

**Design Commission Meeting
Council Chambers
Gresham City Hall
March 20, 2019, 6:30 p.m.**

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the 20th of March, 2019 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
Pat Lando
Mike McKeel
Tom Orth
Matthew Sugarbaker

COMMISSIONERS ABSENT:

Robert Hayden

COUNCILOR ABSENT:

David Widmark

STAFF:

David Berniker, Urban Design & Planning
John Heili, Urban Design & Planning
Amanda Lunsford, Urban Design & Planning
Kevin McConnell, City Attorney Office
Terra Wilcoxson, 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. MAJ 181st Convenience Store & Fuel Continued Hearing: NE 181st Ave., north of I-84: R628210100, R628210150

Order of Procedure

Application DRE/LL 18-26000424 is an application for Design Review for an approximately 3,173 square-foot convenience store with outdoor seating area, fuel station with eight pumps, associated parking, site improvements and landscaping improvements.

- 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, Vice-Chair Orth, and Commissioner McKeel had visited the site.
- No person wished to object to the jurisdiction of the Commission to hear the matter.

Staff Presentation

Staff gave a presentation that included the following discretionary items:

- 1. 7.0603.A.2.D.2. and 7.0603.A.2.C.2. – Primary Internal Drives.** The proposed combination of sidewalks, lighting, canopy trees and vegetation will create a pedestrian-friendly environment appropriate for the proposed and adjacent uses. Staff recommended that the guideline is met.
- 2. 7.0603.A.7.D.4 and 7.0603.A.7.C.4 – Perimeter Screening.** The design successfully minimizes the visual impact of the parking area. Cross access is provided to the north. Staff recommended that the intent of the guideline is met.
- 3. 7.0603.A.9.D.1.b., c., and f. and 7.0603.A.9.C.1.b and c. – Illumination Levels.** Staff recommended Conditions of Approval that the applicant submit a revised photometric plan demonstrating:
 - A maximum of 5-foot grid reading,
 - Readings and a circulation table for the areas of the site as prescribed in 7.0603.A.9.D.1.,
 - The prescribed illumination levels or documentation that the proposed lighting levels are consistent with industry standards.

Staff recommended that the guideline is met with Condition of Approval #22d.

- 4. 7.0603.B.1.D.2.a. and 7.0603.B.1.C.2.a. – Façade Depth.** The design uses wall recesses, canopies, and window reveals as articulating elements to create shadow. Staff recommended that the guideline is met.
- 5. 7.0603.B.1.D.4 and 7.0603.B.1.C.4. – Projecting Façade Elements.** Canopies occur in locations that highlight entries, storefront glazing, and recessed wall areas. They will create depth on the facades consistent with the guideline. Staff recommended that the guideline is met.
- 6. 7.0603.B.2.D.2. and 7.0603.B.2.C.2. – Building Entry Depth.** Due to the small size of the building and the internal orientation, the recessed fenestration and canopy result in a change in form that emphasizes this entry in a manner appropriate for the context. Staff recommended that the guideline is met.

7. **7.0603.B.4.D.1. and 7.0603.B.4.C.1. – Pedestrian Level Transparency.** The design is eleven percent below the standard; however, the glazing below two-feet mitigates the deficiency. Staff recommended that the guideline is met.
8. **7.0603.B.4.D.6 and 7.0603.B.4.C.6. – Vertical Window Proportions.** Due to the areas of increased parapet height, which draw attention vertically, and the balanced breaks in massing, the design does not have a horizontal emphasis. Staff recommended that the guideline is met.
9. **7.0603.B.5.D.3 and 7.0603.B.5.C.3. – Parapet Depth.** Based on the submitted renderings, parapets seem to wrap the volumes within pedestrian sight lines. To ensure compliance with the guideline, staff recommends a roof plan that demonstrates parapets return into the depth of the building sufficient to facilitate the appearance of separate masses. Staff recommended that the guideline is met with Condition of Approval #23b.
10. **7.0603.A.7.D.5.b.2.a. and b. and 7.0603.A.7.C.5 – Internal Landscape Islands.** The west row contains three adjacent trees, and a stormwater management area, fulfilling the guideline. The east row contains 1 adjacent tree and significantly undersized islands. These islands do not provide shade, and visually divide the parking area.

