

**Design Commission Meeting
Zoom
December 16, 2020, 6:32 p.m.**

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the 16 of December, 2020 at 6:32 pm via Zoom. The meeting was recorded and scribed by Jamie Thomes.

COMMISSIONERS PRESENT: Camilla Cok
Pat Lando
Mike McKeel
Tom Orth
Matthew Sugarbaker

COMMISSIONERS ABSENT: Rob Cook
Robert Hayden

COUNCILOR PRESENT: David Widmark

STAFF: David Berniker, Urban Design & Planning
John Heili, Urban Design & Planning
Jamie Thomes, Urban Design & Planning
Jim Wheeler, Urban Design & Planning
Joshua Williams, Urban Design & Planning

Chair Sugarbaker 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 Sugarbaker reviewed the opening statement.

III. The Journey Hearing: 5003 W Powell Blvd.

Order of Procedure

Application DRE/TR 20-26000234 is an application for Design Review for a proposed Type III Design Review E (DRE) for the redevelopment of a portion of the existing lot abutting W Powell Boulevard with a two-story commercial retail use, associated parking, and landscaping; and a Type II Tree Removal.

- No member of the 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 Sugarbaker and Commissioners Lando, McKeel, 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 as well as two design related items:

- 7.0603(A)(3)(c)(3-4) and (d)(3) - Location of Parking
- 7.0603(A)(7)(c)(3) and (d)(3) - Parking Area Landscaping
 - The Commission was supportive of the applicant utilizing four larger trees; however, if the applicant cannot acquire larger trees, then four smaller trees with payment into the tree fund can be completed, or the applicant can work with staff to find other areas onsite that could utilize more robust landscaping in lieu of payment into the tree fund.
- 7.0603(A)(8)(c)(5) and (d)(5) - Walkway Construction
- 7.0603(B)(1)(c)(2) and (d)(2) - Façade Depth
- 7.0603(B)(1)(c)(3) and (d)(3) - Façade Articulation and Rhythm Design Elements
- 7.0603(B)(1)(c)(5) and (d)(5) - Building Base
- 7.0603(B)(2)(c)(2) and (d)(2) - Building Entry Change in Form
- 7.0603(B)(4)(c)(1) and (d)(1) - Pedestrian Level Transparency
- 7.0603(B)(9)(c)(1-3) and (d)(1-3) - Building Harmony
- 9.0110(G)(2) - Alternative Buffer
- 9.0853(E) - Parking Reduction

The Commission discussed the following with staff:

- The Commission discussed the proposed green screens, especially in terms of initial planting and ongoing maintenance. Horticultural guidelines should be followed to achieve and maintain the desired health.
 - A landscape maintenance agreement will be utilized to ensure the successful planting and maintenance of the material. If not achievable, the applicant could return to the Design Commission to discuss alternatives.
 - The Commission and staff also discussed how landscape maintenance agreements are enforced.

Applicant Presentation

The applicant described the proposal. Representatives included:

- Cathe Wiese, My Father's House
- Tim Brunner, AXIS Design
- Kendra Kozak, AXIS Design

Commission Comments

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

- The Commission asked about the planted screens on the west side of the proposal and requested more information concerning the material proposed.
 - The applicant explained that the proposed screens are eco-mesh, which is designed to promote plant growth. The applicant reviewed the spec sheet with the Commission and further explained the set up and material.
 - The Commission and applicant discussed the proposed in-ground planters in which the vines will grow, including what will be in the planters in addition to soil. The condition of the root zone area is vital to survival.
- The Commission asked for clarification regarding the proposed HVAC unit as displayed in the drawings and the impacts on the overall design.
 - The applicant noted that specs have not yet been created but explained that the intent is to have all HVAC units located within the building.
- The Commission and applicant clarified that the overhang of the building will be slight rather than prominent.
- Consider realigning the canopy for consistency and continuity of design.

Staff Recommendation

Staff recommended approval with conditions of the Type III Design Review E (DRE) for the redevelopment of a portion of the existing lot abutting W Powell Boulevard with a two-story commercial retail use, associated parking, and landscaping; and a Type II Tree Removal with the following modifications to the conditions of approval:

- Renumber Condition of Approval #14 to Condition of Approval #15.
- Add a new Condition of Approval #14 to read: If the four larger (3.5-inch) caliper trees proposed for the parking lot cannot be sourced, the applicant shall use 2.5-inch caliper trees and pay into the in lieu tree fund for two trees.

