved residents, property owners, business owners, elected and appointed officials and other interested parties.

Conclusion: Policy 1 is met.

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

Finding: The proposed amendments are consistent with the Comprehensive Plan as described in the following subsections addressing Volume 2 policies Sections 10.100, 10.312, 10.314, 10.318 and 10.319 and the Volume 3 Development Code procedures described above.

Conclusion: Policy 2 is met.

Policy 9: The City shall require new development to address the need for compatibility between itself and adjacent land uses to minimize conflicts between differing uses and building types.

Finding: The proposed amendments include additional compatibility measures in Rockwood Town Center. Most buildings will be four stories or shorter in Rockwood Town Center because of maximum height limits or real estate market conditions. The

proposed amendments include guidelines and standards in Section 7.0503(1)(B)(2) that reduce the perceived mass of buildings taller than four stories to increase compatibility. These require applicants to select from a menu of options to reduce the perceived mass and be more compatible with shorter buildings in the area while retaining flexibility by not requiring one solution for every building.

Conclusion: Policy 9 is met.

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.

Finding: The proposed amendments ensure Comprehensive Plan Volume 3: Development Code remains current and responsive to community needs by removing obstacles to desired development while continuing to require quality development. Removing obstacles included increasing maximum height for employment uses in some locations, allowing one-story buildings as part of intense development in Rockwood, lowering parking requirements, providing additional flexibility for building materials and ensuring floor-area ratio requirements work on odd-shaped, deep lots. The proposed amendments remain consistent with the Comprehensive Plan and are consistent with sub-area plans, such as for Downtown, Civic Neighborhood and Rockwood.

Conclusion: Policy 20 is met.

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: The City Council initiated this project when it adopted the 2015 Council Work Plan, which included the Centers and Corridors: Remove Obstacles to Development project. The 2015 Council Work Plan was adopted Jan. 6, 2015. The Work Plan introduction says the Council Work Plan “provides a high-level summary of the priorities that your elected leaders have established for the year. It communicates our aspirations and sets a strategic course to address the challenges this community is facing.”

Conclusion: Policy 21 is met.

2. 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.

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

Policy 5: The City shall keep citizens informed of issues confronting the City.

Policy 6: The City shall ensure that technical information necessary to make policy decisions is readily available.

Policies 1, 5 and 6 findings: Public engagement began with the 2013 Central Rockwood Plan update, where the maximum height allowed in Rockwood Town Center and the amount of building required on narrow, deep lots were discussed. This project included two community forums; two appearances at the Development Group; discussions with the Rockwood Business Coalition and Rockwood Neighborhood Association; and sessions at the Design Commission, Planning Commission, Gresham Redevelopment Commission Advisory Committee (GRCAC) and Natural Resources and Sustainability Committee. Issues were discussed and alternatives considered during this process. Information also was distributed via the City's website and emails to interested parties.

The Centers and Corridors: Remove Obstacles to Development project discussed all the issues involved in these proposed amendments and included the following public engagement:

Venue	Public forum or open house	Planning or Design Commission	Other Advisory Bodies	City Council
Dates	Feb. 26, 2015 June 25, 2015	March 9, 2015 (PC) March 18, 2105 (DC) July 15, 2015 (DC) Aug. 10, 2015 (PC)	March 11, 2015 (GRCAC)	June 9, 2015

In addition, information and updates were distributed via the City's website and email updates to interested parties. Copies of draft proposals were available at all meetings and at the Urban Design & Planning office.

The proposals were modified based on public input. For example, a proposal to change residential minimum parking requirements was removed because questions were asked during public engagement that would require additional research. Other public input regarding the lack of on-street parking in many Station Center districts led to the removal of those areas from the proposed amendment to lower minimum off-street parking requirements for institutional uses. The Design Commission also provided valuable design advice to refine the proposed amendments that modify design guidelines and standards in Design Districts.

Conclusion: Policies 1, 5 and 6 are met.

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.

Findings: As described in the findings for Policies 1, 5 and 6 above, citizen concerns were addressed throughout the project. The proposed amendments address citizen concerns because they remove obstacles to desired development in Gresham. In addition, the proposed amendments were modified based on public input, including input from residents, the Design Commission, the Planning Commission and the City Council. The public was informed of how their concerns impacted decisions by email, updated documents posted on the City's website and during various public engagement meetings described above.