Staff recommends that the NE and SE islands be a minimum of nine-feet in width, a minimum of 16-feet in length, and contain one canopy tree. Staff recommended that the guideline is met with Condition of Approval #22c.

Staff also discussed the following Conditions of Approval:

- **Condition of Approval #22b**

9.0851 – Minimum/Maximum Auto and Bicycle Parking Quantity

9.0854 – Exceptions to Maximum Parking Spaces

Between 7 and 9 parking spaces (exclusive to ADA spaces) are required. The proposal includes 15 spaces and 1 van ADA space.

Staff recommended a Condition of Approval requiring that with the building permit, a revised site plan be provided that illustrates a maximum of nine parking spaces and a minimum of one van accessible space. The design is subject to manager approval.

- **Conditions of Approval #3 and #4**

7.0603.A.1.D.4. and 7.0603.A.1.D.8. – Vehicular and Pedestrian Connections

Vehicular and pedestrian connections to existing or future parking areas on adjacent properties (and more generally to surrounding properties and neighborhoods) are required. Staff recommended that with the development of the lot to the south, the applicant construct a north/south crosswalk approximately 50 feet west of NE 181st Ave. A cross access easement is also recommended for this shared internal drive. Staff recommended that these standards are met with Conditions of Approval #3 and #4.

Additionally, staff recommended that, at a minimum, with the building permit, the applicant submit a revised site plan demonstrating:

- The fueling canopy is shifted to the north so it does not encroach over the 24-foot wide drive; and
- The shared drive is striped to clarify the transition from a 35-foot wide to a 24-foot wide drive.

- **Conditions of Approval #15a-b and #25**

- 7.0603.A.1.D.3. – Traffic Impacts and Transit Facilities

Complying with the required right-of-way section for a Major Arterial Street requires locating the sidewalk adjacent to the property line. The applicant proposed keeping the curb-tight sidewalk. Staff recommended that this standard is met with Condition of Approval #15a-b and #25

- **Recommendation – Building Harmony**

- 7.0603.B.8.D.1. – Materials

- 7.0603.B.9.D.1.-2. – Building Harmony

Staff recommended a condition of approval that the building permit application demonstrate canopy materials consistent with Material Table 7.0603.B.8.D., including other high-quality and compatible materials as approved by the Manager.

Commission Questions for Staff

The Commission had questions for staff regarding the following:

- Façade depth
- Transparency

Applicant Presentation

The applicant gave a presentation that highlighted the following Conditions of Approval:

- **Condition of Approval #4 – North/South Crosswalk**

At the time, Tax Lot 00605 is developed, construction of a north/south crosswalk situated approximately 50 feet west of the NE 181st Avenue right-of-way is required. The pedestrian walk shall cross the east-west drive aisle which will serve Lot 00605 and Lot 00606. The crosswalk shall include slip resistant enhanced paving that creates a visual distinction between the crosswalk and the surrounding surfaces, such as scored concrete, colored and stamped concrete, brick, stone, or concrete paves. The design is subject to Manager approval.

- **Condition of Approval #17 – Bumper Curb for Trash and Recycling**

Submit revised solid waste and recycling enclosure drawings demonstrating a bumper curb or rail. The rail shall be secured by anchor bolts recessed in the rail within the perimeter walls of the enclosure at a height compatible with the service container.

- **Condition of Approval #22b – Maximum Parking**

Submit a revised site plan showing a maximum nice parking spaces and a minimum of one van accessible space. The revised design is subject to Manager approval.

