

**Design Commission Meeting
Council Chambers
Gresham City Hall
November 1, 2017, 6:30 p.m.**

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the 1st of November, 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:

Bill Bailey
Camilla Cok
Rob Cook
Robert Hayden
Pat Lando
Mike McKeel
Tom Orth

CITY COUNCIL LIAISONS PRESENT:

Kirk French
David Widmark

STAFF:

David Berniker, Urban Design & Planning
John Heili, Urban Design & Planning
Amanda Lunsford, Urban Design & Planning
Mary Phillips, Urban Design & Planning
David Ross, City Attorney's Office

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. Gresham High School Continued Hearing: 1200 N Main Street

Order of Procedure

Chair Cook said that application DRE/LL/PH/SUR/TR 17-26000280 is an application for Design Review for the proposed construction of a 169,000 square-foot, three-story high school building with onsite parking and associated site improvements to replace a portion of the existing building, add an 862 square-foot lobby vestibule at the existing natatorium, and a 1,250 square-foot concession building adjacent to the existing stadium.

This is a continuance of a public hearing opened on October 18, 2017 and then continued to this evening.

- No member of the Design Commission wished to make any disclosure or abstain from participating or voting on the application.
- Commission McKeel declared that he had contact with the applicant related to an art donation.
- All Commissioners had visited the site.
- No person wished to object to the jurisdiction of the Commission to hear the matter.

Project Presentations

Staff presented the proposal to the Commission including the following discretionary items:

1. **Street Frontage; Pedestrian Connections.** Staff recommended that this guideline is met with Condition of Approval #26.
2. **Walkway Off-site Connections.** Staff recommended that this guideline is met with Condition of Approval #26.
3. **Prominent Entrances.** Staff recommended that this guideline is met with Condition of Approval #26.
4. **Public Open Space.** Staff recommended that this condition is met with Condition of Approval #27.
5. **Institutional Use Public Open Space.** Staff recommended that these guidelines were met with Condition of Approval #27.
6. **Gateways.** Staff recommended that this guideline is met with Condition of Approval #27.
7. **Walkways Through Parking Areas.** Staff recommended that these guidelines were met by meeting the clear and objective standards with Condition of Approval #22.
8. **Parking Lot Screening; Driveways.** Staff recommended that this guideline was met.
9. **Perimeter Screening; Stormwater Treatment.** Staff recommended that this guideline was met.
10. **Site Landscaping.** Staff recommended that this guideline was met with Conditions of Approval #18 – #20.
11. **Sustainable Design Energy Conservation.** Staff recommended that these standards were met with Condition of Approval #24.
12. **Façade Composition Articulation.** Staff recommended that these guidelines were met with Condition of Approval #29.
13. **Façade Composition Blank Walls.** Staff recommended that these guidelines were met with Condition of Approval #29.
14. **Ground Level Details.** Staff recommended that this guideline was met with Condition of Approval #30.
15. **Ground Level Transparency.** Staff recommended that this guideline was met with Conditions of Approval #29 and #30.
16. **Roof Lines.** Staff recommended that this guideline was met.

17. Primary and Secondary Materials. Staff recommended that this guideline was met with Condition of Approval #32 and #33.

Staff recommended approval with conditions.

The Commission asked various questions of staff including the façade, tree location, transportation study and the chain link fencing in the courtyard.

The applicant gave a presentation of the proposal. The applicant stated that they agreed with all the Conditions of Approval except for a portion of #20. The applicant asked the Commission to remove the fourth paragraph of that condition which states:

“In addition to required street trees, provide site trees at a rate of one tree per 3,000 square feet of gross site area (110 trees required). Provide a revised planting plan and Plant List on landscape drawing Sheet 016-L05 that demonstrates deciduous canopy trees shall be a minimum of 2.5-inch caliper size, deciduous ornamental trees shall be a minimum of 2-inch caliper size, and evergreen trees shall be a minimum of 6 feet in height.

The applicant and the Commission discussed adding trees to the plan, landscaping, site lighting design, and irrigation control.