Conclusion: Policy 8 is met.

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

Findings: Public engagement activities were conducted in all phases in both the Central Rockwood Plan Update project and the Centers and Corridors: Remove Obstacles to Development project. In all phases, information about issues and proposals were distributed, public engagement meetings were held and public input was incorporated into the work.

Conclusion: Policy 10 is met.

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: Information about the planning projects was distributed at meetings, via email and on the website. The projects followed all notice requirements and public meeting/hearing requirements. No private development proposals were involved in this project.

Conclusion: Policy 11 is met.

3. Section 10.312 – Commercial land use

Policy: It is the city's policy to encourage commercial development which increases employment opportunities; reduces dependency on outside-of-city goods and services; promotes energy-efficient travel patterns; is compatible with neighboring land uses; and promotes good community design.

Findings: The following proposed amendments are most relevant for commercial land and would:

- Adjust the floor-area ratio calculation on narrow, deep lots in Corridor Districts so excess, difficult-to-lease commercial development is not required at the rear of these lots in commercial districts. For sites with narrow street frontage that are more than three times as deep as they are wide, the minimum floor area required would be calculated on the 100 feet of the site closest to the street. The commercial uses will provide employment opportunities and promote good community design by concentrating activity near the street. It also will provide additional commercial opportunities for nearby residents, which promotes energy efficiency by having housing, jobs, shopping and services within close proximity to each other.
- Establish the minimum commercial and institutional floor height at 12 feet (from floor to the lowest structural element of the ceiling) in the Downtown Design District, Rockwood Design District and Corridor Design District. This would ensure adequate floor heights to encourage successful commercial businesses that add jobs and have attractive designs.

- Allow more variety in commercial building heights (up to six stories) in Rockwood Town Center, which will promote the addition of commercial buildings that can add employment to the area. For buildings taller than four stories, the proposed amendments also require applicants to choose from a menu of ways to reduce the perceived mass of the buildings, which will support good community design and compatibility with adjacent land uses.

Conclusion: The Commercial Land Use policy is met.

4. 10.314 Downtown Plan District

Policy 2: Adopt special design standards for:

- a. The designated shopping streets of the Downtown core area that will make them more pedestrian friendly by addressing such design elements as having adequately sized display windows, a minimum height for the first story, and quality exterior building materials.
- b. Redevelopment of the MAX facility (tracks and stations).
- c. How nearby development should relate to the MAX line.
- d. The design of the Beech Street “Park Bock” (Center for the Arts to MAX).
- e. How adjoining development should relate to Beech Street.

Findings: The proposed amendments relate to Policy 2, subsection (a), which calls for design elements related to “minimum height for the first story, and quality exterior building materials.” Related changes in the proposed amendments would:

- Propose revisions to the definition of “stucco” to reflect current quality building practices and provide additional flexibility for applicants. The Design Commission previously has approved projects consistent with the new definition. This proposed definition will ensure the buildings will have quality exterior building materials and contribute to a pedestrian-friendly façade while providing additional flexibility for applicants.
- Establish the minimum commercial and institutional interior floor height at 12 feet (from floor to the lowest structural element of the ceiling) in the Downtown Design District, Rockwood Design District and Corridor Design District. The current Code only specifies a floor height for Downtown, and this change would make it consistent in the three design districts. The proposed amendments also revise the wording of the minimum first-floor height to ensure at least 12 feet of clear space between the floor and the lowest part of the ceiling. This would ensure commercial ceiling heights are adequate and the space is more likely to be leasable and successful because it meets consumers’ minimum expectations for commercial uses and allows adequate light into the building.
- Allow applicants to propose alternative primary or secondary materials that meet design goals in all Design Districts. The proposed amendments allow the applicant to propose additional quality primary and secondary materials to be approved by the Manager or Design Commission. This retains the expectation for quality materials but allows additional flexibility.

Conclusion: The Downtown Plan District policy is met.

