



memo

to Andrea Pastor, Metro
 from Kate Rogers, MIG
 cc Alex Dupey and David Donaldson, MIG
 re Gresham Civic Neighborhood NE Parcel Site Analysis
 Zoning Summary
 date 1/19/2023

1. Site Overview

Table 1 provides a general summary of the site, which is located in the Civic Neighborhood in Gresham, Oregon.

Table 1: Site Summary

LOCATION:	NW Civic Drive and NW 16 th Street
TAX LOTS:	Property IDs: R565087 and R565088 State IDs: 1S3E04DA 01202 and 01203
SITE SIZE:	Total Size: 1.92 acres
ZONING:	CNTH – Civic Neighborhood Transit High Density
OVERLAY ZONE:	n/a
PLAN DISTRICT:	Civic Neighborhood Plan District
NEIGHBORHOOD:	Northeast Neighborhood

2. Zoning Designation

- A. Subject Property: CNTH – Civic Neighborhood Transit High Density
- B. Adjacent property zoning:
 - i. West, South, North, East: CNTH
 - ii. Northeast (former retail site): CNTM – Civic Neighborhood Transit Moderate Density

3. Land Use and Review Procedure

- A. Existing use: Vacant; unimproved parking
- B. Proposed Use:
 - i. Multifamily – Permitted, subject to Design Review
 - ii. Business and Retail Service and Trade – Permitted, subject to Design Review
- C. Design Review – Two alternative tracks:
 - i. Clear & Objective Track – Must meet all development and design standards. Any deviation means you must use the discretionary track.
 - ii. Discretionary Track – More flexible path; must demonstrate consistency with design guidelines, or meet the corresponding design standard. Design Commission may waive design guidelines if the development better meets the applicable Civic Neighborhood Design Principles and guideline purpose statement.

4. Development Standards

[Source: GDC Tables 4.123.A and .B; GDC Section 9.0800]

Table 2: Development Standards Summary

Maximum Building Height	10 stories
Height Transition	N/A (based on abutting zoning)
Floor Area Ratio	Min – 0.9
Applies only to mixed-use and non-residential development. Min FAR and residential density requirements are satisfied when consistent with the following formula [GDC 4.1231(B)]:	Max – none
$\frac{\text{Number Of Proposed Dwelling Units}}{\text{Minimum Number Of Units Required}} + \frac{\text{Proposed Commercial Floor Area}}{\text{Minimum Required Commercial Floor Area}} \geq 1$	
Residential Net Density	Min – 30 units per acre
[subtract square footage dedicated to public streets in net site area calculation]	Max – none
Minimum Setbacks	Multifamily – Front, Rear, Side, Street Side: 5 ft
[See GDC 4.1250(A)(2) below for frontage standards]	Commercial – Front, Rear, Side, Street Side: 0 ft
Maximum Setbacks	Multifamily – Front: 8 ft; Street Side: 8 ft
[applies to the portion of the site frontage subject to minimum building frontage requirements, per GDC 4.1250(A)(2)]	Commercial – Front: 5 ft; Street Side: 5 ft
City Question: Which minimum/maximum setback standards apply to a mixed-use building?	

Minimum Vehicle Parking [GDC 9.0852 & 9.0853]	Multifamily: 0.9 space per unit (1 space per unit minus 10% reduction near LRT per 9.0853.D) <i>Multifamily starting 2023: 0 spaces.¹</i> Commercial: 0 spaces
Minimum Bicycle Parking [GDC 9.0851]	Long-term: 1 per unit Short-term: 1 per 20 units
Loading Requirements [GDC 9.0840]	Residential: none Commercial: 7,000 – 24,000 SF: 1 space Office: 25,000 – 40,000 SF: 1 space

Minimum Dimensions: Per 9.0840(C)(5)(b), loading spaces shall have a min. length of 30 ft, a min. width of 12 ft, and a min. vertical clearance of 14 feet 6 inches high.

