

**Design Commission Meeting
Council Chambers
Gresham City Hall
April 18, 2018, 6:30 p.m.**

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the 18th of April, 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:

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

COMMISSIONERS ABSENT:

Bill Bailey

COUNCILOR PRESENT:

Kirk French

COUNCILOR ABSENT:

David Widmark

STAFF:

David Berniker, Urban Design & Planning
Amanda Lunsford, Urban Design & Planning
GianPaolo Mammone, Urban Design & Planning
Jamie Thomes, 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.

Public Comment

Sue Ruonala: 4619 SE 5th St., Gresham OR 97080

Ms. Ruonala stated that she heard about this project from an article in The Outlook. She has concerns about the developer not building sidewalks along Division St. Since this project is in her neighborhood, she frequently sees pedestrians in wheelchairs on the shoulder of the road. A few Commissioners agreed that they have seen the same as well.

Motion

The Commission continued the hearing.

Commissioner Orth moved that the Commission continue the hearing to its meeting on Wednesday, May 2, 2018 at 6:30pm in Gresham City Council Chambers.

Commissioner McKeel seconded the motion. The motion passed.

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

III. Clackamas County Bank Option Design Commission Consult: 1101 NE Burnside Rd.

Presentations

The applicant gave a presentation on the project which included:

- Overview of the project
- Ground coverage
- Transparency
- Materials

Staff gave a presentation on the project. Staff presented the following requests from the applicant:

1. **Ground Level Details.** The applicant asked for consideration of their approach in defining a base through allowing the change in brick color and recesses at windows to make a rhythm at the base of the building.
2. **Transparency.** The applicant explained that the intent with the west façade was to provide a transparent, inviting space that would explicitly mark an obvious entry. Pertaining to the fenestration on the other facades, the applicant suggests that floor to ceiling glazing wouldn't be appropriate for the use and exposure to the sun. The applicant suggested that the building is conveying its use and that the transparency, as presented, provides more than adequate levels of light and good transparency.

3. **Prominent Entrances.** While the proposal introduces an entry on the primary façade, the main entry to the building is adjacent to the non primary/west façade. The applicant explained that the main entrance is along the west elevation and that there is a small entrance on the primary street facing façade. Also, planning a plaza with a generous amount of space and landscape will be built in front of the glass lobby in hopes of creating a seamless transition between the public and private space.
4. **Buffer.** A minimum 6-foot masonry wall is required along the property line to bring the buffer up to current standards. Staff presented some options of walls built with the intention to preserve and protect the existing trees along the buffer zone.

Commission Comments

The Commission stated that they like the design of the building and are willing to be flexible on some of the requirements.

1. The Commission is willing to be flexible with the base. They suggested there could be more articulation on the north and east facades with the change in plane and material for a better pedestrian experience.
2. The Commission stated that there needs to be more transparency on the east façade.
3. The Commission suggested possibly removing the second entry door or making it more prominent. Another suggestion was to possibly make the west entry a double entry and relocating the column.
4. The Commission stated that they would consider an alternate to the CMU wall and to have the applicant have conversations with the owner of the neighboring property to discuss alternate material.

V. Adjourn

Other Commission Business

March 21, 2018 Design Commission Minutes

Commissioner Orth moved to approve the March 21, 2018 Design Commission minutes. Commissioner Hayden seconded the motion. The minutes passed unanimously.


The meeting adjourned at 7:27 p.m.




Chair



Recording Secretary



Date



Date

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

