



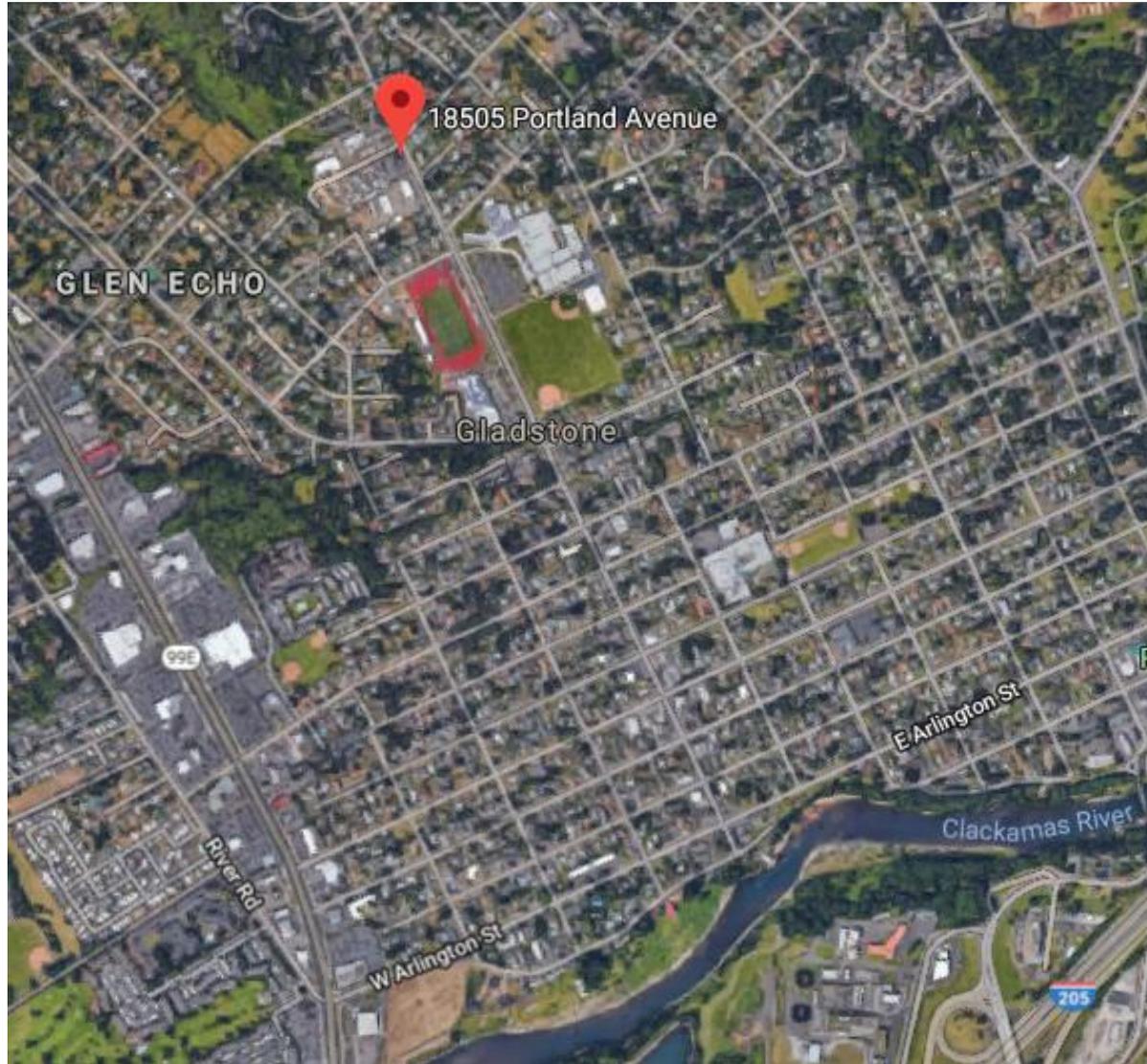
March 2019 PLANNING COMMISSION MEETING

Agenda Item No. 3

Design Review Application No. Z0037-19-D;

Variance Z0089-19-V; Environmental Overlay applications Z0039-19-CMP, Z0038-19-WBV, and Z0040-19-HMV

Project Location: 18505 Portland Ave.,



Proposed Project: Construction of a one-story 22,177 sq. ft. building and associated site improvements on a 1.97 acre parcel to function as the City's new Civic Center.

