

**PUBLIC COMMENT OPPORTUNITY**

Please check the City of Gresham website calendar event at <https://greshamoregon.gov/Design-Commission/> for details on how to attend closer to the meeting date. Persons unable to access the meeting remotely must contact Carrie Osborn at [Carrie.Osborn@GreshamOregon.gov](mailto:Carrie.Osborn@GreshamOregon.gov) or the Planner on Duty at 503-618-2780 at least 24 hours in advance of the hearing so that the City can provide alternate arrangements.

**NOTICE OF A PUBLIC HEARING** before the  
**Design Commission** regarding a proposal for:

**Kinect**

**File:** DR/LD -24-00675

**Location:** NW Division St & NW Wallula Ave Gresham OR 97030

**State ID:** 1S3E04DC 600

**Project:** A 304-apartment unit including 16 live work units on four levels and three levels of structured parking containing 419 parking stalls.

**District:** Civic Neighborhood Residential Mid-Rise (CNRM)

**Applicant:** ACG Design

**City Staff Representative:** GianPaolo Mammone, Planner 2  
503-618-2820, [GianPaolo.Mammone@GreshamOregon.gov](mailto:GianPaolo.Mammone@GreshamOregon.gov)

**Review:** Design Review using the discretionary track process. The applicant must meet Design Guidelines and other Code Standards.

**Comments:** All persons interested in accessing the hearing must contact Carrie Osborn at [Carrie.Osborn@GreshamOregon.gov](mailto:Carrie.Osborn@GreshamOregon.gov) for hearing information and instructions. **Any persons wishing to provide oral comments during the hearing must register by sending their name, email, phone number, and the subject matter of their comment to Carrie Osborn at least 24 hours before the hearing. Any person may submit comments in writing at least 24 hours before 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 their proposal
- Public testimony is taken
- Commission deliberates and decides on the application

Visit [www.GreshamOregon.gov](http://www.GreshamOregon.gov) or contact staff for more information.

**Meeting Details:**

**Wednesday, July 16, 2025**

**6:30 p.m.**

**Remote Zoom Hearing**

**Applicable Code Review Criteria:**

**Procedures:** 11.0100, 11.0200, 11.0500, 11.0800, 11.0900.

**Standards:**

- **Definitions/Classifications** - Article 3;
- **Civic Neighborhood Design** - 4.1200;
- **6.0000 Land Division**
- **Design Review** - 7.0001 - 7.0003, 7.0210, 7.0212, 7.0220 - 7.0224;
- **Other:**
  - Easements** - 9.0300;
  - Fencing** - 9.0400;
  - Grading/Drainage/Stormwater** - 9.0500;
  - 9.0700 Neighborhood Circulation/ Future Street Plan**
  - Parking** - 9.0800;
  - Tree Regulations** - 9.1000;
  - Variance and Adjustment** - 10.1500
- **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.