

**Design Commission Meeting  
City Council Chambers  
October 2, 2019, 6:30 p.m.**

**I. Opening/Citizen Comment**

A regular session of the Gresham Design Commission was called to order on the 2 of October, 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:** Rob Cook  
Robert Hayden  
Mike McKeel  
Tom Orth  
Matthew Sugarbaker

**COMMISSIONERS ABSENT:** Camilla Cok  
Pat Lando

**COUNCILOR PRESENT:** David Widmark

**STAFF:** David Berniker, Urban Design & Planning  
Jay Higgins, Urban Design & Planning  
Kevin McConnell, City Attorney’s Office  
Jessica Snodgrass, Department of Environmental Services  
Jamie Thomes, Urban Design & Planning  
Josh Williams, Urban Design & Planning

Chair Cook introduced staff and members of the Commission that were present as well as described how public comments could be provided.

**II. Hearing Opening Statement**

Chair Cook reviewed the opening statement.

**III. Civic Drive Southwest Apartments Hearing: NW Civic Drive and NW 13th Street**

**Order of Procedure**

Application DRE/TR 19-26000064 is an application for Design Review for the proposed development of a mixed-use project with five buildings, providing 435 dwelling units and approximately 10,500 square feet of commercial space with associated site improvements including landscaping, a single-level subterranean parking structure, and publicly accessible plaza; and Type II Tree Removal for the removal of 50 regulated trees.

- 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 outside of staff concerning the subject of the hearing.
- Chair Cook and Commissioners Hayden, McKeel, Orth, and Sugarbaker 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:

- 4.1250.A.1.G3 and S3 - Maximum Block Length
- 4.1250.A.2.G1 and S1 - Building Frontage and 4.1250.A.2.G2 and S2 - Building Placement
- 4.1250.A.4.G11 and S11 - Personal Storage
- 4.1250.A.5.G2 and S2 - Public Open Space: Operation, Size, and Location
- 4.1250.A.5.G3 and S3 - Public Open Space: Minimum Design Elements
- 4.1250.A.5.G8 and S8 - Children's Play Area: Size, Location and Elements
- 4.1250.A.6.G9 and S9 - Minimum Hardscape Shading, After 5 Years
- 4.1250.A.6.G14 and S14 - Parking Area: Landscaping
- 4.1250.A.6.G21 and S21 - Landscaping of Yard Setbacks
- 4.1250.A.7.G1 and S1 - Site Illumination and Photometric Plan
- 4.1250.B.1.G2 and S2 - Upper Floor Articulation
- 4.1250.B.1.G8 and S8 - Change in Wall Planes (Multifamily)
- 4.1250.B.3.G5 and S5 - Entry on Primary Street Frontage
- 4.1250.B.3.G8 and S8 - Entries for Ground-floor Units (Multifamily)
- 4.1250.B.4.G2 and S2 - Through Wall Heating/Cooling/Mechanical Equipment
- 4.1250.B.4.G12 and S12 - Base and Top Treatments (Multifamily)
- 4.1250.B.5.G6 and S6 - Transparency, Primary Facades (Commercial)
- 4.1250.B.5.G15 and S15 - Transparency, Secondary Facades (Multifamily)
- 4.1250.B.5.G19 and S19 - Sunshades (Multifamily)
- 4.1250.B.8.G1 and S1 - Primary, Secondary, and Accent Materials

### **Applicant Presentation**

The applicant described the proposal. Representatives included:

- Gauri Rajbaidya, SERA Architects
- Nick Lavelle, SERA Architects
- Joshua Lupkin, SERA Architects
- Molly Culbertson, SERA Architects
- Dan Jenkins, SERA Architects
- Robert Gibson, Palindrome Communities

### **Commission Comments**

- The Commission and applicant clarified the use of solar panels for Buildings E and F as part of the Earth Advantage certification.
  - The applicant also confirmed that the solar panels would not be visible from the ground level.
- The applicant provided additional details concerning the cementitious panels proposed.
  - The material will be orientated vertically and will be flat, which will facilitate the flow of dirt and water down the panel, thus possibly decreasing general wear of the material.
- Commercial parking availability was discussed. One Commissioner expressed concern that there would not be enough available commercial parking for the development.
  - Citing the traffic study, the applicant noted that there will be sufficient on-street parking as well as parking available from an adjacent commercial development. Further, it is anticipated that some patrons of the commercial businesses will access the complex from nearby transit.
- One Commissioner questioned the inclusion of a bigleaf maple at the northwest corner of the site. The tree may be difficult to install due to the caliper size required at planting.
- The applicant confirmed that full brick will be used for the development, and that no thin brick was proposed.
- The Commission discussed the use of artificial turf on the play mound and dog park.
  - One Commissioner was agreeable to the use of artificial turf for the dog park but opposed its use for the play mound and urged the applicant to use natural grass for the play mound instead. The Commissioner noted that the use of artificial turf seemed out of sync with the overall development.
  - The applicant noted that natural grass would be difficult to maintain, while artificial turf would reduce maintenance as well as offer a safe space that is available for year-round play.
  - Most Commissioners agreed that the use of natural grass would be difficult to maintain in such a small yet high traffic space and were agreeable to the use of artificial turf.