Public Comment

John Bildsoe; PO Box 1172, Gresham, OR 97030

Mr. Bildsoe agreed with Commissioner Lando’s statement regarding the courtyard being closed off. Mr. Bildsoe felt that the lack of a Main Street entrance would interfere with students using 12th Street to access the MAX Station, City Hall or other shops. Mr. Bildsoe acknowledged that safety is also important and hoped that a middle ground could be found.

Motion

The Commission closed the hearing.

Commissioner Orth moved that the Commission approve application number DRE/TR/VAR 17-26000280 based on the findings, conclusions and recommendations stated in the October 11, 2017 Staff Report with the following modifications and or additions:

Amend Condition of Approval #18 to read:

Provide drawings with notations and details for an underground irrigation system per Section 4.1151(A)(6)(D)(1)(a) including water saving features such as a smart irrigation controller.

Amend Condition of Approval #20 to read:

Provide drawings indicating street tree dimensional locations, including distance to adjacent utilities, and tree staking to remain in place for one year after planting. Provide 26 street trees along property frontage on N Main Avenue, 21 street trees along NE Burnside Road, and 10 street trees along NE Kelly Avenue no currently in compliance with Section 9.1033. Thirty-one street trees are required along the full NE Division Street frontage.

The applicant may provide cash in lieu payable to the City tree fund if it is not feasible to plant the street trees within the right of way.

Provide drawings indicating the tree information for the two trees not identified on the tree preservation plan and all trees listed in the Schedule of Existing Trees, and provide an arborist report with requirements for construction activities within the tree protection area at the two significant trees.

In addition to required street trees, provide additional site trees, or related sustainability elements, to better satisfy the requirement for one tree per 3,000 square feet of gross site area. Provide a revised plan and Plant List on landscape drawing Sheet 016-L05 that demonstrates deciduous canopy trees shall be a minimum of 2.5-inch caliper size, deciduous ornamental trees shall be a minimum of 2-inch caliper size, and evergreen trees shall be a minimum of 6 feet in height.

Amend Condition of Approval #33 to read:

Provide revised elevation drawings for the concession building demonstrating the use of primary materials, such as those matching the main building, in a meaningful manner. For example, as the wall material above a precast concrete or concrete masonry base, at the discretion of the Manager. Provide courtyard fence elevation drawings and details with notations and dimensions that demonstrate fencing is durable, maintainable and attractive as indicated on the renderings Sheet 026-A9.10. Chain-link fencing as shown on sheet 014-L03 is a prohibited material and shall be replaced with an acceptable metal fencing material similar to the courtyard fence.

Commissioner Hayden seconded the motion. The motion passed.

Chair Cook	Yes
Vice-Chair Orth	Yes
Commissioner Bailey	Yes
Commissioner Cok	Yes
Commissioner Hayden	Yes
Commissioner Lando	No
Commissioner McKeel	Yes

IV. Bella Vista Apartments Continued Hearing: 1945 W Powell Blvd.

Order of Procedure

Chair Cook said that application DRE/TR/VAR 17-26000060 is an applicant for three, three-story apartment buildings with 60 units, a common clubhouse building, 106 parking spaces, and associated site and landscaping improvements. Also proposed is a Minor Variance to the Height Transition Standards as well as a Type II Tree Removal for the removal of 255 regulated trees.

This is a continuance of a public hearing opened on September 20, 2017, continued to October 18, 2017 and then continued to this evening.

- 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, such as newspaper articles, outside of staff concerning the subject of the hearing.
- All Commissioners had visited the site.
- No person wished to object to the jurisdiction of the Commission to hear the matter.

Project Presentation

Staff presented the proposal to the Commission including follow up review items:

- Materials board (primary exterior finishes and paint colors)
- VTAC screening details
- Clubhouse plans and elevations including building offset, stone transition and solar panel installation
- Stone details at Clubhouse and Apartments
- Landscaping plan with revised drive aisles, parking revisions, and pedestrian connections
- Site design elements drawings (benches, fences, landscape timbers and artwork)
- Sunshades (designed to summer and winter solstice at 12:00 noon) and window recess options
- Entry stair railing details
- Sustainable building elements (B)(4) if other than the roofing

The Commission, staff, and the applicant discussed various aspects of the proposal including window installation and warranty on the windows.