5. 10.318 Gresham Civic Neighborhood

Policy: It is the City's policy to create on the Gresham Civic Neighborhood site a mixed-use, transit-oriented urban environment with a strong civic presence, accommodating some of the highest intensities of residential and commercial uses in Gresham.

Findings: The following proposed amendments are most relevant for Civic Neighborhood and would:

- Reduce minimum parking requirements for most institutional uses within 1,000 feet of MAX light-rail stations in Rockwood Town Center, Civic Neighborhood and Downtown. Institutional uses in these locations would be required to have at least 1 space per 1,000 square feet of floor area or the amount specified in Section 9.0800: Parking, whichever is less. The proposed amendment would allow more intense development because it would require less surface parking, which allows more of a lot to be used for buildings and active uses. The proposed amendment also reduces an obstacle to development of institutional uses, including civic uses.
- Allow applicants to propose alternative primary or secondary materials that meet design goals in all Design Districts. The proposed amendments regarding materials support a transit-oriented environment where high-quality storefronts and residential buildings front the street, making an attractive walking environment in the district that will encourage transit use, successful commercial activities and resident interaction.

Conclusion: The Gresham Civic Neighborhood policy is met.

6. 10.319 Central Rockwood Area

Central Rockwood Land Use Policy: The City will permit and encourage land use types and intensities of use which accommodate forecast growth, support creation of a pedestrian-friendly, transit-oriented live/work district, and are otherwise consistent with the Gresham 2020 Vision and the Metro Region 2040 Functional Plan.

Findings: The following proposed amendments are most relevant to the Central Rockwood area and would:

- Revise the definition of "stucco" to reflect current quality building practices and provide additional flexibility for applicants. The Design Commission previously has approved projects consistent with the new definition. For Central Rockwood, the proposed amendments ensure added flexibility for applicants to encourage development while still requiring quality materials when stucco is used.

The proposed amendments regarding materials support a transit-oriented environment where high-quality storefronts and residential buildings front the street, making an attractive walking environment in the district that will encourage transit use, successful commercial activities and resident interaction.
- Eliminate the two-story minimum building height in Rockwood Town Center and revise standards for Rockwood, Downtown and Corridor Districts to require one-story commercial building facades to be at least 15

feet tall so they have an adequate presence on the abutting street or public space. Eliminating the two-story requirement allows quality one-story buildings while other requirements (such as for minimum amount of building, minimum amount of building along the street and storefront design standards) ensure an intensely developed, active district that attracts people. The proposed amendments allow one-story buildings to provide flexibility in the number of stories in new buildings while retaining floor-area ratio rules and minimum density requirements to ensure the Central Rockwood area remains an intensely developed, transit-oriented district where people can live and work. The proposed amendment also will allow desirable land uses that often are found in one-story formats, such as grocery stores.

- Increase the building height limit inside the triangle to six stories for commercial and institutional uses to provide the opportunity for additional jobs in Rockwood. The height limit for residential buildings (including mixed-use buildings with residential components) would remain four stories.

The proposed amendments allowing additional stories for commercial and institutional uses provide the opportunity for additional job growth to support the idea of the live/work district. Residential also is allowed in Rockwood land-use districts.

- Reduce minimum parking requirements for most institutional uses within 1,000 feet of MAX light-rail stations in Rockwood Town Center, Civic Neighborhood and Downtown. Institutional uses in these locations would be required to have at least 1 space per 1,000 square feet of floor area or the amount specified in Section 9.0800: Parking, whichever is less.

The proposed amendment would allow more intense development because it would require less surface parking, which allows more of a lot to be used for buildings and active uses.

- Adjust the floor-area ratio calculation on narrow, deep lots in Corridor Districts so development is focused near the street and property owners are not required to build buildings at the rear of the lot. For sites with narrow street frontage that are more than three times as deep as they are wide, the minimum floor area required is calculated on the 100 feet of the site closest to the street.

The proposed amendments would eliminate an issue where intense development is called for on an entire narrow, deep lot even though the rear of the lot may be less suitable for development because it is so far from the street and not visible to passers-by. The proposed amendments do retain minimum floor-area ratio standards (which ensure a minimum amount of development intensity) but concentrate it near the street where it can contribute to the pedestrian-friendly environment called for in the policy.

