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Land Use &
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Policy Analysis

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Zoning Analysis: 525 Portland Avenue - Gladstone

OVERVIEW

- The use proposed by Clackamas County / City of Gladstone is a library sited in the existing building.
- The site is zoned Community Commercial (C2). Libraries are allowed outright in the C2 zone.
- Many of the Development Standards of the C2 zone are discretionary, with compliance determined through a Design Review.
- Minimum required parking for Libraries is 1 space per 400 sq. ft, plus 1 space per 2 employees however, a recent code amendment allow the existing non-conforming building/site to be redeveloped with the same number of parking spaces as previously existed on the site, which is zero.
- A Design Review will be required.

SUBJECT PROPERTY

525 Portland Avenue

Taxlot Number: 22E20CA 07300

Site Area: 0.21 acres

Current Use: Vacant building – former site of Gladstone City Hall

Jurisdiction: Gladstone

Zoning: C2 (Community Commercial)

SUMMARY OF COMMUNITY COMMERCIAL (C2) ZONING

Uses:

Permitted Uses	Community service facility such as a fire station, library , community center, park, utility facility or meeting hall; Retail; Office; Hotel/Motel; Medical Clinic; Eating and Drinking Establishment.
Conditional Uses	Auto service station; Funeral home; Schools; Foster home; Daycare

Limitations on Use:

All activities must be conducted wholly within an enclosed building except for:

- Drive-through windows accessory to an allowed use;
- Outdoor play areas accessory to a community service facility;
- Display of merchandise outside of the building, provided display does not extend out more than three feet and does not obstruct pedestrian or bicycle access.

Development Standards:

The following standards apply in the C2 zone:

- **Setbacks:** There are no minimum setback requirements, except for a maximum setback of 5 feet along Portland Avenue.
- **Maximum building height:** 35 feet, with some exceptions for fire suppression systems within the building.
- **Equipment setbacks.** Mechanical equipment must be setback 10 feet from any abutting residential zoning. However, all sites that abut the subject property are zoned commercial.
- **Landscaping.** 15% of the lot area

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Additionally, along Portland Avenue the following standards apply:

- All development must provide ground floor windows along Portland Avenue. Required window areas must allow views into working areas or lobbies, pedestrian entrances or display windows.
- All buildings must have their primary entrances facing Portland Avenue.

The Building Siting and Design Standards of Chapter 17.44.024 apply to site and building design for all uses. Standards to note include:

- Buildings should be sited to maximize solar access.
- Buildings should include energy efficient design.
- Structures should be arranged to be compatible with adjacent developments, including protecting scenic views, screening and enclosing garbage areas and mechanical equipment, orientating delivery areas away from adjacent residences.
- Buildings should be constructed of high-quality materials and finishes.
- Ground floor windows shall cover at least 50% of the length and 25% of the ground level wall area on all walls fronting a public street (Portland Avenue and Dartmouth Street). Ground level wall areas include all exterior wall areas up to 9' above the finished grade. The bottom of required windows shall be no more than 4' above the adjacent exterior finished grade.
- The ground level of primary buildings shall be visually distinct from upper floors through the use of a cornice, arcade, change of material or a row of clearstory windows.

Required Parking:

The parking requirements for Libraries is as follows:

- **Minimum:** 1 space per 400 sq. ft, plus 1 space per 2 employees
- **Maximum:** none
(square footage is based on Gross Leasable Area; number of employees is the employees working on the premises during the largest shift at peak season.)

However, a recent exception¹ addresses parking for existing non-conforming buildings:

Section 17.18.070 for existing non-conforming buildings:

If a community service facility allowed outright is substituted for another community service facility on the same property, whether in the same building(s) or a new building(s) and the total lot coverage is not expanded by more than 10% of the lot coverage of the prior building(s) on the property, no more off-street parking shall be required than was possessed by the previous facility or use.

In this instance the previous City Hall building (a community service facility) had no off-street parking spaces associated with it so the new library would be permitted with no off-street parking spaces so long as the building coverage of the new library does not exceed 10% of the previous building.

Parking Screening and Buffering (if on-site parking is provided):

- **Parking Lot Setback:** Five feet from all property lines.
- **Screening and Buffering of parking area:** A 10 foot landscaping strip is required adjacent to the street lot line, and a 5 foot landscape strip is required adjacent to any other lot.

¹ The new parking exemption was approved by City Council on Oct. 13, 2020 and will take effect before the new library building is submitted for Design Review.

- **Interior Parking Lot Landscaping:** For parking lots with 10 or more spaces a total 10 sq. ft. per space.

Loading:

Buildings which receive and distribute material or merchandise by truck shall provide off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use.

Bicycle Parking:

A minimum of two short-term spaces or 5% of the minimum number of required vehicle parking spaces, whichever is more.

If more than 7 bike parking spaces are required, at least 50% must meet the long-term parking requirements.

Spaces must be located within 30 feet of a public entrance.

LAND USE REVIEWS

Design Review: New structures require a design review. An application for design review is reviewed pursuant to GMC Division VII (administrative procedures) and shall be reviewed for compliance with standards of the underlying zoning district and GMC Division IV (development standards).