

**Design Commission Meeting
Council Chambers
Gresham City Hall
June 20, 2018, 6:30 pm**

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the 20th of June, 2018 at 6:30 pm in Gresham City Council Chambers, 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
Pat Lando
Tom Orth

COMMISSIONERS ABSENT: Robert Hayden
Mike McKeel

CITY COUNCIL LIAISON PRESENT: Kirk French
David Widmark

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. Lifeworks NW Hearing: Between SE Pine & SE Oak Streets, west of SE 185th Ave.

Order of Procedure

Application DRE/LL/TR 18-26000082 is an application for Design Review for the proposed construction of a three-story, approximately 24,000 square-foot commercial office building, Type II Tree Removal, Type I Lot Consolidation, and associated site improvement.

- 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.
- Chair Cook and Commissioners Bailey, Cok, Lando and Orth 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 to the Commission as well as outlined the following discretionary review items.

1. **7.0503(A)(3)(c)(3) and 7.0503(A)(3)(d)(3) – Building Frontage.** Commercial development frontage on existing or new public streets shall be no less than 75 percent building frontage on SE Pine and SE Oak. Staff recommended the guideline is met.
2. **7.0503(A)(6)(c)(7) and 7.0103(A)(6)(d)(7) – Required Off-Street Parking: Location.** Parking located to the side of the building shall be limited to 10 percent of the overall frontage. Staff recommended the guideline is met.
3. **7.0503(B)(2)(c)(5) and 7.0503(B)(2)(d)(5) – Repeating Design Elements.** Facades shall establish a rhythm by repeating design elements at regular spacing along the length and/or height of the façade. Staff recommended that the guideline is met.
4. **7.0503(B)(2)(c)(6) and 7.0503(B)(2)(d)(6) – Ground Floor Heights.** Ground-floor heights shall be a minimum of 12 feet from the top of the floor to the lowest structural element of the ceiling. Staff recommended that the guideline is met.
5. **7.0503(B)(3)(c)(2) and 7.0503(B)(3)(d)(2) – Ground Floor Storefront Windows.** Ground floor storefront windows shall be designed with bulkheads between 1 and 2 feet above ground level. Staff recommended that the guideline is met.
6. **7.0503(B)(4)(c)(3) and 7.0503(B)(4)(d)(3) – Glazing Percentage for Street-Facing Facades – Ground Floor.** Street-facing facades shall be composed of clear glass for a minimum of 50 percent of the ground floor between the heights of 2 feet and 12 feet. Staff recommended that this guideline is met.

The applicant also provided a presentation for the Commission that included discussing the site plan, parking, and key features.

The Commission had questions regarding the concrete pavers, artistic metal screen thickness, and materials including the canopy material.

Public Comment

Catherine Nicewood: 17401 NE Couch St.

Ms. Nicewood stated that she was in favor of project but has concerns over the parking. Consolidating parking from current two office building as well as the increased amount of

parking from the Rockwood Rising project could cause additional parking issues in the neighborhood.

Motion

The Commission closed the hearing.

Commissioner Orth moved that the Commission approve application number DRE/LL/TR 18-26000082 based on the findings, conclusions and recommendations stated in the May 30, 2018 Staff Report.

Commissioner Bailey seconded the motion. The motion passed unanimously.

Bill Bailey	Yes
Camilla Cok	Yes
Rob Cook	Yes
Pat Lando	Yes
Tom Orth	Yes

IV. City Trail Cottages Innovative Housing Recommendation: 711 NE 201st Ave.

Staff presented an overview of the project to the Commission as well as outlined the following discretionary review items including parking, open space, size of homes, materials of the project.

Design Commission Comments

The Commission felt the site plan was at a conceptual level and requires further development. This needs to include a better balance between the vehicular and open space requirements for the project. They commented that all the key elements (pedestrian and vehicular access, open spaces, private spaces) are there but these are not working together. Their specific concerns include:

- Vehicle access and parking needs to be better integrated with the overall site design and open spaces. The woonerf designed entry drive needs further development to feel less like a driveway and more a part of the site design facilitating multi-purpose uses (vehicular, recreation, social gathering, etc.). They felt screening of this drive from the adjacent property to the south was also important.
- The site design cannot be resolved before storm water treatment design has been figured out and incorporated.
- The landscape plan is also underdeveloped.
- The design of the open spaces requires additional thought and development. Consider combining the two smaller spaces into one larger space. Consider how the site’s built environment and environmental aspects will affect these spaces and design accordingly. Rethink the fence enclosure at these two proposed community garden spaces. Also, the

larger open space located on the west side of the site needs more development in terms of amenities and materials.

The Commissioners indicated that the applicant needs to provide more variety in unit sizes as is the intent of the Innovative Housing code, and variety in unit type indicating a preference for each dwelling to be unique rather than repeating similar designs. They expressed concern with lack of specific information regarding the materials and finishes and commented that the quality of these and the detailing is critical to the success of the project.

VI. Other Commission Business

Gresham High School Update

Staff gave an update to the Commission on the N. Main Ave. courtyard entry in response to their concerns regarding the height of the plinths supporting the preserved terracotta plaques at sides of the entry gates. The revised design increased the height slightly and applicant renderings were updated to accurately represent the courtyard entry. This issue was considered resolved and there were no further comments regarding this item.

Staff Check-In

The Design Commission reviewed the schedule of upcoming meetings.

May 2, 2018 Design Commission Minutes

Commissioner Orth moved to approve the May 2, 2018 Design Commission minutes. Commissioner Bailey seconded the motion. The minutes passed unanimously.

June 6, 2018 Design Commission Minutes

Commissioner Orth moved to approve the June 6, 2018 Design Commission minutes. Commissioner Bailey seconded the motion. The minutes passed unanimously.

VII. Adjourn

The meeting adjourned at 9:29 pm.



Chair

10/3/18

Date



Recording Secretary

10/3/18

Date

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