

Design Commission Meeting  
Council Chambers  
Gresham City Hall  
March 7, 2018, 6:30 p.m.

**I. Opening/Citizen Comment**

A regular session of the Gresham Design Commission was called to order on the 7<sup>th</sup> of March, 2018 at 6:30 p.m. in the 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  
Pat Lando  
Mike McKeel  
Tom Orth

**COMMISSIONERS ABSENT:**

Robert Hayden

**COUNCILOR PRESENT:**

Kirk French

**COUNCILOR ABSENT:**

David Widmark

**STAFF:**

David Berniker, Urban Design & Planning  
John Heili, Urban Design & Planning  
Amanda Lunsford, Urban Design & Planning  
GianPaolo Mammone, 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. Good Samaritan Skilled Care Center Hearing: 3457 NE Division St.**

**Order of Procedure**

Chair Cook said that application DRE/LL/SUR/TR/VAR 17-26000242 is an application for Design Review for the construction of a 26,265 square-foot building expansion to the existing 30,463 square-foot Good Samaritan's skilled care facility. The proposal includes modifications and improvements to the existing/associated parking area and landscaping as well as a lot line adjustment.

The applicant requested that this hearing be continued to Wednesday, March 21, 2018, and city staff concurred with this request.

**Motion**

The Commission continued the hearing.

Commissioner McKeel moved that the Commission continue the hearing to its meeting on Wednesday, March 21, 2018 at 6:30pm in Gresham City Council Chambers.

Commissioner Bailey seconded the motion. The motion passed.

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

**III. Gresham High School Update: 1200 N Main St.**

Staff gave a presentation on updates to the project. The Design Commission commented that they generally felt the proposal successfully addressed both their previous comments and the design related Conditions of Approval. Additional Commission comments were primarily focused on the Ginkgo Park amenities and the fenced courtyard gateway.

- Amenities - There were concerns that the traditional bench seating and modern bollard lighting were aesthetically incompatible.
- Courtyard Entry - Some Commissioners felt the two plinth elements, incorporating the terracotta plaques from the existing school, were underwhelming and should be increased in height to make those more prominent elements and to protect the plaques from vandalism. Staff felt the proposed 11-foot tall elements were appropriate given the scale of the adjoining fence, which had been reduced from 8-feet to 5-feet per the earlier comments from the Commission.

Staff suggested that the applicant’s renderings were not accurate representation of the proposed elements and agreed to follow up with the applicant regarding the comments from the Design Commission and would share any updated renderings and/or revised design proposals with the Commission at a future date.

**IV. Yamhill Firs Discussion: 19025 SE Yamhill St.**

Staff gave a presentation with updates on the project. Staff, the applicant, and the Commission discussed:

1. Trash Enclosure CMU
  - The approved CMU material was supposed to have an integral color matching the building, and the applicants installed a plain (non-integral color) CMU block on the enclosure.

- The applicants were proposing to paint the enclosure CMU with a Masonry primer/sealer, details for which were included in packets provided to the Commission as well as an available sample.
- A bollard at the corner of the trash enclosure is also proposed to protect the enclosure.
- The information on the sealer/primer indicates it is white, but staff recommended that the final color applied after the sealer be the same red of the adjacent first floor façade as the initial approval color was required to match the building.

## 2. Window Mullions and Trim

- As part of the projects Design Review approval, the window depth was reviewed under the discretionary track. The windows were not proposed to be recessed beyond that provided by the window framing, but depth was proposed to be established by window mullions and division of lights as well as a built-out window trim system with double trim boards.
- The approved building permit plan set shows this trim as a 5/4x3 board with a 45-degree beveled edge overlaying a 1x6 board.
- As built, the windows do not include mullions and the trim is one board which is narrower in profile and depth than that of the approved trim system.
- The applicant proposed two alternate proposals to address the windows:
  - The applicant's preferred solution is to leave the buildings and windows as is, but on just the street side and parking lot facing facades, add on a second layer of trim on top of the existing window trim, built out with ½ inch metal "stand offs" to prevent water intrusion issues.
  - The applicant's second proposal is, also on just the street and parking lot facing facades, leave the windows as installed, and remove the existing window trim and replace it with trim matching the design review and approved building permit details.

## 3. Walk Paving

- As reviewed and approved by the Design Commission, the walkway was to be permeable pavers, however a permeable concrete was installed before staff could verify that it met the sustainability requirements.
- The applicant proposed that since the sustainability requirement was not fully met, that they would provide additional green features on site in the form of native shrubs at a minimum of 3 ft. height at time of planting.

## Public Comment

John Bildsoe, Rockwood Neighborhood Association: PO Box 1172

Mr. Bildsoe expressed concerns with the changes proposed by the applicant ruining the integrity of the building with possible water damage in the future by removing the trim. He also stated that this area needs better amenities.

**Design Commission Comments**

1. Trash Enclosure CMU – The Design Commission accepted the applicant’s proposal for a Sherwin Williams Concrete & Masonry Primer/Sealer, with a final finish color to be applied in the same red as the first floor of the adjacent building façade, as well as a bollard to help protect the enclosure.
2. Window Mullions and Trim – The Design Commission directed that the applicant provide the following to create façade depth at the windows:
  - On the parking lot facing and street facing facades, the second and third floor windows on the proud tower elements shall include replacement window trim on the sides of the windows (running the height of the second and third floor) and the trim above and below each window shall be removed and replaced with a 2x6 trim board. The trim between the windows and the belly bands may be less than the 6 inches if there is not room for the full 6 inches, such that the new trim is next to the belly band, but that there is no overlap.
  - The Commissioners also noted that the color on the first-floor vertical trim elements should remain as painted.
3. Walk Paving – The Design Commission agreed with the applicant’s proposal that enhanced landscaping could be used to meet the sustainability requirements, and directed that the applicant shall include the following in the updated landscaping:
  - The trellis in the front setback with native vines (min. 36 inches at the time planting), as proposed by the applicant.
  - The additional native shrubs in the front setback area and along the eastern edge of the setback/open space area behind building B (14-plex), as proposed by the applicant with the following additional requirements:
    - The shrubs be a minimum of 36 inches tall at the time of planting;
    - A minimum mix of four native shrub species be used, with no one species totaling greater than 50 percent of the shrubs planted; and
    - The new row of shrubs along the eastern setback shall be contiguous for the full length of the open space between the northern fence of the children’s play area to the southern edge of the northern 12-plex building.

**V. Adjourn**

**Other Commission Business**

**December 6, 2017 Design Commission Minutes**

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

**January 17, 2018 Design Commission Minutes**

Commissioner McKeel moved to approve the January 17, 2018 Design Commission minutes. Commissioner Orth seconded the motion. The minutes passed unanimously.

**The meeting adjourned at 8:20 p.m.**

  
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Chair

3/21/18  
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Date

  
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Recording Secretary

3/30/18  
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Date

For more information, please visit: [www.GreshamOregon.gov/DesignCommission](http://www.GreshamOregon.gov/DesignCommission).

