

**Design Commission Meeting
Council Chambers
Gresham City Hall
October 4, 2017, 6:30 p.m.**

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the 4th of October, 2017 at 6:30 p.m. in Council Chambers, located at 1333 NW Eastman Parkway, Gresham Oregon. The meeting was recorded and scribed by Amanda Lunsford.

COMMISSIONERS PRESENT:

Camilla Cok
Rob Cook
Pat Lando
Mike McKeel
Tom Orth

COMMISSIONERS PRESENT:

Bill Bailey
Robert Hayden

CITY COUNCIL LIAISON PRESENT:

David Widmark

CITY COUNCIL LIAISON ABSENT:

Kirk French

STAFF:

David Berniker, Urban Design & Planning
John Heili, Urban Design & Planning
Amanda Lunsford, Urban Design & Planning
David Ross, City Attorney's Office
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. Kelly Central Hearing: NE Kelly Ave. between NE 9th St. and NE 8th St.

Order of Procedure

Chair Cook said that application DRE/LL/TR 17-26000246 is an application for Design Review for the proposed construction of a three-story, 62-bed assisted living residential facility with onsite parking and associated site improvements.

- No member of the Design Commission wished to make any disclosure or abstain from participating or voting on the applicant.
- 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, such as newspaper articles outside of staff concerning the subject of the hearing.
- Chair Cook, Vice-Chair Orth, and Commissioners Cok and McKeel had visited the site.
- No person wished to object to the jurisdiction of the Commission to hear the matter.

Project Presentations

Staff presented an overview of the project along with the conditions of approval.

The Commission discussed various aspects of the proposal with staff, including the primary materials used.

The applicant gave a presentation of the proposal including concerns with Condition of Approval #16 which reads:

Provide revised details 14, 15, and 16 on Sheet DR-3.3 for windows at siding that demonstrate the 2-inch dimension is from the face of the window frame to the face of the adjacent exterior wall finish, not the window trim. Provide revised plans, elevations, and diagrams that demonstrate the south and east facades above the ground floor consist of at least 25 percent window openings.

The Commission asked numerous questions of the applicant including:

- Mechanical units
- Planter depths
- Belly bands and trim materials

Public Comment

No person wished to speak in support of or in opposition to the proposal.

Motion

The Commission closed the hearing.

Commissioner Orth moved that the Commission approve application number DRE/LL/TR 17-26000246 based on the findings, conclusions and recommendations stated in the September 27, 2017 Staff Report with the following modifications and/or additions:

Condition of Approval #9 shall read:

Provide drawings with a revised plant list on Sheet L1.0 to indicate that the Type RP parking lot tree is of a species from the Gresham Recommended Tree List dated March 2014, update the Note on Sheet L-1 to indicate the 24-inch minimum shrub height is measured from grade per ANSI Standard for Nursery Stock, provide an additional 23.8 square feet of interior parking area landscaping, and indicate extruded or widened curbs where parking is perpendicular to the planter strip on all site plans. Provide a revised plant list on landscape drawings Sheet L-2 that demonstrates compliance with **Section 4.1151(A)(5)(D)(3)** standards and includes notations indicating which plants comply with the requirements for drought tolerant landscaping. Provide parking area screening in compliance with **Section 9.0823(C)(4)** and revise the west end of the planter adjacent to the drop-off driveway to provide a minimum dimension of 5 feet. Provide drawings indicating the planters along the south façade have a clear inside depth of 36-inches minimum.

Condition of Approval #16 shall read:

Provide revised details 14, 15, and 16 on Sheet DR-3.3 for windows at siding that demonstrate the 2-inch dimension is from the face of the window frame to the face of the adjacent exterior wall finish, not the window trim. Provide elevations and details that demonstrate all trim and accent boards shall be cedar material.

Commissioner McKeel seconded.

Chair Cook	Yes
Vice-Chair Orth	Yes
Commissioner Cok	Yes
Commissioner Lando	Yes
Commissioner McKeel	Yes

IV. Woodspring Suites Hearing: 18000 NE Sandy Blvd., R943300830, R943301690

Order of Procedure

Chair Cook said that application DRE/VR2/TR/LL 17-26000203 is an application for Design Review for the proposed construction of a 122-guestroom, four-story hotel with Type II Tree Removal, Minor Variance, Lot Line Adjustment and associated site improvements.

- No member of the Design Commission wished to make any disclosure or abstain from participating or voting on the applicant.
- 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, such as newspaper articles outside of staff concerning the subject of the hearing.

- Chair Cook, Vice-Chair Orth, and Commissioners Cok, Lando and McKeel had visited the site.
- No person wished to object to the jurisdiction of the Commission to hear the matter.

Project Presentations

Staff presented an overview of the project along with the Conditions of Approval.

The Commission discussed various aspects of the proposal with staff, including:

- PTAC units
- Applicability of Commercial vs. Residential Standards
- Full dimension brick

The applicant gave a presentation of the proposal.

The Commission asked numerous questions of the applicant regarding compliance with sustainability standards, ground floor transparency, and first floor height.

Public Comment

Jatin Patel, Hamptin Inn Hotel: 3039 NE 181st Ave., Gresham OR 97230

Mr. Patel explained his concern with the quality of the proposal including the use of hardy plank siding and the safety of the water retention area. He also expressed concerns with an extended stay hotel in the area.

Staff explained that the Stormwater retention area will either be fenced or gently sloped to prevent children from falling in.

Motion

The Commission closed the hearing.

Commissioner Orth moved that the Commission approve application number DRE/VR2/TR/LL 17-26000203 based on the findings, conclusions and recommendations stated in the September 27, 2017 Staff Report.

Commissioner Lando seconded.

Chair Cook	Yes
Commissioner Orth	Yes
Commissioner Lando	Yes
Commissioner McKeel	No
Commissioner Cok	Yes

V. Adjourn

Other Commission Business

The meeting adjourned at 8:09 p.m.



 Chair



 Recording Secretary

12/20/17

 Date

12/21/17

 Date

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