Applicant: Jennifer Marsicek of Scott Edwards Architects, on behalf of the City of Gladstone

Project Site: 18505 Portland Ave



- Zoning is LI, **Light Industrial**
- 1.97 acres
- Dimensional standards for the LI Zoning district are met
- Also compliant with the landscape screening standards of the LI district

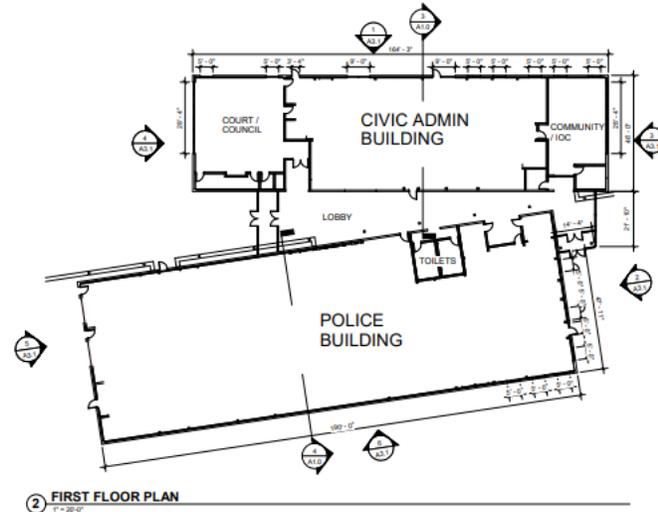
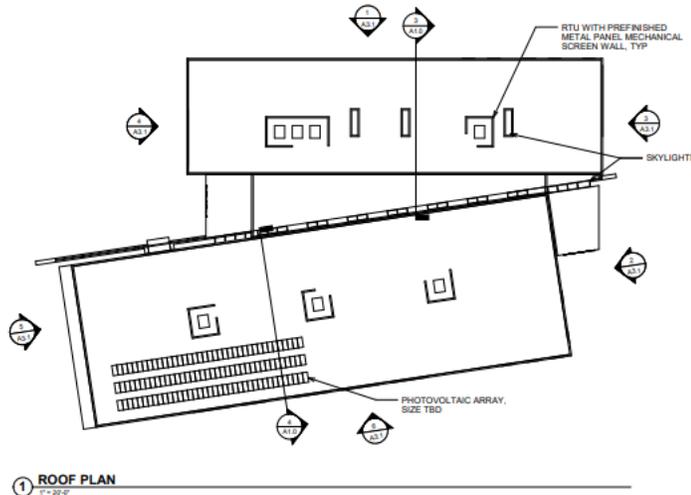
Public Noticing:

- Sent to the applicant, the owner of the subject property and owners of record as identified on the most recent Clackamas County property tax assessment roll of property located within two hundred fifty (250) feet of the subject property.
- City of Gladstone, Public Works, Gladstone Fire, Gladstone PD, Engineering, DSL