However, per 9.0840(C)(9)(c), loading spaces in the CNTH zone may be reduced to 18' L x 9' W x 10' H with approval by the Manager or Design Commission if the applicant demonstrates that the configuration of the site and building supports delivery by van for current and prospective tenants.

5. Streets

- A. Street Types and Improvements [GDC 4.1243]:
- i. **NW Civic Drive – Civic Drive street type**
 - a. Site frontage along NW Civic Dr is already improved.
 - ii. **NW 16th Street – Civic Neighborhood Connector**
 - a. Per City staff, the site frontage along NW 16th St is not improved to current standards.
 - b. Planned for future extension to the east.
 - c. Required Improvements: 7-ft sidewalk; 4-ft amenity zone; 6-in curb; 7-ft parking lane; 6-ft bike lane; 9-ft travel lane. See cross-section on next page.
 - iii. **NW 15th Street – Civic Neighborhood Local**
 - a. Site frontage along NW 15th St is not improved.
 - b. Confirm with City staff that half-width street improvements and dedication will be required.
 - c. Required Improvements: 5- or 6-ft sidewalk; 6-ft amenity zone; 6-in curb; 7-ft parking lane; 9-ft travel lane. See cross-section on next page.

City Question: Please confirm that half-width street improvements and dedication will be required for NW 16th and NW 15th Streets. Are any further improvements/dedications required on NW Civic Drive?

¹ The Climate-Friendly and Equitable Communities rules will require cities to modify their parking mandates for certain types of housing and in certain locations. Starting January 1, 2023, the City of Gresham will no longer be able to mandate parking for developments within three-quarters mile of rail transit stops. Refer to [OAR 660-012-0440](#).

