

PUBLIC COMMENT OPPORTUNITY

NOTICE OF A PUBLIC HEARING

A public hearing will be held before the

GRESHAM DESIGN COMMISSION regarding a proposal for:

Proposed Mixed-Use Development

File: DRE/TR 16-26000370

Location: The parcel immediately west of 16141 E Burnside St.,
Portland OR 97233

State ID: 1N2E36DA 02100

Project: Proposed mixed-use development that includes one residential building with 29 low income housing units and two one-story commercial buildings at the street.

Includes: Tree removal, new parking, landscape and play area.

District: Station Center (SC)

Applicant: Burnside & 162nd LLC

Representative: William Reed; 2300 SW 103rd Ave., Portland OR 97225

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

Review: 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, Jan. 18, 2017 - 6:30 PM

Gresham City Council Chambers
1333 NW Eastman Parkway
Gresham, Oregon 97030

Applicable Code Review Criteria:

Procedures: 11.0100, 11.0200, 11.0500, 11.1000.

Standards:

- **Definitions/Classifications** - Article 3;
- **Station Centers** - 4.0411; 4.0420, 4.0430-4.0466
- **Design Review** - 7.0001-7.0003, 7.0210, 7.0212, 7.0220-7.0224;
- **Multi-Family Design** - 7.0100
- **Rockwood Design District** - 7.0500;
- **Other:**
 - Buffering and Screening** - 9.0100;
 - Clear Vision Area** - 9.0200;
 - Easements** - 9.0300;
 - Fencing** - 9.0400;
 - Grading/Drainage/Stormwater** - 9.0500;
 - Neighborhood Circulation** - 9.0700;
 - Parking** - 9.0800;
 - Projections** - 9.0900;
 - Tree Regulations** - 9.1000;
 - **Renewable Energy** - 10.0900;
 - **Public Facilities** - Appendix 5.000.

Application Materials:

Staff report is available seven 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

OL1216-20
12/27/2016