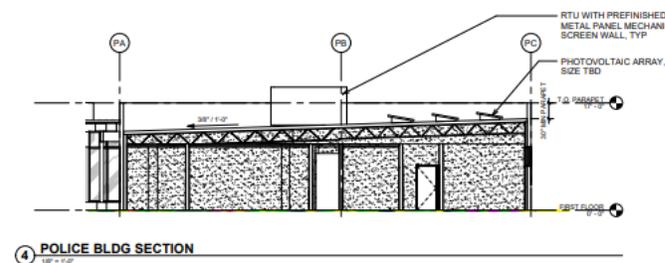
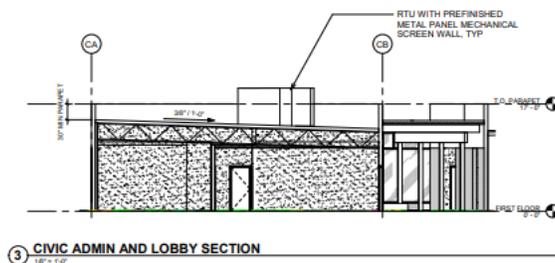
Comments Received:

No formal comments recieved

Proposed Site Plan



- The proposed 22,177 sq. ft. one-story development would include a main City Hall, City offices, meeting rooms, police operations, records storage, and space to accommodate community meetings and court and council hearings
- Police Operations would be separated into a distinct area of the proposed building
- Proposed site plan is compliant with the City Zoning Code parking, circulation, and landscaping requirements
- Habitat Conservation area (HCA) and Water Quality Resource Area (WQRA) overlay present on the lower corner of the project site.



Water Quality Resource Area (WQRA)



- Proposed project subject to review of Chapter 17.27
