

**Design Commission Meeting
City Council Chambers
August 21, 2019, 6:30 p.m.**

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the 21 of August, 2019 at 6:30 pm in City Council Chambers, located at 1333 NW Eastman Parkway, Gresham Oregon. The meeting was recorded and scribed by Jamie Thomes.

COMMISSIONERS PRESENT: Camilla Cok
Robert Hayden
Tom Orth
Matthew Sugarbaker

COMMISSIONERS ABSENT: Rob Cook
Pat Lando
Mike McKeel

COUNCILOR PRESENT: David Widmark

STAFF: John Heili, Urban Design & Planning
Kevin McConnell, City Attorney’s Office
Jamie Thomes, Urban Design & Planning
Jim Wheeler, Urban Design & Planning
Josh Williams, Urban Design & Planning

Vice-chair Cok introduced staff and members of the Commission that were present as well as described how public comments could be provided.

II. Hearing Opening Statement

Vice-chair Cok reviewed the opening statement.

III. The Row at Rockwood Hearing: SE Oak Street, Immediately East of 18233 SE Oak St.

Order of Procedure

Application DRE 18-26000493 is an application for Design Review for the development of a 0.34-acre undeveloped parcel located on the north side of SE Oak Street where the street dead ends east of SE 181st Avenue and includes a Type III Design Review E for the development of an 11-unit townhouse style condominium project consisting of three buildings with associated site improvements including landscaping and an off-site parking area.

- No member of the Design Commission wished to make any disclosure or abstain from participating or voting on the application.
- No member of the Commission needed to declare any contact, written, oral or otherwise, prior to the hearing with the applicant, any other party involved in the hearing, or any other source of information, such as newspaper articles, outside of staff concerning the subject of the hearing.
- Commissioners Hayden and Orth had visited the site.
- No person wished to object to the jurisdiction of the Commission to hear the matter.

Staff Presentation

Staff gave a presentation that included the following discretionary review items:

7.0103(A) - Site Design

- 7.0103(A)(4)(c)(1) and 7.0103(A)(4)(d)(1) - Shared Open Space
- 7.0103(A)(5)(c)(6) and 7.0103(A)(5)(d)(6) - Setback Yard Trees

7.0103(B) - Building Design

- 7.0103(B)(1)(c)(3) and 7.0103(B)(1)(d)(3) - Massing Building Base and Top
- 7.0103(B)(2)(c)(1) and 7.0103(B)(2)(d)(1) - Façade Composition
- 7.0103(B)(2)(c)(9) and 7.0103(B)(2)(d)(9) - Townhouse Style Street Facing Façade Window Coverage

7.0503(B) - Building Design

- 7.0503(B)(1)(c)(1) and 7.0503(B)(1)(d)(1) - Minimum Building Mass

The Commission discussed with staff the possible construction of the street to the west. Staff confirmed the street is a part of a Future Street Plan.

Applicant Presentation

The applicant described the proposal. Representatives included:

- Scott Furrow, ICON Architecture/Planning, LLC

Commission Comments

- The Commission discussed the use of PTACs with the applicant.
 - The applicant explained that the HVAC units are a split system that have been concealed to the greatest degree possible with the units being located at the back of the building, facing the drive aisle, and screened with perforated metal that blends well with the overall aesthetic of the design.

- The applicant confirmed that there will be no equipment located on the roof of the structures.
- The applicant confirmed that stormwater will flow through downspouts, and that the downspouts will be located at the back of the building.
- The Commission generally favored the design of the south and north elevations, and recommended the applicant change the west and east elevations to match that of the south and north elevations.
 - Specifically, the applicant shall eliminate the use of the two-tone base color and instead utilize a single base and wall treatment color with the proposed cedar siding.
- The Commission and applicant discussed the design of the Building 2 ground floor porch.
 - The Commission felt the porch design felt slightly out of place, and that the use of projections could possibly help the design be more successful.
- The Commission felt that the parapet design should be modified by removing the chamfered corners and making the corners into a right angle.

Public Comment

No member of the public wished to speak in favor of or in opposition to the proposal.

Staff Recommendation

Staff recommended approval with conditions of the Type III Design Review E for the development of three three-story townhouse style condominium buildings with 11 units total with individual garage parking, and associated site and landscaping improvements including shared open spaces, children’s play area, and an off-site parking area with the following modifications to the conditions of approval:

- With the building permit submittal include revised building exterior elevation drawings that demonstrate the following:
 - For the east and west exterior elevations of Buildings #1, #2, and #3: replace the accent gray color #12 at the base below the cedar siding with a single color for the base and walls of these elevations to match the base and wall color #2, as annotated on drawing Sheet 114 A2.00.
 - For the east and west exterior elevations of Buildings #1, #2, and #3: replace the chamfered corners at the parapet extensions above the center bay of cedar siding with 90-degree corners capped with the metal accent flashing.

Motion

The Commission closed the hearing.

Commissioner Orth moved that the Commission approve application number DRE 18-26000493 based on the findings, conclusions, and recommendations stated in the August 14, 2019 Staff Report with the following modifications and/or additions:

- With the building permit submittal include revised building exterior elevation drawings that demonstrate the following:
 - For the east and west exterior elevations of Buildings #1, #2, and #3: replace the accent gray color #12 at the base below the cedar siding with a single color for the base and walls of these elevations to match the base and wall color #2, as annotated on drawing Sheet 114 A2.00.
 - For the east and west exterior elevations of Buildings #1, #2, and #3: replace the chamfered corners at the parapet extensions above the center bay of cedar siding with 90-degree corners capped with the metal accent flashing.

Commissioner Sugarbaker seconded the motion. The motion passed.

Vice-chair Cok	Yes
Chair Cook	Absent
Commissioner Hayden	Yes
Commissioner Lando	Absent
Commissioner McKeel	Absent
Commissioner Orth	Yes
Commissioner Sugarbaker	Yes

III. Other Commission Business

Tree Fund Dedications

Staff noted that there had been an error made during the August 7, 2019 Design Commission meeting. The question had been posed to staff that evening about a tree fund should an application not be able to provide all the trees required by the Code for a project. On August 7, staff had noted that a fund dedication was not possible. However, after further investigation, staff found that applicants are able to pay into a tree fund if they cannot provide the number of trees required by Code. Further, the Design Commission can create conditions of approval that require an applicant to dedicate funds to the tree fund.

The Commission asked about dedication requirements. Staff explained that there is a priority list of how tree dedication funds are spent: trees located near streams are the highest priority, street corridors and retail centers are second, and tree deficient neighborhoods are third.

It was noted that the current cost of tree fund dedications is \$300 per tree. However, this amount may be adjusted to match the current or average cost of tree purchasing and planting with a project that will update the Development Code. This information will be reiterated at a later meeting when all Design Commissioners are present.

Design Commission Schedule

The September 4, 2019 Design Commission meeting is canceled. The Commission will next meet on September 18, 2019 for a hearing and project follow-up discussion.

IV. Adjourn

The meeting adjourned at 7:20 pm.

Chair

Recording Secretary

Date

Date

For more information, please visit: www.GreshamOregon.gov/DesignCommission.