Diagram D.1: Civic Neighborhood Connector Street Type Cross Section

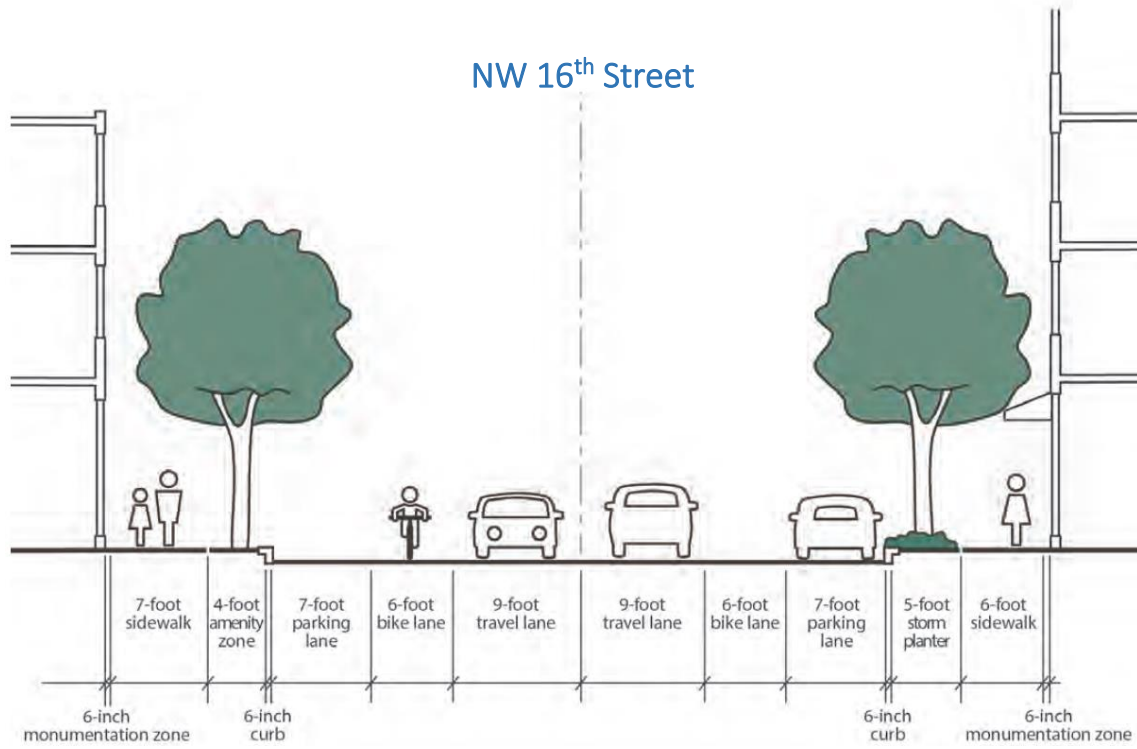
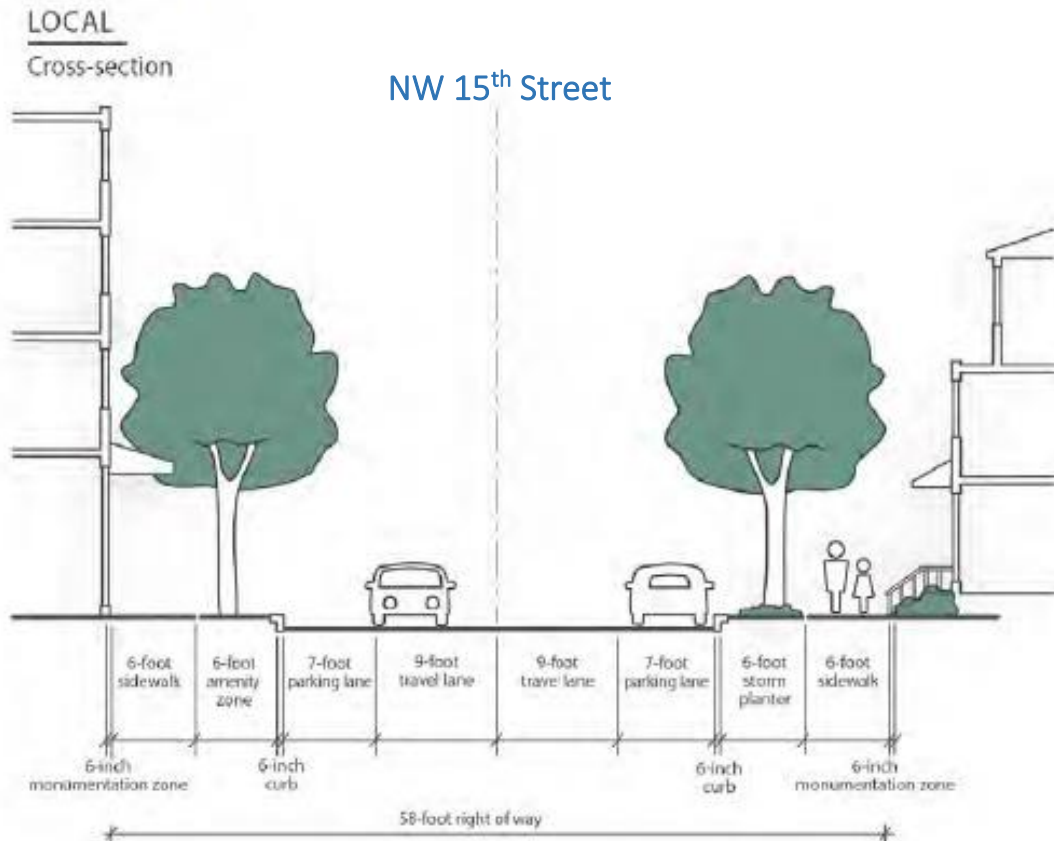


Diagram E.1: Civic Neighborhood Local Street Type Cross Section



6. Design Standards – Key Provisions

A. Site Design

i. Integrated Site Design [4.1250(A)(1)]

All Development

- a. S4: If the length of frontage between a public street or primary internal drive is greater than 300 ft. a mid-block pedestrian pathway shall be provided to connect to surrounding public spaces such as streets, primary internal drives, public open spaces, pedestrians pathways, trails, and nearby transit facilities.

City Question: The northern lot line on NW 16th St is ~415 ft long. Will a mid-block pedestrian pathway be required mid-block on NW 15th and NW 16th Streets?