- Planning Staff submitted a formal notice to the Department of State Lands (DSL) in 2018
- DSL provided concurrence that the proposed project would not impact any of the Title 3 wetlands on site, since no wetland features appeared to remain on site
- As such, the development standards of GMC Section 17.27.045 do not apply.

Habitat Conservation District (HCA)



- Proposed project subject to review under Chapter 17.25
- No wetland vegetation on subject property, despite the HCA map overlay.
- Proposed development within HCA exempt from the development permit requirements of Section 17.25.
- A construction management plan will be implemented to avoid off site impacts.

Building Design



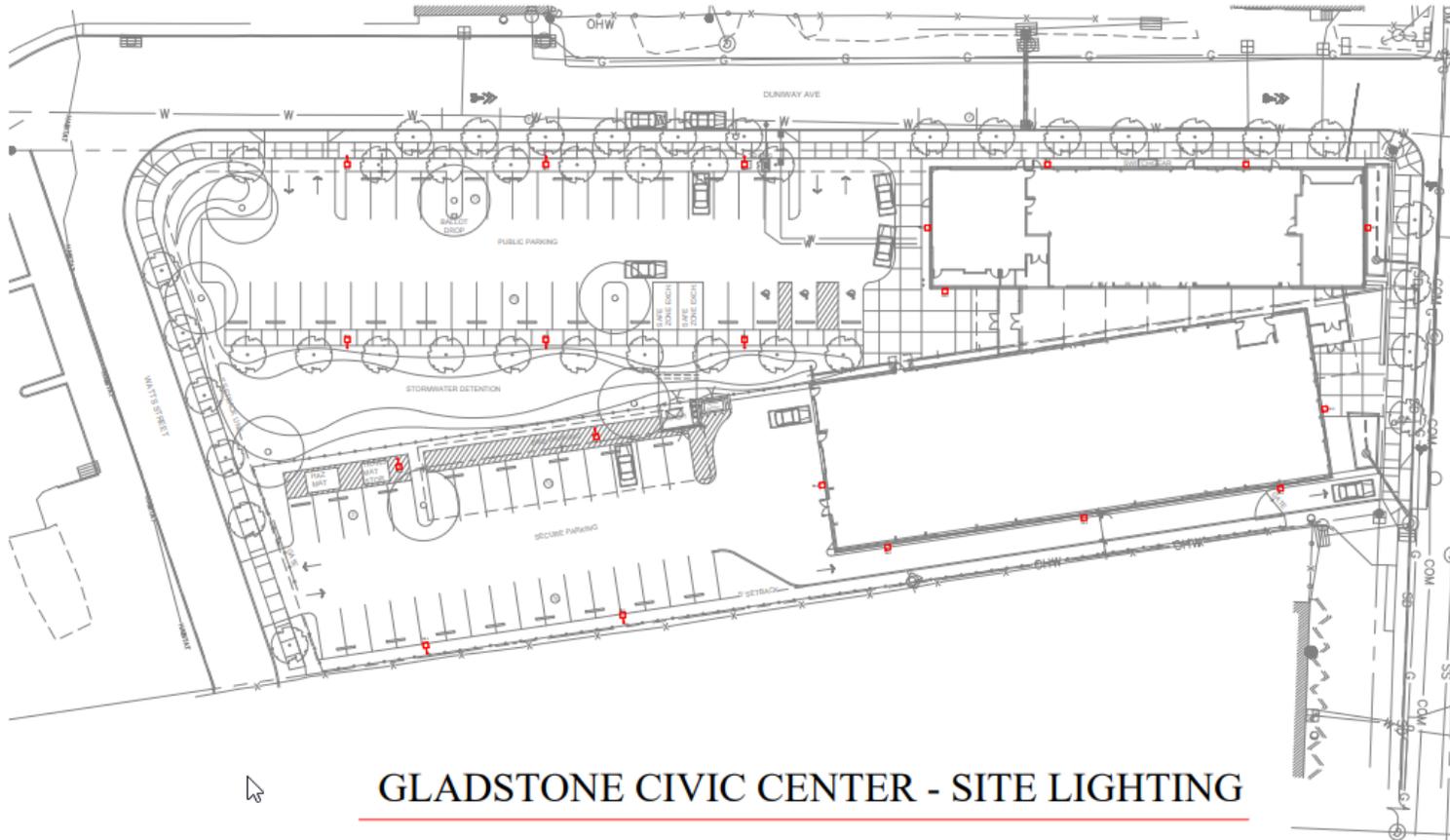
PERSPECTIVE OF EAST ENTRANCE FROM PORTLAND AVE.