- The Commission discussed the proposed basalt formations that line the route within the complex. Currently, the element is very abstract and may not convey the architectural theme of a riparian forest as was intended by the applicant.
  - The suggestion was made to incorporate signage, wayfinding, or artwork to better integrate and explain the basalt formations.
    - The inclusion of basalt formations at all main gateways to the project may create a continuity throughout the site.
- The form and use of Building C was discussed. It was noted that the building is unique to the site in terms of roof, materials, placement, and articulation, but that same uniqueness also causes architectural confusion. The building almost uses a different architectural language that makes it interesting but also unwelcoming.
  - The applicant noted that the building offers a more private living space in comparison to the other residential buildings as well as provides a more diverse selection of housing types for the overall site.
  - Further, the privacy of Building C fits more with the tone of the back-of-house commercial development immediately south.
  - Finally, the applicant explained that there was a desire to mitigate the transition between taller to shorter buildings on the site.
  - The Commission and applicant also discussed access to amenity spaces from Building C.
- The applicant clarified the depth of the proposed podium, which will be 16 inches of concrete with 3 feet of soil. The proposed depth will be able to support larger trees.
- One Commissioner suggested the applicant look for areas to incorporate additional trees so that the reflectivity of the pavement could be reduced as the amount of reflectivity proposed will create an uncomfortable environment.
  - Consequently, the Commission agreed to strike Condition of Approval #17c.
- The Commission was generally agreeable to the venting system proposed as long as the system successfully blend into the façade.
- The Commission supported the creation of Condition of Approval #17j to read: The modified plan for onsite open space, presented at the Design Commission hearing of October 2, 2019, shall be included as part of the building permit submittal. All plan sheets shall be updated to reflect changes to the plaza layout.
- The Commission and applicant discussed the wedge at the southwest corner of the site. It was noted that a transformer will need to be installed at that location, but the size of the transformer is not known at this time. The applicant noted, however, that necessary screening and landscaping would be provided.
  - One Commissioner noted that bollards may be required for the transformer and urged the applicant to utilize bollards that are more natural in form and color, which will better connect back to the theme of the development.

## Public Comment

No person 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 application for Design Review for the proposed development of a mixed-use project with five buildings, providing 435 dwelling units and approximately 10,500 square feet of commercial space with associated site improvements including landscaping, a single-level subterranean parking structure, and publicly accessible plaza; and Type II Tree Removal for the removal of 50 regulated trees with the following modifications to the conditions of approval:

- Strike Condition of Approval #17c.
- Add Condition of Approval #17j to read:

The modified plan for onsite open space, presented at the Design Commission hearing of October 2, 2019, shall be included as part of the building permit submittal. All plan sheets shall be updated to reflect changes to the plaza layout.
- Add a new condition of approval to read:

The applicant shall submit a project branding strategy and plan for installation of onsite brand identification (e.g., wayfinding, art pieces, other signage, etc.) prior to building permit submittal. Final approval of updated plans shall be at the discretion of the Manager.
- Add a new condition of approval to read:

The applicant shall work with staff to identify new locations onsite for the placement of additional trees. Final approval of updated planting plans shall be at the discretion of the Manager.

## Motion

The Commission closed the hearing.

Commissioner Orth moved that the Commission approve application number DRE/TR 19-26000064 based on the findings, conclusions, and recommendations stated in the September 25, 2019 Staff Report with the following modifications and/or additions:

- Strike Condition of Approval #17c.
- Add Condition of Approval #17j to read:

The modified plan for onsite open space, presented at the Design Commission hearing of October 2, 2019, shall be included as part of the building permit submittal. All plan sheets shall be updated to reflect changes to the plaza layout.
- Add a new condition of approval to read:

The applicant shall submit a project branding strategy and plan for installation of onsite brand identification (e.g., wayfinding, art pieces, other signage, etc.) prior to building permit submittal. Final approval of updated plans shall be at the discretion of the Manager.

- Add a new condition of approval to read:

The applicant shall work with staff to identify new locations onsite for the placement of additional trees. Final approval of updated planting plans shall be at the discretion of the Manager.

Commissioner Hayden seconded the motion. The motion passed.

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

**III. Other Commission Business**

**Staff Check-in**

Staff reviewed the Design Commission schedule and noted all upcoming meetings. At this time, it is unclear if the October 16 meeting will be canceled. It was also noted that the November 20 meeting will include a hearing for the Stark Street Apartments project as well as a work session on the Development Code and Process Updates project where staff will seek policy direction from the Commission.

**August 21, 2019 Design Commission Minutes**

Commissioner McKeel moved to approve the August 21, 2019 minutes. Commissioner Hayden seconded the motion. The motion passed.

**IV. Adjourn**

**The meeting adjourned at 9:03 pm.**

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Chair

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Recording Secretary

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Date

\_\_\_\_\_

Date

For more information, please visit: [www.GreshamOregon.gov/DesignCommission](http://www.GreshamOregon.gov/DesignCommission).