Multifamily and Townhouse

- b. S7: Private Driveway Accesses – requirements for dead-end private driveway accesses that serve >25 units:
- Must have a minimum width of 32 ft.
 - Must not exceed 400 ft. in length before there is a Fire Department approved turn-around (including a looped driveway) or turnout.
 - Location of private driveway accesses shall meet the Oregon Uniform Fire Code and shall be consistent with Appendix A5.501 (G)(4) and A5.503.

ii. Building Frontage and Placement [4.1250(A)(2)]

All Development

- a. S1: Minimum Building Frontage (building present between min. and max. setback areas) – 90% on Civic Drive. No minimum frontage on NW 15th and 16th (only applies to street with highest functional classification).

Pedestrian-oriented open spaces may count towards up to 10 percent of the total frontage requirement.

Multifamily

- b. S6: Where more than one multifamily residential building on a site faces one another, a minimum separation of 20 ft. shall be required between front building facades, inclusive of setbacks. The separation area shall include at minimum a shared pedestrian walkway and landscaping.

iii. Pedestrian Circulation [4.1250(A)(3)]

All Development

- a. S1: Developments shall provide an on-site pedestrian circulation system that is convenient, direct, and barrier-free.

The on-site pedestrian circulation system shall be continuous and connect the following: adjacent streets, primary internal drives, public pathways, trails, transit stops and facilities, building entries and future building entries, vehicular and

bicycle parking areas, open spaces, play areas, other amenities on site, and other important locations such as view points at the discretion of the Manager or Design Commission.

- b. S2: All walkways comprising the pedestrian circulation system shall be hard surfaced and [...] at least 5 ft. in width.

iv. **Parking, Loading, and Service Areas** [4.1250(A)(4)]

All Development

- a. S1: Off-Street parking, loading, service, and vehicular circulation areas are prohibited between the building and the primary frontage.
- For sites with multiple frontages, parking may be allowed up to the minimum setback on secondary or rear frontages.
- b. S2: Vehicular site access is prohibited from the primary frontage if another frontage is available.
- c. S7: When dedicated loading facilities are required, loading areas shall be located at the rear of the building or as approved by the Manager or Design Commission.
- Loading areas shall be visually screened from public spaces such as streets, primary internal drives, light rail stations, transit ways, public open spaces, and pedestrian pathways.
- d. S8: In addition to requirements stated in Section 7.0212 Solid Waste and Recycling Collection Area, collection areas shall be entirely screened and enclosed by an opaque wall of at least 6 ft. in height.
- Detached enclosures located along a street or primary internal drive shall provide a minimum 5-ft. deep landscaped setback

Multifamily

- e. S10: Long term bike parking shall be accommodated within dedicated storage areas in individual dwelling units, under covered entries or breezeways, or within designated common storage areas in multifamily structures.

v. **Open Spaces** [4.1250(A)(5)]

Commercial, Industrial, and Institutional

- a. S4: Sites larger than 20,000 sq. ft. shall provide a public open space of a size no less than 4% of all ground floor commercial space on site, or 1,000 sq. ft., whichever is less.

Multifamily

- b. S6: Outdoor Private Space. Each dwelling unit shall have attached directly accessible outdoor private space totaling no less than 64 sq. ft. in area. Each unit's private open space must be able to fit a 5-ft. by 6-ft. rectangle.
- c. S7: Shared Open Space. For sites 20,000 sq. ft. and above in gross site area, a minimum of 4 percent of the gross site area shall be shared open space.
- Shared open spaces must have a minimum dimension of 20 ft.
- d. S8: Children's Play Area. A minimum of 50% of the minimum required shared open space shall be a children's play area.

vi. **Landscaping** [4.1250(A)(6)]

All Development

- a. S8: Site trees are required at a rate of one tree per 3,000 sq. ft. of gross site area.
- b. S14: Parking Area Landscaping.
 - A minimum of 15 percent of the total hardscape parking area, including driveways and aisles, shall be landscaped.
 - A minimum of one parking lot tree shall be planted for every six parking stalls in the parking area.
- c. S15: Parking Area Landscaping: Perimeter Screening. When located adjacent to a public street, the parking area shall be buffered by a landscaped edge no less than 10 ft. in width consisting of trees, shrubs, decorative fencing or walls, and ground level plantings in a layered configuration.
- d. S16: Parking Area Landscaping: Internal. Internal parking landscaping, including landscape rows and islands, shall divide the parking area into clusters of stalls not to exceed 50 spaces.