PERSPECTIVE OF WEST ENTRANCE FROM PARKING LOT

- Proposed project subject to Chapter 17.44
- The construction of the City Civic Center would be compatible with the surrounding industrial, commercial, and civic (City Public Works) uses in the area and has been designed to meet the criteria of the City's Section 17.44 building and siting design standards.

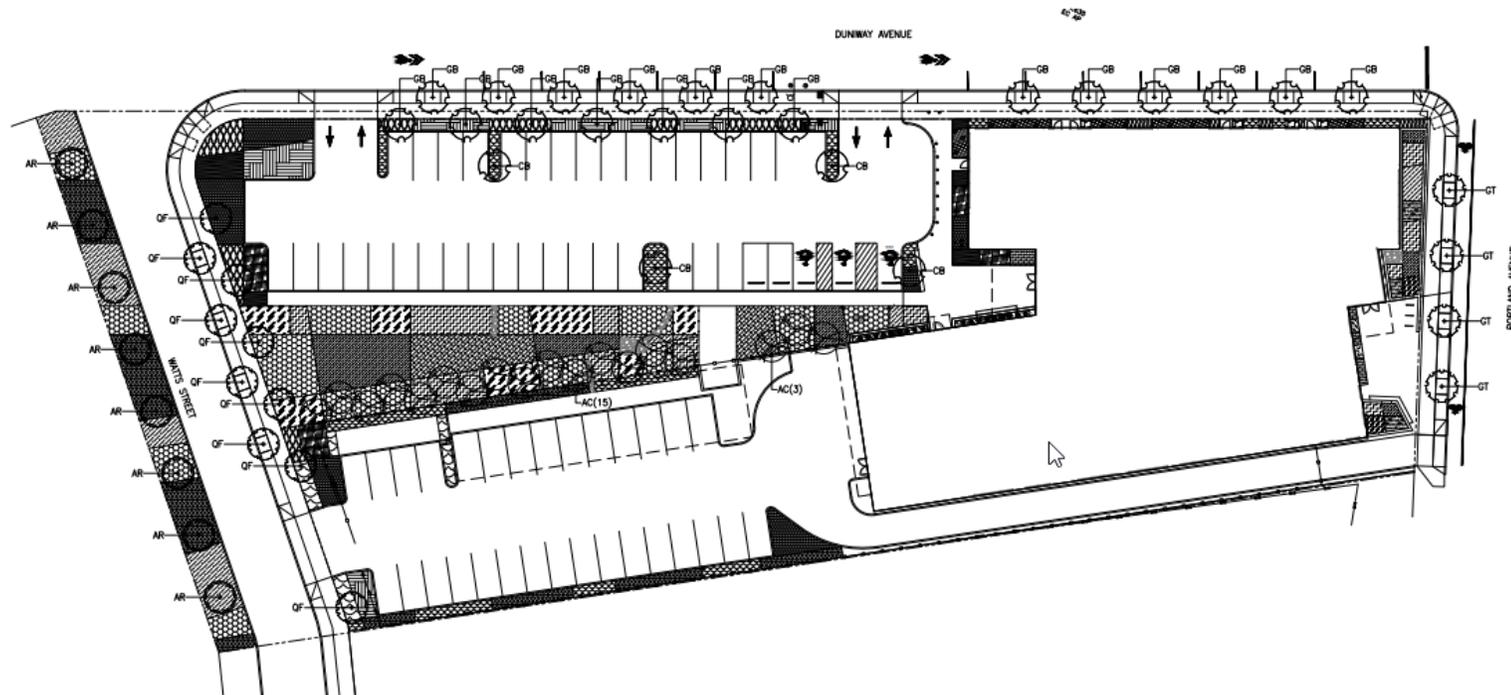
Lighting



GLADSTONE CIVIC CENTER - SITE LIGHTING

- Project designed consistent with Chapter 17.44 lighting standards
- 10 light pole fixtures in the parking lot, as well as 3 wall mounted fixtures on the building
- The proposed lighting plan indicates that all proposed lights will be shielded and downcast and avoid excessive off-site light spill.

