

**Design Commission Meeting
Conference Rooms 2A & 2B
Gresham City Hall
February 7, 2018, 6:30 pm**

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the 7 of February, 2018 at 6:30 pm in Conference Rooms 2A & 2B of Gresham City Hall, located at 1333 NW Eastman Parkway, Gresham Oregon. The hearing 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 LIAISON PRESENT:

David Widmark

CITY COUNCIL LIAISON ABSENT:

Kirk French

STAFF:

David Berniker, Urban Design & Planning
Amanda Lunsford, Urban Design & Planning
Mary Phillips, Urban Design & Planning
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. Civic Neighborhood Vision and Design District Update Project Review of Draft Comprehensive Plan Amendments

Staff provided an overview of the draft Comprehensive Plan amendments for the Civic Neighborhood Vision and Design District Update project.

Design Commission Comments

The Commission discussed:

- Current and future max crossings

- Future pedestrian paths
- 4.1250(B)(8) – New table note for stone
 - Concern with stone depth, making sure it is proud of the façade, no matter the size or height
 - Contemporary features
 - Roll up garage doors

IV. RKM Lifeworks NW Project Optional Design Commission Consult: West of SE 185th St., between SE Oak St. and SE Pine St.

The applicant and staff presented an overview of the project to the Commission as well as questions for Design Commission feedback. Applicant representative included:

- Devin Follingstad, Carleton Hart Architecture

Applicant Questions and Design Commission Comments

1. 7.0503(A)(3)(d)(3) – Building Frontage

The layout of the building on the ‘L’-shaped lot results in some deficiencies from the standard – i.e., 71% of the Pine Street frontage is occupied by the building and approximately 36% of the Oak Street frontage is occupied by building.

- The Design Commission agreed with staff’s suggestion.

2. 7.0503(A)(6)(d)(7) – Parking Location

The location of the parking on the site does not comply with the standard. The applicant asked if the Design Commission would support the location of the parking as proposed, to the side of the building.

- Consider incorporating shrubbery walls to help cover the parking.
- The Commission was in agreement with staff that the parking is a challenge due to the complexity and uniqueness of the site.

3. 7.0503(B)(2)(d)(4) – Façade Composition and Building Articulation

The applicant asked if the strategies used to enhance the “blank walls” presented by the stair enclosures facing Pine and Oak street meet the intent of the guideline.

- The Commission showed concern with the green wall presented due to the amount of maintenance required. Because of this, the Commission suggested focusing on a mural for that wall.
- The Commission also suggested incorporating glazing or a brass sculpture in place of the green wall.

4. 7.0503(B)(3)(d)(3-4) – Ground Level Details

To address the requirement for the building base, the applicant is proposing a brick base on the façade up to 12 feet 6 inches and larger windows.

- The Design Commission agreed with staff's suggestions.

5. 7.0503(A)(4)(d)(1) – Building Orientation and Entries & 7.0503(B)(5)(d)(1-3) – Building Entry

Primary entry is facing the parking lot. Additional entry points provided at Pine Street and facing Oak Street. The applicant asked if this sufficiently addresses the standard.

- The Commission suggested having a stronger entry on Oak Street. This could be accomplished with using double doors. The Commission also suggested moving the entry closer to Oak St.

VII. Other Commission Business

December 20, 2017 Design Commission Minutes


Commissioner Orth moved to approve the December 20, 2017 Design Commission minutes. Commissioner Hayden seconded the motion. The minutes passed unanimously.

January 3, 2018 Design Commission Minutes

Commissioner Orth moved to approve the January 3, 2018 Design Commission minutes. Commissioner Hayden seconded the motion. The minutes passed unanimously.

VIII. Adjourn

The meeting adjourned at 8:16 pm.



Chair

3/21/18

Date



Recording Secretary

3/30/18

Date

For more information, please visit: www.GreshamOregon.gov/Design-Commission