Motion

The Commission closed the hearing.

Commissioner Cok moved that the Commission approve application number DRE/TR 20-26000234 based on the findings, conclusions, and recommendations stated in the December 9, 2020 Staff Report with the following modifications and/or additions:

- Renumber Condition of Approval #14 to Condition of Approval #15.
- Add a new Condition of Approval #14 to read: If the four larger (3.5-inch) caliper trees proposed for the parking lot cannot be sourced, the applicant shall use 2.5-inch caliper trees and pay into the in lieu tree fund for two trees.

Commissioner McKeel seconded the motion. The motion passed.

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

III. Civic Northwest Site Furnishing Discussion: 1493 - 1799 NW Civic Dr.

Aaron West and Joshua Williams explained that a concrete bench had initially been proposed and approved for the project that met the Code requirement for being locally sourced and consisting of recycled content. However, the bench that was originally approved cannot be found locally. Consequently, a new bench is being proposed, but the new bench does not have any recycled content. The applicant is requesting an exception to the Code requirement that requires both locally sourced and recycled content materials. A rendering of the concrete bench in comparison to the wood bench was displayed for the Commission.

Generally, the Commission was in favor of the steel and wood bench that was proposed in lieu of the originally approved concrete bench.

Concerns noted included:

- The use of Doug fir and maintenance; the use of a more durable wood that is locally sourced was encouraged.
- The overall maintenance of any bench utilized.

IV. Department of Human Services (DHS) Utility Discussion: 645, 617, and 603 SE 223rd Ave.

John Heili provided an update concerning the DHS facility, specifically the undergrounding of utilities. In coordination with Portland General Electric (PGE), the applicant has discovered that a large vault will need to be situated at the east side of the site within the right of way. The vault will be undergrounded, but a green, steel cabinet will be located on top of the vault. This will likely affect the placement of the sidewalk abutting the cabinet. Further, shrubs will need to

be moved to allow for the placement of the cabinet, diminishing the approved screening for the east façade.

Overall, the Commission was not supportive of the location of the cabinet. Discussion items included:

- The Code requirement regarding undergrounding utilities.
- The Commission and staff discussed whether it would be preferable to keep the utilities as they are now or underground them.
- The benefit of undergrounding for future developments in the surrounding area.
- The possible location of the poles and wires after undergrounding.
- The requirements of PGE and their equipment, such as the color of the cabinet or constructing an enclosure around the cabinet.
 - PGE will not allow any enclosure around the cabinet.
 - The Commission felt that the applicant should be able to change the color of the cabinet and encouraged staff and the applicant to pursue a color that will better integrate into the design.
- There was concern that the placement of the cabinet within the right of way will cause a public danger to both pedestrians and vehicles. The Commission encouraged staff and the applicant pursue the argument further with PGE to determine if a better location could be selected. Staff noted the difficulty in moving the cabinet due to site and utility constraints.
- Staff was encouraged to determine if a larger underground vault could be utilized so that an aboveground cabinet would not be necessary.
- Staff will confer with engineering staff to better determine the impacts to the configuration of the sidewalk in terms of current and future development. Are there any alternative configurations that could be utilized?
- It was noted that the intersection of SE Stark Street and SE 223rd Avenue will be rebuilt.
- The suggestion was made for staff to take this issue to the Public Utility Commission.

Staff will return to the Design Commission at a later date with more information related to this development.

V. Other Commission Business

Councilor Widmark noted it will be his last Design Commission meeting and noted that it has been a pleasure to work with the Design Commission. He also commended the Commissioners on the work they do for Gresham.

David Berniker thanked Councilor Widmark for his work with the Commission and the City.

Staff noted that the next Design Commission meeting is scheduled for January 6; the meeting will include both a hearing and check-in items.

V. Adjourn

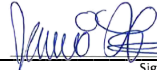
The meeting adjourned at 9:28 pm.



Chair

2/8/2021

Date



Recording Secretary

February 8, 2021

Date

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