

**Design Commission Meeting
Zoom
January 6, 2021, 6:31 p.m.**

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the 6 of January, 2021 at 6:31 pm via Zoom. The meeting was recorded and scribed by Jamie Thomes.

COMMISSIONERS PRESENT: Camilla Cok
Rob Cook
Pat Lando
Mike McKeel
Matthew Sugarbaker

COMMISSIONERS ABSENT: Robert Hayden
Tom Orth

COUNCILOR PRESENT: Mayor Travis Stovall

STAFF: David Berniker, Urban Design & Planning
John Heili, Urban Design & Planning
Ken Koblitz, Department of Environmental Services
Kevin McConnell, City Attorney’s Office
Jamie Thomes, Urban Design & Planning
Jim Wheeler, Urban Design & Planning
Terra Wilcoxson, Urban Design & Planning
Joshua Williams, Urban Design & Planning

Chair Sugarbaker introduced staff and members of the Commission that were present.

II. Hearing Opening Statement

Chair Sugarbaker reviewed the opening statement.

III. West Powell Apartments Hearing: 225 W Powell Blvd.

Order of Procedure

Application DRE/TR 20-26000305 is an application for Design Review for a proposed Type III Design Review E and Type II Tree Removal for construction of a 49-dwelling-unit, mixed-use residential and commercial project consisting of two buildings: one mixed-use building on W Powell Boulevard with 16 dwelling units and 2,268 square feet of commercial space, and one residential building on NW 1st Street with 33 dwelling units. The project features an interior

courtyard parking lot with 49 stalls, pedestrian plaza, stormwater and landscaping features, and pedestrian-scaled lighting and includes the removal of 18 regulated trees.

- 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.
- Commissioners Cook and McKeel 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 non-discretionary site design items:

- 4.1151(A)(2)(C)(6) and 4.1151(A)(2)(D)(6) - Private Open Space
 - The Commission was generally in support of the reduction in required open space.
- 4.1151(A)(2)(C)(9) and 4.1151(A)(2)(D)(9) - Children's Play Area
 - There was concern about the requirement to cross W Powell Boulevard to access either the elementary school play equipment or that located at Main City Park.
 - The suggestion was made to improve the intersection and crosswalk to increase safety.
 - The Commission agreed that a children's play area would not integrate into the site, especially given the anticipated studio or one-bedroom tenants.
- 4.1151(A)(3)(C)(1) and 4.1151(A)(3)(D)(1) - Walkway Connections to Public Sidewalks
 - The Commission agreed a condition of approval requiring a walkway connection from the two ground level studio units in Building B to the public sidewalk along W Powell Boulevard is warranted.
 - The Commission was open to the sidewalk connection occurring along the west or south side of Building B at the applicant's option with the understanding the accessible parking stall will be located accordingly.
- 4.1151(A)(3)(C)(2) and 4.1151(A)(3)(D)(2) - Walkway Connections within the Development and 4.1151(A)(3)(C)(6) and 4.1151(A)(3)(D)(6) - Walkways in Parking Lots
 - There is a lack of general site circulation and pedestrian connections.

- The possible location of the pedestrian connection from the back of Building B through the parking area to the back of Building A was discussed but determined, due to its location, it was unlikely to be used by the residents.
- In general, a useful connection through the site seemed difficult to achieve and the Commission agreed one was not warranted for this site.
- 4.1151(A)(5)(C)(3)(b) and 4.1151(A)(5)(D)(3)(b) - Site Landscaping
 - The Commission generally agreed the proposed reduction in front yard landscaping was acceptable.
- 4.1151(B)(1)(C)(1) and 4.1151(B)(1)(D)(1) - Minimum Building Mass or Volume Change
 - The Commission was not concerned so much with the proposed deviation from the massing standard, but rather felt there were bigger issues with the overall building forms and more importantly building finishes.
 - The composition of the massing does not seem cohesive.
 - The bottom floor does not anchor the building and establish the mass for the remainder of the building.
- 4.1151(B)(1)(C)(4) and 4.1151(B)(1)(D)(4) - DCC Upper Level Building Step Backs
 - The Commission was not concerned so much with the proposed deviation from the step back standard, but rather felt there were bigger issues with the overall building forms and more importantly building finishes.
- 4.1151(B)(2)(C)(2) and 4.1151(B)(2)(D)(2) - Through-Wall Heating/Cooling Systems
 - The white louvers are not compatible with the design of the building and negatively separates the windows as a composition.
 - The multiple colors that comprise the window systems diminish the design. The suggestion was made to reduce the number of colors used for the window systems to create a more cohesive element.
 - The size of the louvers could be increased to create its own design element across the façade as an option.
 - The window system should read as a single, uniform design element, and the PTACs should be more discreet.
- 4.1151(B)(3)(C)(6) and 4.1151(B)(3)(D)(6) - Multifamily Ground Floor Use
 - The Commission was generally in support of the proposal with the condition of approval requiring a continuous 30-inch high evergreen shrub hedge at the surface planter adjacent to the bedroom window of the westernmost ground floor unit of Building A.
- 4.1151(B)(3)(C)(7) and 4.1151(B)(3)(D)(7) - Street-Facing Facades Ground-Floor Features