Multifamily and Townhouse

- e. S19: Multifamily Sites. A minimum of 20% of the gross site area shall be landscaped. Up to 5% of the required landscape area can be paved walks, pedestrian plazas, patios, etc.
- f. S21: All yard setbacks shall be landscaped and shall have at least 5 deciduous shade trees per 100 lineal feet.

B. Building Design

i. **Building Massing and Articulation** [4.1250(B)(1)]

All Development

- a. S2: [See GDC for list of upper-floor articulation options, based on building height.]

Commercial, Industrial, and Institutional

- b. S3: Commercial and institutional ground-floor heights shall be a minimum of 12 ft. from the top of the floor to the lowest structural element of the ceiling.

Multifamily

- c. S6: Structures shall not have an overall horizontal distance exceeding 160 linear feet, measured from end wall to end wall, prior to a significant massing articulation. Articulations can include features such as a change in building form, a street facing ground level courtyard or second floor terrace, and massing changes at least 10 ft. in depth.
- d. S7: Exterior wall offsets shall reflect the living unit modules when individual unit entries face the street. A minimum of 1 ft. horizontal variation shall be used at intervals of 50 ft. or less along the structure's primary facade on the ground floor.

- e. S8: Facades visible from streets and primary internal drives shall be divided into wall planes that reflect living unit modules. Wall planes over 750 sq. ft. shall be divided into distinct planes; achieved by: incorporating elements such as porches or decks into the wall plane; Recessing or projecting a portion of the building a minimum of 2 ft. over 6 ft. in width; or similar.

ii. **Roofs and Parapets** [4.1250(B)(2)]

All Development

- a. S1: Roofs shall include a change in form, such as a change in height, pitch, or orientation at an average spacing of no less than 60 ft.
- b. See S2 and S3 for flat and sloped roof requirements.

iii. **Entries** [4.1250(B)(3)]

All Development

- a. S1: All entries shall provide weather protection in the form of a canopy, awning, overhang, or other feature to a depth of at least 4 ft.

Commercial, Industrial, and Institutional

- b. S5: Entries shall be well-marked, articulated and oriented to and facing the street. Entries shall not be located at intervals of more than 75 ft. along the primary street. On corner lots, buildings on the corner shall place an entry within 10 ft. of the building corner.

Multifamily and Townhouse

- c. S8: All ground floor units which front a street or primary internal drive shall have a primary entrance directly from the street.
- d. S9: All entries shall be made visually prominent and receive architectural emphasis. See GDC for options.

iv. **Façade Composition and Ground-Level Details** [4.1250(B)(4)]

Commercial, Industrial, and Institutional

- a. S8: Except for single story structures, buildings facades shall include design elements which establish a base and top. See GDC for details.
- b. S9: Ground-floor facades facing streets shall provide additional ground level details that further enliven the pedestrian realm and create attractive building fronts. See GDC for details.
- c. S10: All facades shall establish a rhythm by repeating design elements at regular spacing along the facade length for the height of the ground floor.

Multifamily and Townhouse

- d. S12: Similar base/top standard as for commercial buildings.
- e. S13: Multifamily units on the ground floor shall provide a transition between public space and private space by elevating the first floor, providing an additional setback, providing a front porch, etc.

v. **Transparency** [4.1250(B)(5)]Commercial, Industrial, and Institutional

- a. S6: For each facade visible from a street or primary internal drive:
 - A minimum of 60% of the ground floor facade area shall be clear, transparent glazing.
 - Upper levels of street facing facades shall be composed of clear glass for 30% of the wall area above the ground floor, excluding roof shapes and parapets.
- b. S7: For each facade not visible from a street or primary internal drive:
 - A minimum of 40% ground floor facade area shall be clear, transparent glazing.
 - 25% of the total facade area shall be clear, transparent glazing.