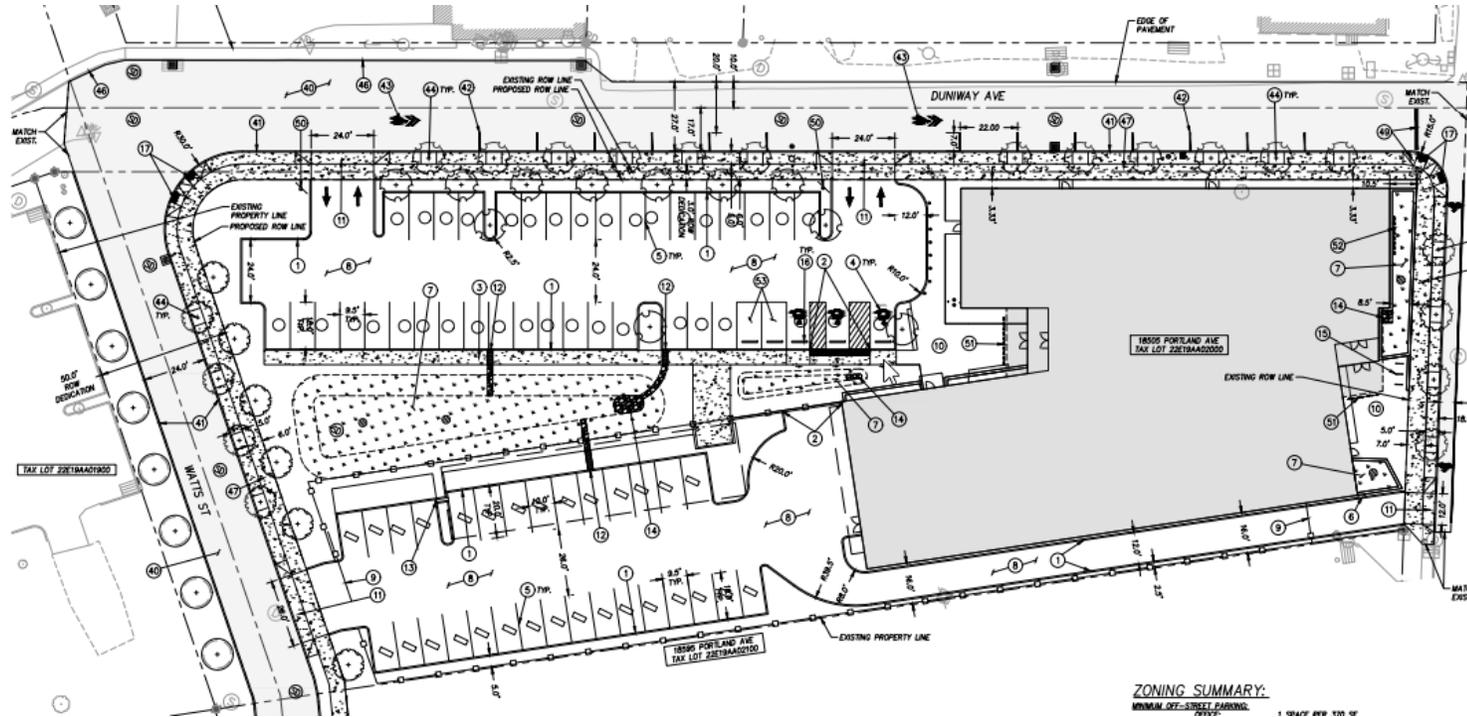
Landscaping



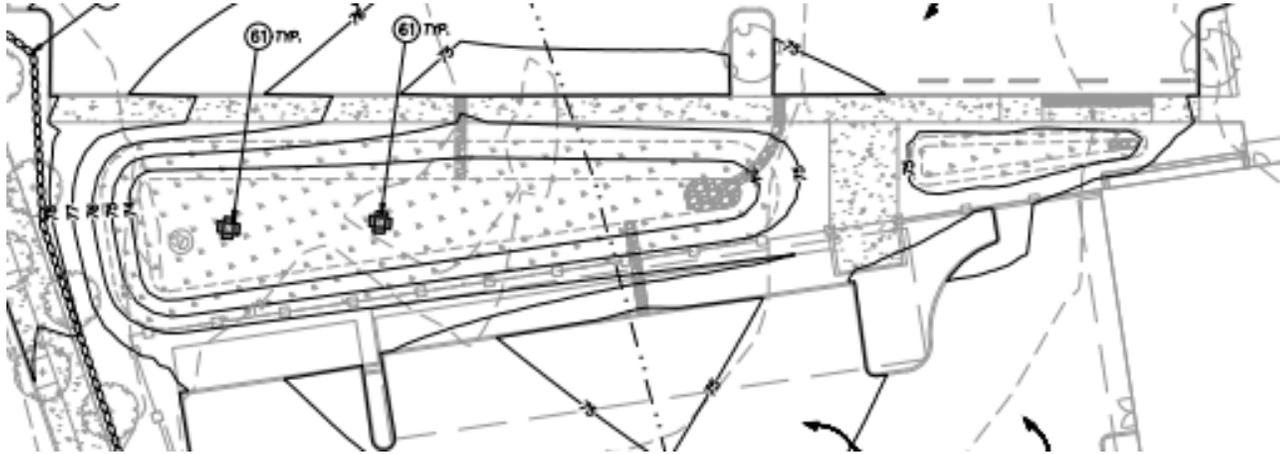
- Chapter 17.46 requires 15% landscaping coverage, 30% coverage is proposed
- 63 new trees are proposed along street frontages and site interior
- Native plant species are emphasized on the landscaping plan and a large stormwater detention swale is proposed
- City Public Works right of way improvement requirements require applicant to reduce the width of landscaping strip from 10ft. To 5ft along Duniway Ave