- The Commission was generally in support of the proposal with the condition of approval requiring a continuous 30-inch high evergreen shrub hedge at the surface planter adjacent to the bedroom window of the westernmost ground floor unit of Building A.
- 4.1151(B)(5)(C)(2)(a) and 4.1151(B)(5)(D)(2)(a) - Ground-Floor Transparency by Street Type
 - The Commission expressed a desire for greater transparency.
 - The mass of the building gives the impression of weight and reduces the effect of the ground floor.
 - The suggestion was made to increase the height of the canopy to above the transom windows to both increase transparency and better accentuate the base. The Commission would also be in support of eliminating the concrete bulkhead window base.
- 4.1151(B)(9)(C)(1) and 4.1151(B)(9)(D)(1) - Building Façade Materials
 - The applicant and Commission clarified the material colors being proposed.
 - The materials proposed do not meet the intent of the Code, especially given the location of the building within the Downtown Design District. The material pallet with its rusticated brick and board and batten is dated. The applicant should consider more contemporary uses of these materials or other contemporary materials.
 - Further, the materials do not speak to the proposal's location within the Pacific Northwest.
 - The suggestion was made to incorporate elements like natural cedar or updating some of the colors to better provide a sense of place as well as simplify the design.
- 9.0823(C) - Landscaping of Parking Lots
 - The Commission was generally in support of the proposal with the condition of approval requiring additional parking area site trees.
- 9.1000 - Tree Regulations
 - The Commission was generally in support of the proposal with the condition of approval requiring additional street trees.

Applicant Presentation

The applicant described the proposal. Representatives included:

- Mark Lisac, Lisac Brothers Construction, Inc.
- Glen Southerland, AKS Engineering & Forestry, LLC

- Chris Goodell, AKS Engineering & Forestry, LLC
- Barry Smith
- Soren Appoldt
- John Raugust, AKS Engineering & Forestry, LLC
- AKS Engineering & Forestry, LLC
- Travis Sowerby

Commission Comments

The Commission, staff, and the applicant discussed the following in addition to the discretionary items:

- Access to the living units from the ADA parking stall on the west side of the property.
- The Commission and applicant agreed that the applicant should return to the Design Commission on January 20 after the applicant further explores the Design Guidelines to create a more cohesive, simpler building design. Items to be addressed included:
 - For both buildings consider alternate regional materials that might include more contemporary brick (dark color) and not rusticated; natural wood elements; an alternate to board and batten or modification to the batten sizes and spacing; alternate paint colors; and alternate window frame color.
 - For both buildings consider less horizontal alignments and more vertical alignments and reconfigure the window/PTAC assembly accordingly. Do more to integrate or screen the PTACs.
 - For Building B consider moving the canopy above the transom panel to give the retail space a more vertical feel. Consider a more contemporary glazing system at the retail spaces. Consider eliminating the base at the storefront windows and extend glazing to the floor.

Motion

Commissioner Cok moved that the Commission continue the hearing to its meeting on Wednesday, January 20, 2021 as additional time is needed to consider application number DRE/TR 20-26000305 before making a decision.

Commissioner Cook seconded the motion. The motion passed.

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

Chair Sugarbaker	Yes
------------------	-----

III. Albertina Kerr Discussion: 930 and 722 - 876 NE 162nd Ave.

Terra Wilcoxson provided a description of the project and its original approval. The applicant is proposing to change the siding from what was originally approved, specifically:

- From a horizontal shiplap to horizontal lap siding, which will adjust shadow lines and profiles.
- From 5/8 inches thick panel siding with a proprietary reveal system to 5/16 inches thick panel siding with a nonproprietary reveal system.
- The new materials will continue to be fiber reinforced cement products.

Applicant representatives included:

- Van Field
- Jeff Carr
- Jill Sherman
- Dave Daterman
- Daniel Cowley
- Chris Mann
- Elisa Zenk
- Jim Smith
- Callie Bailey

While the Commission preferred the use of shiplap, there was no opposition to the proposed modifications. The Commission agreed the project will continue to meet Guideline 7.0103(B)(2)(C)(1) - Street-Facing Elevations.

The Commission was invited to the virtual ground-breaking in February.

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

John Heili provided an update concerning the DHS facility, specifically the undergrounding of utilities. At the December 16, 2020 meeting, staff had described how a large vault with steel cabinet would be required at the east side of the site to accommodate the undergrounding of the utilities, impacting landscaping and future sidewalk placement.

Since the December meeting, staff was able to reconvene the design team members, City staff, and PGE to address the utility issue. Collectively, the decision has been made to move the vault 4.5 feet to the west. This will require removable bollards along the DHS private driveway. With the relocation, new landscape screening will be located between the vault and backside of the

sidewalk and along the side of the vault outside the PGE clear area. Further, the new design anticipates the future improvements to SE 223rd Avenue when the adjacent site is developed. At that time the sidewalk will move to accommodate the amenity planter within the right-of-way and new landscape screening will be provided by the City within the amenity planter. The clear zone around the vault can be planted with lawn, ground cover, or another natural material that will also allow access to the equipment.

The Commission was supportive of the proposed adjustments.

V. Other Commission Business

Introduction of Mayor Stovall

Mayor Stovall was introduced to the Design Commission. David Berniker, Director of Urban Design & Planning, provided an overview of the purpose of the Design Commission as well as the Commission’s impact on Gresham’s built environment.

December 16, 2020 Design Commission Minutes

The December 16 minutes were deferred to the January 20, 2021 meeting.

Design Commission Schedule

It was noted that the next Design Commission meeting is scheduled for Wednesday, January 20, 2021. The meeting will include the continuation of the West Powell Apartments project.

V. Adjourn

The meeting adjourned at 8:54 pm.



Chair

2/8/2021

Date



Recording Secretary

February 8, 2021

Date

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