

**Design Commission Meeting
City Council Chambers
Gresham City Hall
April 17, 2019, 6:30 p.m.**

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the 17 of April 2019, at 6:30 pm in City Council Chambers, located at 1333 NW Eastman Parkway, Gresham Oregon. The meeting was recorded by Jamie Thomes and scribed by Laurie Ortloff.

COMMISSIONERS PRESENT: Camilla Cok
Rob Cook
Robert Hayden
Mike McKeel
Tom Orth
Matthew Sugarbaker

COMMISSIONERS ABSENT: Pat Lando

COUNCILOR PRESENT: David Widmark

STAFF: David Berniker, Urban Design & Planning
Kevin McConnell, City Attorney Office
Jamie Thomes, Urban Design & Planning
Jim Wheeler, Urban Design & Planning
Terra Wilcoxson, 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. My Place Hotel Hearing: NE 178th Avenue and NE Sacramento Street

Order of Procedure

Application DRE/VAR 18-26000301 is an application for a Type III Design Review E and Type II Variance for height for a 29,839 square-foot hotel with parking and associated site and landscaping improvements.

- 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, Lando, 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 items.

- 7.0603(A)(3)(D)(1) and 7.0603(A)(3)(C)(1) - Public Street Frontage.
- 7.0603(A)(3)(D)(3) and 7.0603(A)(3)(C)(3)-(4) - Location of Parking.
- 7.0603(A)(6)(D)(2) and 7.0603(A)(6)(C)(2) - Parking Location and the ROW.
- 7.0603(B)(1)(D)(4) and 7.0603(B)(1)(C)(4) - Projecting Façade Elements.
- 7.0603(B)(1)(D)(5) and 7.0603(B)(1)(C)(5) - Building Base.
- 7.0603(B)(1)(D)(6) and 7.0603(B)(1)(C)(6) - Commercial Floor Height.
- 7.0603(B)(1)(D)(7) and 7.0603(B)(1)(C)(7) - Packaged Terminal Air Conditioners.
- 7.0603(B)(1)(D)(8) and 7.0603(B)(1)(C)(8) - Recessed Windows.
- 7.0603(B)(3)(D)(4) and 7.0603(B)(3)(C)(4) - Prominent Façade Materials.
- 7.0603(B)(4)(D)(1) and 7.0603(B)(4)(C)(1) - Pedestrian Level Transparency.
- 7.0603(B)(4)(D)(2) and 7.0603(B)(4)(C)(2) - Non-Street Facing Facades Transparency.
 - In general, the Commission felt that additional transparency would not be best achieved as outlined in Condition of Approval #19c, requiring an amendment to the condition.
 - Additional transparency would be best placed where in areas of public access.
- 7.0603(B)(8)(D)(1) and 7.0603(B)(8)(C)(1) - Materials.

Other Discussion Items

- Widening the port-cochere so it is centered on the entry volume, street facing entry on the west side.
- Site lighting.
- Entry weather protection.
- Building height.
- Parking provisions.

Applicant Presentation

The applicant gave a presentation for the proposal. Representatives included:

- Joe Dinger, My Place Hotel
- Brandon Ames, Civil Engineer

Commission Comments

The Commission, staff, and the applicant discussed the following items:

- The applicant will submit an updated east elevation to show additional features.
- The Commission and the applicant discussed the intent of the proposed lighting.
 - In general, the Commission supported moving the lighting higher on the building with light directed down along the face.
- One Commissioner asked about the bump out in the center ridge of the shed roof; it was clarified that the bump out is not a skylight.
- The Commission asked for larger knee brackets to be utilized as what is proposed is disproportionate to the rest of the architecture and language of the building.
 - The suggestion was made to use a minimum of 8-inch by 8-inch brackets.
- The applicant will need to research and achieve required drainage and meet the Building Code for the exterior wall.
- The Commission did not support the integration of wall sconces as proposed by staff.
- The Commission encouraged the applicant to find additional transparency on the west elevation, especially in the north part of the hallway.
 - The hallway transparency would be in lieu of the windows as proposed by staff.
 - Further, moving the port-cochere so that it is centered on the bay would reduce transparency, which is not desired.
- The natural thin stone veneer and its application was discussed.
 - The stone will be used on the entire building; there will be no exposed cement.
 - The stone will be proud of the vertical wall siding.
- Restroom/bathroom venting will be directed upward, not through the façade.
- The Commission and applicant discussed the proposed PTACS.
 - The applicant suggested the use of center loaded windows separate from screened PTACS.
 - The PTACS would be painted to match siding and would be flush with the façade.