- Establish the minimum commercial and institutional floor height at 12 feet (from floor to the lowest structural element of the ceiling) in the Downtown Design District, Rockwood Design District and Corridor Design District. The current Code only specifies a floor height for Downtown, and this change would make it consistent in the three design districts.

The proposed amendments would ensure commercial interior ceiling heights are adequate and the space is more likely to be leasable and

successful because it meets consumers' minimum expectations for commercial uses and allows adequate light into the building. This promotes a pedestrian-friendly environment where successful commercial space is located along the street.

- Allow applicants to propose alternative primary or secondary materials that meet design goals in all Design Districts.

The proposed amendments allow the applicant to propose additional quality primary and secondary materials to be approved by the Manager or Design Commission. This retains the expectation for quality materials but allows additional flexibility. Removing Code obstacles and increasing flexibility increases the development potential in Rockwood and its ability to accommodate growth.

- Provide a way for applicants to seek a waiver of clear vision area rules if the clear vision area on private property is not necessary to achieve sightlines consistent with engineering standards. The clear vision area requirements prohibit development on private property near intersections that would obscure motorists' views of oncoming traffic as they prepare to pull out into a street. The clear vision area on private property is not always necessary to achieve appropriate sightlines.

The proposed amendments would encourage transit-oriented, intense development by allowing private development near intersections when a clear vision area on private property is not needed for traffic safety.

Conclusion: The Central Rockwood Land Use Policy is met.

SECTION 3: APPLICABLE METRO URBAN GROWTH FUNCTIONAL PLAN TITLES

Title 8: Compliance Procedures

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

Findings: The notice was sent July 7, 2015, which is 48 days before the hearing. Metro has not contacted the city regarding the proposed amendments or requested an analysis.

Conclusion: This has been met.

SECTION 4: STATEWIDE PLANNING GOALS

Goal I: Citizen Involvement

Statewide Planning Goal I requires that cities "provide the opportunity for citizens to be involved in all phases of the planning process."

Findings: The Centers and Corridors: Remove Obstacles to Development project discussed all the issues involved in these proposed amendments and included the following public engagement:

Venue	Public forum or open house	Planning or Design Commission	Other Advisory Bodies	City Council
Dates	Feb. 26, 2015 June 25, 2015	March 9, 2015 (PC) March 18, 2105 (DC) July 15, 2015 (DC) Aug. 10, 2015 (PC)	March 11, 2015 (GRCAC)	June 9, 2015

In addition, information and updates were distributed via the City’s website and email updates to interested parties. Copies of draft proposals were available at all meetings and at the Urban Design & Planning office. Additional findings regarding citizen involvement are found above in findings related to City of Gresham Development Code Section 10.100 - Citizen Involvement.

Conclusion: This has been met.

Goal 2: Land Use Planning

Statewide Planning Goal 2 requires cities to “establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. This shall result in land use plans and implementation measures that are consistent with the land use plans.”

Findings: A thorough public input process was conducted in the creation of the proposed amendments, as noted above in findings related to City of Gresham Development Code Section 10.100 - Citizen Involvement.

The City has a state-acknowledged Comprehensive Plan. Sections 1 and 2 of this report describes findings and conclusions that the proposed Comprehensive Plan Amendments are consistent with applicable procedures and applicable goals and policies of the City’s Comprehensive Plan.

Conclusion: This has been met.

SECTION 5: 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 Sections 1 through 4 of this report.

SECTION 6: RECOMMENDATION

Staff recommends **adoption** of the proposed comprehensive plan amendments to the City Council as contained in the attached Exhibit ‘A’.

EXHIBIT A: PROPOSED AMENDMENTS

This exhibit includes proposed amendments to Volume 3, Development Code, as well as commentary. The commentary provides additional findings for this proposal.

-- End of Staff Report --



U.S. POSTAGE PITNEY BOWES



ZIP 97030 \$ 001.86⁰
02 1W
0001382305 NOV 23 2015

CITY OF GRESHAM
URBAN DESIGN & PLANNING
333 NW EASTMAN PARKWAY
GRESHAM, OR 97030

DEPT OF

NOV 25 2015

LAND CONSERVATION
AND DEVELOPMENT

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