Parking, Traffic and Circulation

- 81 parking spaces provided; compliant with minimum parking requirements of Chapter 17.48
- Special Condition No. 5 is proposed to require that 10% of the parking spaces are dedicated to carpool or van pool parking. Therefore, the project, as proposed and conditioned, is consistent with the parking requirements of the Section 17.48.030.
- Public works will have final review of the building permit plan set



Drainage and Stormwater



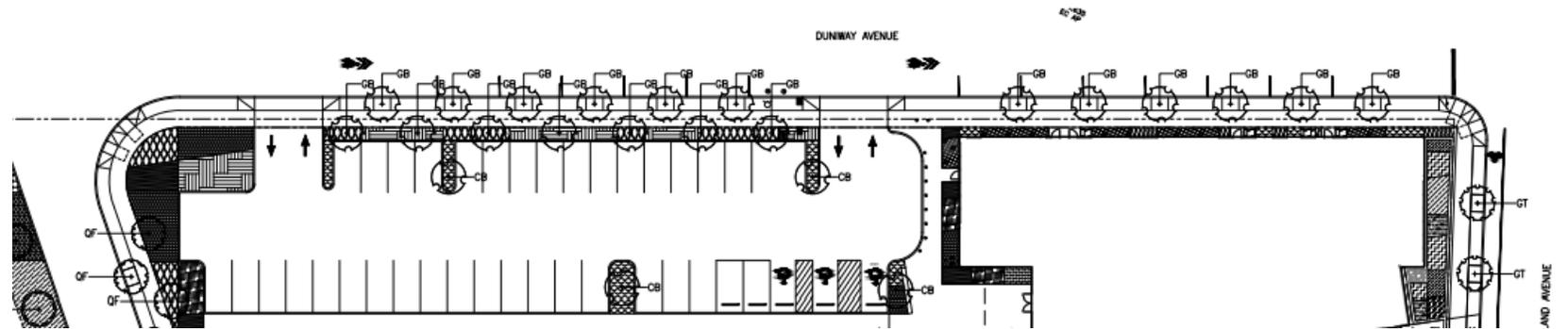
- the proposed project was designed to improve the existing stormwater facilities and ensure that proper drainage of surface waters was addressed
- A large stormwater drainage swale is proposed
- The public stormwater system along Duniway Ave. and south down Watts St to Barclay Ave will be completely replaced with new catch basins, manholes and storm pipe

Variance Application

The applicants are seeking a variance from Section 17.46.020(b), which states that a parking area shall be separated from any lot line adjacent to a street by a landscape strip at least ten ft. in width.

Variance Approval Criteria:

- (1) Exceptional or Extraordinary Circumstances.
- (2) Preservation of Rights
- (3) Not Materially Detrimental.
- (4) Minimum Variance.
- (5) Not Result of an Illegal Act



Staff Recommendation

Planning staff is recommending approval of the proposed project with five (5) standard conditions and ten (10) special conditions of approval:

III. SPECIAL CONDITIONS	4
1. Trash	4
2. Site Landscaping	4
3. Signage	4
4. ADA Access	4
5. Parking	4
6. Sanitary and Sewer	5
7. Fire Department Approval	5
8. Public Works Approval	5
9. Design Review Plans	5
10. Endangered Species Act	5

Staff Recommendation

The staff recommends that the Commission adopt the following resolution:

Motion:

*I move that the Commission **approve** Design Review Z0037-19-D with conditions, and Variance Z0089-19-V and Environmental Overlay applications Z0039-19-CMP, Z0038-19-WBV, and Z0040-19-HMV, as proposed, pursuant to the staff recommendation*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the Design Review land use application as conditioned, and the Variance and Environmental Overlay applications as proposed. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Planning Commission is authorized to approve applications pursuant to Subsection 17.94.060(2)(c) of the GMC. The Commission hereby approves a Design Review land use permit, Variance, and Environmental Overlay Applications for the proposed development at 18505 Portland Ave and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Title 17 of the Zoning Ordinance.