Multifamily and Townhouse

- c. S14: For each facade visible from a street a minimum of 25% of the ground floor facade area and 25% of the total facade area shall be clear, transparent glazing.
- d. S15: For each facade not visible from a street or primary internal drive, a minimum of 20% of the total facade area shall be clear, transparent glazing.
- e. S16: Ground floor spaces attributed to common areas, such as lobbies, shared community rooms or centers, fitness rooms, etc., shall be composed of clear glass for a minimum of 35% of the ground floor wall area attributable to the space(s).
- f. S17: Pedestrian pathways shall be visible from 50% of the first and second floor units abutting the pathway.

vi. **Materials** [4.1250(B)(8)]All Development

- a. See Table 4.1250B.8 for list of permitted and prohibited materials.

7. Solid Waste and Recycling Collection

DEVELOPMENT CODE:

Multifamily and commercial development must provide for solid waste and recycling collection areas (collection areas) in accordance with GDC 7.0212. This code section includes standards for location, access, and design.

As noted above, design standards for the Civic Neighborhood require screening by an opaque 6-ft wall. [Parking, Loading, and Service Areas – Section 4.1250(A)(4), S8]

RECYCLING & GARBAGE COLLECTION SERVICE PLANNING MATRIX:

Commercial and Multi-family Truck Size and Turning Radius – The largest and most common commercial garbage truck has a length of 37' which should inform the design, access and turnaround areas, driveways, etc. Driveways/lots should be designed to accommodate trucks with a turn radius of 50', clearance of 22', and weight of 64,000 lbs. Truck dimensions are 36'(L) X 10'(W) X 14'(H). (The clearance of 22' listed above accounts for the tipping of a waste containers into the truck).

Multifamily Capacity Recommendations/Requirements:

	<i>Capacity per Living Unit per Week</i>	<i>Notes on Equipment</i>
Garbage Service	Suggested 0.36 cubic yards (72 gallons) Required minimum of 0.10 cubic yards (20 gallons)	Larger containers collected less frequently is more cost-effective and environmentally sound than smaller containers collected more frequently.
Recycling – Paper/Cardboard/Container Mix	Suggested 0.20 cubic yards (40 gallons) Required Minimum of 0.10 cubic yards (20 gallons)	Sized for adequate capacity for once-per-week collection.
Recycling – Glass (Recycling capacity assumes 1 collection per week)	Required minimum 0.004 cubic yards (1 gallons)	65-gallon carts.

Refer to Gresham Revised Code 7.25.415(3)(b) & (c) for recycling service requirements at multifamily properties.

Commercial Capacity Recommendations/Requirements:

Capacity depends on the type of commercial use. Some examples:

	Garbage Capacity per Week	Most Cost-Effective and Sustainable Garbage Service	Paper, Cardboard & Containers Recycling Capacity	Glass Recycling Cart Capacity	Food Recycling Capacity
Bakery	3 cubic yards	One 3-yard container once per week	6 cubic yard container	35 gallons	2 yards
Bank	3 cubic yards	One 3-yard container once per week	6 cubic yard container	35 gallons	---
Medical	0.0006 cubic yards per square foot of building	Largest containers and fewest pick-ups per week	6 cubic yard container	65 gallons	With cafeteria only-- 2 yards With patient room material -- 8 yards
Office	0.03 cubic yards per employee	Largest containers and fewest pick-ups	0.04 cubic yards per employee	65 gallons	1 yard

Restaurant – Stand- alone Sit-Down	24 cubic yards	Four 6-yard containers once per week	6 cubic yard container	95 gallons	4 yards
Retail Center	20 cubic yards per each retail	Largest containers and fewest pick-ups	6 cubic yards per each retail space	95 gallons	4 yards per potential restaurant

See p. 9 for site details demonstrating truck access.