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/TR/VAR 17-26000060 based on the findings, conclusions and recommendations stated in the September 13, 2017 Staff Report with the following modifications and/or additions:

Condition of Approval #24 shall read:

Provide window details clearly indicating the window is installed a minimum of 2 inches behind the window trim when measured from the outside face of the furthest most outer face of glass to the face of the 3x4 cedar board window trim, and include details demonstrating industry standards for taping, sealing and flashing of windows and associated trim, sunshades and PTAC screening as required for weather-tight installations. Window frame color shall be compatible with the overall exterior finish pallet.

Condition of Approval #30 shall read:

Provide drawing notations that indicate entry doors are made of a primary material listed in Section 7.0103(B)(5)(d)(1), and provide details with dimensions and notations that describe the ornamental railing systems at the individual entries along the street facing façade. Provide drawings with notations and details that demonstrate stone is a full dimensional (minimum 3-inch dimension) natural material and barge boards that are a minimum 2x8 cedar board material.

Condition of Approval #33 shall read:

Provide documentation and drawings with notations consistent with the USGBC LEED standards for specifying and tracking recycled content and locally sourced materials to be used on this project, indicating materials that are reclaimed; contain recycled content; and are locally harvested or manufactured to include locally manufactured windows, lumber and plywood, repurposed site trees, and recycled content material used in the concrete or asphalt paving or paving base material. Include notations documenting the manufacturer's data for the children's play area ground cover demonstrating recycled content. Provide drawings including notes and dimensions demonstrating site furnishings and landscape features including the benches, fencing, landscape timbers, and artwork are built from cedar or redwood trees harvested from the site to the extent practical, but not including the site kiosk elements.

Condition of Approval #41 shall read:

The approval of the alternate buffer, to provide no buffer in lieu of the required Type B buffer, along the east property line abutting the adjoining proposed Innovative Housing project is contingent on the land use approval and development of that project. Should that development of the adjoining property not proceed to completion, the owner shall

be required to install the full Type B buffer as prescribed by Section 9.1000 along the full length of this property line.

Commissioner Hayden seconded.

Chair Cook	Yes
Vice-Chair Orth	Yes
Commissioner Bailey	Yes
Commissioner Cok	Yes
Commissioner Hayden	Yes
Commissioner Lando	No
Commissioner McKeel	Yes

V. Yamhill Firs Discussion: 19025 SE Yamhill Street

Staff gave a presentation of the project, giving a brief summary of the changes to date on the project. Staff presented issues with the street-facing windows as well as window mullions.

Design Commission Comments

The following comments were made by the Commission on the project:

- The proposed glue-on mullions are not acceptable as they have no confidence in the product’s durability and they have extensive concerns that the mullions are not attractive and high-quality as required by the code.
- As currently constructed, the project’s appearance is a fundamentally different building without the mullions, and the mullion patterns (depth and proportions) are what gives the building a handsome façade.
- There are both proportion and color issues with what has been built. The windows that were installed are white vinyl where a bronze color vinyl window was approved.
- Due to the importance of the windows and mullion patterns to the overall building design, the Commission stated that all existing, unapproved windows should be replaced with windows matching what was approved, including the bronze color and integrated three-dimensional mullions.
- The Commission would consider an alternate proposal (such as replacement of most but not all windows) as long as the proposed elevations looked very similar to those approved.
- The Commission cautioned the applicant not to buy anything (such as new windows for an alternate plan) until they have Design Commission approval on the alternative and have updated approved building permit plans.

VII. Adjourn

September 6, 2017 Design Commission Minutes

Commissioner McKeel moved to approve the September 6, 2017 Design Commission minutes. Commissioner Bailey seconded the motion. The minutes passed unanimously.

The meeting adjourned at 10:23 p.m.



Chair

Recording Secretary

1/3/18

Date

Date

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