

**Design Commission Meeting
City Council Chambers
October 16, 2019, 6:30 p.m.**

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the 16 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: Camilla Cok
Rob Cook
Robert Hayden
Pat Lando
Mike McKeel
Tom Orth
Matthew Sugarbaker

COUNCILOR PRESENT: David Widmark

STAFF: Kevin McConnell, City Attorney’s Office
Jamie Thomes, Urban Design & Planning
Terra Wilcoxson, 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. Douglas Grove Apartments Discussion: 20220 NE Glisan St.

Presentations

Staff and the applicant provided presentations to the Commission concerning the proposed modifications to the approved Douglas Grove Apartments children’s play area, City of Gresham file DRE/TR 18-26000234, as relating to Development Code Section 7.0103(A)(4)(d)(3). In their presentation, the applicant proposed to eliminate two types of play equipment that had been previously approved and replace them with boulders that had been unearthed onsite.

Applicant representatives included:

- Taylor Kaplan, Gibbins Kaplan Development

Design Commission and Applicant Discussion

- Generally, the Commission felt the use of natural boulders found on the site could replace the two types of play equipment as proposed.

- The Commission also felt that overall the natural play area design needed additional development and definition.
 - Staff will review plans that will be submitted for the boulders to ensure their use is cohesive to the overall site.
- For the plans, the applicant will need to demonstrate:
 - A fall area; and
 - How the use of the boulders will reflect the diversity of movement found in the two types of play equipment that are being removed.
- The boulders need to comply with the industry standard for stability and placement.
 - The Commission felt that the project landscape architect or civil engineer must review and approve design drawings showing the fall area, surface materials, and placement of the boulders. However, the drawings may be developed by the applicant, contractor, or builder.
 - The Commission agreed that construction details of the typical boulder installation shall be provided by the applicant's construction contractor.

III. Other Commission Business

Staff Check-in

Staff prepared a presentation reviewing projects that had been approved by the Design Commission. These included:

- The Marriott Hotel
- Hood Apartments
- Sunrise Rockwood
- Rockwood Rising Building A
- Baseline Apartments
- Rick's Custom Fencing
- Woodspring Hotel
- Kelly Central
- Gresham High School
- Lifeworks Northwest
- Clackamas County Bank
- Archibald Grove Apartments
- Douglas Grove Apartments

- Alta Civic Station
- Outside-in Clinic

Staff also reiterated a previous discussion with the Design Commission clarifying the use of the in-lieu tree fund if an applicant cannot provide the required number of trees for a project.

Finally, staff reviewed upcoming meetings for the Design Commission in November.

September 18 and October 2, 2019 Design Commission Minutes

Commissioner Hayden moved to approve the September 18 and October 2, 2019 minutes. Commissioner Cok seconded the motion. The motion passed.

IV. Adjourn

The meeting adjourned at 7:13 pm.

Chair

Recording Secretary

Date

Date

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