STORMWATER MANUAL – SECTION 5.5:

Cover – A permanent canopy, roof, or awning must be provided to cover the solid waste storage activity area. This covered storage area shall be constructed so that rainwater cannot come into contact with waste containers being stored under the cover.

The cover size must be relative to the perimeter of the hydraulically isolated activity area it is to cover and must accommodate truck access to the equipment. The cover width and opening height shall meet the following sizing guidelines, unless other dimensions are provided by the City’s recycling and solid waste division.

Table 5-1. Minimum Height and Width Requirements for front load pickup

Distance from front of container to exterior entrance or overhang (feet)	Minimum opening Height	Minimum opening Width
0-1'	9'	12'
1-3'	12'	12'
4-6'	14'	13'-6"
7'+	15'-5"	13'-6"

Interior height required to allow full lid opening:

6-yard Recycling Container: 11'-6"

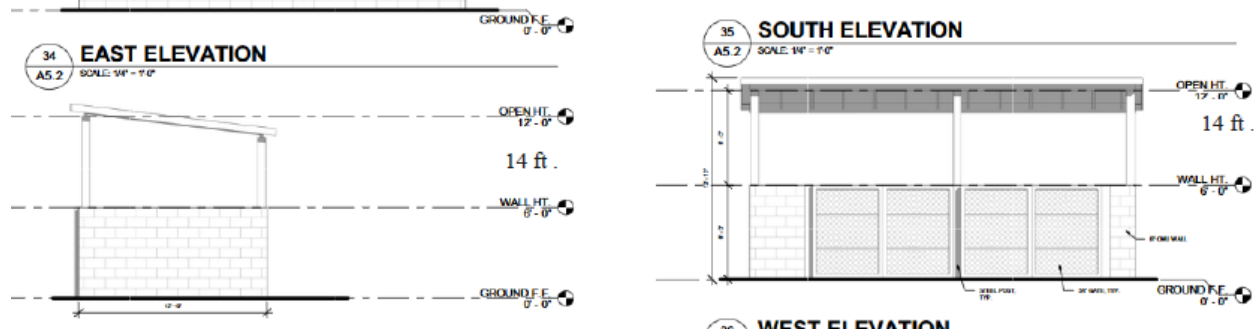
4-yard Garbage Container: 10'-6"

Table 5-2. Minimum Height and Width Requirements for compacter pickup

Distance from front of container to exterior entrance or overhang(feet)	Minimum opening Height	Minimum opening Width
0-3'	12'	12'
4-6'	18'	13'-6"
7'+	22'	13'-6"

A reflective edge shall be added to the front of the cover to provide added visibility for waste haulers.

Examples Elevations:



8. Stormwater

All stormwater management facilities, source controls, and drainage systems are required to comply with the requirements of the Gresham Stormwater Management Manual (SWMM).²

Any activity that disturbs 1,000 square feet or more of land is required to control erosion and install structures to manage stormwater quality and quantity unless specifically exempted under section 1.2.1 of the SWMM. Stormwater shall be retained/infiltrated on-site to the maximum extent feasible.

Commercial, industrial and residential lots shall manage stormwater on the same parcel treating the water quality event (section 1.2.3) and meet the flow control requirements in section 1.2.5 of the SWMM.

Green practices that infiltrate and/or are vegetated shall be used to the maximum extent practicable for all single lot facilities, as well as any public streets or improvements required as part of the development (see section 1.2.4.3).

Sizing of stormwater facilities is described in Section 2 of the SWMM. The Simple Method for facility sizing uses pre-defined sizing factors to size stormwater facilities based on the amount of impervious area being added or replaced; this includes the building roof area and any other structures or hardened surfaces (e.g. driveway, patio, walkways, etc.) that will be included in the final site design.

Facility design is described in Section 3 of the SWMM. Facility types (ecorooft, stormwater planter, drywell, etc.) are assigned priority levels (High, Medium, Low) based on their suitability for certain impervious surface types.

² City of Gresham Stormwater Management Manual. Available here: <https://greshamoregon.gov/Public-Works-Standards/>.