- The bronze color would be utilized when adjacent to the stone.
- The Commission supported the condition of approval recommended by staff that would centralize the windows and PTAC units together.

Staff Recommendation

Staff recommended the Design Commission approve application DRE/VAR 18-26000301 with the following modifications:

- Amend Condition of Approval #18 to read:

Submit specification sheets for all light fixtures and a photometric plan showing compliance with the lighting levels identified in Standard 7.0603(A)(9)(D)(1). Lighting fixtures may be mounted on the building at a height greater 25 feet; however, the fixtures shall demonstrate cut off angles appropriate for the proposed height. The photometric plan and lighting design are subject to Manager approval.
- Strike Condition of Approval #19a.
- Amend Condition of Approval #19c to read:

Submit a revised north elevation and ground level floor plan that provides a window on the north wall of the street-facing hallway. The design is subject to Manager approval.
- Amend Condition of Approval #19d to read:

Submit a revised north elevation and ground level floor plan that provides guest lounge and office windows a minimum of 8 feet wide. The design is subject to Manager approval.
- Add a new condition of approval to read:

Submit a revised north elevation showing 11 recessed window areas consistent with the updated rendering.
- Add a new condition of approval to read:

Submit details and revised elevations demonstrating 8-inch by 8-inch wood brackets.
- Add a new condition of approval to read:

Submit revised wall sections demonstrating adequate drainage.

Motion

The Commission closed the hearing.

Commissioner Orth moved that the Commission approve application number DRE/VAR 18-26000301 based on the findings, conclusions, and recommendations stated in the April 10, 2019 Staff Report with the following modifications and/or additions:

- Amend Condition of Approval #18 to read:

Submit specification sheets for all light fixtures and a photometric plan showing compliance with the lighting levels identified in Standard 7.0603(A)(9)(D)(1). Lighting fixtures may be mounted on the building at a height greater 25 feet; however, the fixtures shall demonstrate cut off angles appropriate for the proposed height. The photometric plan and lighting design are subject to Manager approval.
- Strike Condition of Approval #19a.
- Amend Condition of Approval #19c to read:

Submit a revised north elevation and ground level floor plan that provides a window on the north wall of the street-facing hallway. The design is subject to Manager approval.
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Submit a revised north elevation showing 11 recessed window areas consistent with the updated rendering.
- Add a new condition of approval to read:

Submit details and revised elevations demonstrating 8-inch by 8-inch wood brackets.
- Add a new condition of approval to read:

Submit revised wall sections demonstrating adequate drainage.

Commissioner McKeel seconded the motion. The motion passed.

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

Other Commission Business

Concurrent Subdivision and Design Review for Attached Single-Family Dwellings

Staff discussed with the Design Commission a draft Development Code policy concerning Gresham Community Development Code Section 11.0203(B)(3), which states:

The applicant may determine whether the application will be processed collectively or individually, with the exception of single family attached dwellings which require a combined (concurrent) review consisting of design review and land division and with the exception of a new or revised Future Street Plan, done concurrently with a Design Review Type E, which shall be done as a Type II.

Staff noted that the current standard requires concurrent review of the tentative land division and building design; however, as the creation of the single-family attached lots has to occur before the building permit can be issued for the construction of the homes on those lots, the lot configuration is “locked-in” irrespective of the eventual building design that is constructed. Further, the developer of the lots may not be the developer of the buildings, which can result in unnecessary costs in preparing and reviewing building designs that will not be acceptable to the eventual builder of the homes.

Consequently, staff has determined that, as the lot configuration is “locked-in,” the review of the lot configuration (land division) and the building design (design review) can be separated. Allowing the separation of the land division and design reviews will allow greater flexibility in the creation of the lots and building designs without undue burden of duplicative design review processes.

In general, the Commission supported allowing for the two reviews to be separated as proposed by staff.

Design Commission Schedule

Staff noted that the May 15, 2019 Design Commission agenda includes a hearing for the 5th Street Cottages Innovative Housing project. However, the applicant has requested the hearing date be changed to May 29, which would require scheduling a special meeting of the Design Commission. The Commission was amenable to scheduling the hearing for May 29, 2019.

III. Adjourn

The meeting adjourned at 7:54 pm.

Chair

Recording Secretary

Date

Date

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