

NOTICE OF A PUBLIC HEARING

A public hearing will be held before the

GRESHAM DESIGN COMMISSION regarding a proposal for a:

Farmington Square Memory Care Building

Location: 1655 NE 18th St., Gresham **State ID:** 1S3E03DA 05600

Project: New one-story, 26-bed memory care facility on existing Farmington Square campus.

Includes: Associated site improvements and request for alternative buffer.

District: Moderate Density Residential-24 (MDR-24)

File: DRE/SUR2 15-26000208

Applicant: Ankrom Moisan Architects

Applicant's Representative: Mark Miller, Ankrom Moisan Architects, 6720 SW Macadam #100, Portland, OR 97219

City Staff Representative: Mary Phillips, Senior Planner,
503-618-2610

Review: Type II Special Use Review and Type III Design Review using the discretionary track process. The applicant must meet Design Guidelines and other Code Standards.

Comments: Any person may submit comments in writing prior to or at the hearing, or persons may present verbal comments at the hearing. Only people participating orally or in writing may appeal. Hearing testimony and evidence must address applicable criteria or other criteria a person believes apply. Failure to specify criteria you are addressing or provide specific information to allow the decision authority to respond may preclude appeal based on that criterion.

Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval in sufficient detail to allow the Design Commission to respond may preclude action for damages in circuit court.

Hearing Process:

- City Staff presents a staff report
- Applicant presents his or her proposal
- Public testimony is taken
- Commission deliberates and decides on the application

Visit www.GreshamOregon.gov or contact staff for more information.

Meeting Details:

Wednesday, Feb. 3, 2016 – 6:30 PM

Gresham City Council Chambers
1333 N.W. Eastman Parkway
Gresham, Oregon 97030

Applicable Code Review Criteria:

Procedures: 11.0100, 11.0200, 11.0500, 11.1000.

Standards:

- **Definitions/ Classifications** - Article 3;
- **Corridor Districts:** MDR-24 – 4.0115, 4.0120, 4.0130;
- **Design Review** – 7.0001-7.0003; 7.0212, 7.0220-7.0224; **Multi-Family Design Standards** – 7.0101-7.0103;
- **Special Use Review** – 8.0101-8.0103, 8.0111-8.0112, 8.0114;
- **Nonconforming Situations** – 8.0200;
- **Other: Buffering/Screening** – 9.0100; **Clear Vision Areas** – 9.0200; **Grading/ Drainage/Stormwater** - 9.0500; **Height Transition** – 9.0600; **Neighborhood Circulation** - 9.0701-9.0710; **Parking** - 9.0800; **Tree Regulations** – 9.1000; **Public Facilities**-Appendix 5.000.

Application Materials:

Staff report is available 7 days before the hearing at no cost. Application and evidence submitted by the applicant are available for review. Copies may be obtained at cost.

CITY OF
GRESHAM

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1/12/2016