- **Condition of Approval #22c – Landscape Island Width**

Submit a revised site plan showing that the southeast and northeast landscape islands are a minimum of 9 feet in width, a minimum of 16 feet in length and each contain one canopy tree from the City's Approve Tree List – Parking Lot Tree list, planted at a minimum caliper of 2.0 inches.

- **Recommendation – Shared Drive Aisle Striping**

#A.1 – The fueling canopy is shifted to the north so it does not encroach over the 24-foot wide drive aisle.

#A.2 – The shared drive aisle is striped to delineate the transition from a 35-foot wide drive to a 24-foot wide drive.

Commission Comments

The Commission, staff, and the applicant discussed the following items:

- HVAC location and visibility
- Canopy size
- Parking
- Material – stucco
- Location of outdoor seating

Motion

The Commission closed the hearing.

Commissioner Orth moved that the Commission approve application number DRE/LL 18-26000424 based on the findings, conclusions, and recommendations stated in the February 27, 2019 Staff Report with the following modifications and additions:

- Strike Condition of Approval #4.
- Strike Condition of Approval #17.
- Modify Condition of Approval #22b to read:

Submit a revised site plan showing a maximum of twelve parking spaces and a minimum of one van accessible space. The revised design is subject to Manager approval.

- Add the following Condition of Approval:

The application shall demonstrate fueling canopy materials consistent with Material Table 7.0603.B.8.D., including other high-quality and compatible materials as approved by the Manager.

Commissioner McKeel seconded the motion. The motion passed.

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

IV. Outside In Clinic Hearing: R565203980

Order of Procedure

Application DRE 18-26000414 is an application for Design Review for the development of a 6,318 square-foot health care clinic with associated site improvements including landscaping and private courtyard on an undeveloped 10,445 square-foot parcel located on E Burnside Street near the westbound light rail station at SE 162nd Avenue.

- 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, Vice-Chair Orth, and Commissioner McKeel had visited the site.
- No person wished to object to the jurisdiction of the Commission to hear the matter.

Staff Presentation

Staff gave a presentation that included the following discretionary items:

- 1. 7.0503(A)(3)(c)(1), (3), and (4) and 7.0503(A)(3)(d)(1), (3), and (4) – Building Frontage.** Staff recognized the challenge of meeting the building frontage standard for corner lots especially in consideration of this project’s clinical program spaces requiring privacy. Staff finds the proposed outdoor space enclosure has sufficient transparency to provide views into the semi-active space while still creating a significant built element that will visually function as an extension of the façade in fulfillment of the guideline in conjunction with the low retaining wall and raised planter area. Staff recommended that the guidelines are met.
- 2. 7.0503(A)(8)(c)(3) and 7.0503(A)(8)(d)(3) – Landscape Coverage.** Staff recommended that the Commission find that the guidelines are met with Condition of Approval #12 requiring the applicant to provide documents with the building permit submittal demonstrating the existence of the shared access easement along the south property line, and to meet the standard of Condition of Approval #16 requiring notations on

building permit submittal drawings indicating all shrubs shall be a minimum of 24-inches at time of planting as measured by ANSI Stations Z60.1-2014 is required.

3. **7.0503(A)(9)(d)(2) and 7.0503(A)(9)(c)(2) – Solid Waste Screening.** Staff found that the proposed metal panel material provides visual screening and is incorporated into the enclosure in a manner that is attractively designed and compliments the building. Staff recommended that the guideline is met with Condition of Approval #17 requiring the enclosure comply with the standards of Section 7.0212 for Solid Waste and Recycling collection areas including an 8-inch concrete curb around the inside perimeter of the enclosure to protect the panels from damage.
4. **7.0503(B)(3)(c)(1) and 7.0503(B)(3)(d)(1) – Ground Level Details.** The proposed design for the E Burnside Street facing façade with divided window openings and projects sconces meets the intent of the guideline for establishing ground level interest and depth in the design Staff found that the similar window treatment and variety of elements and finished along the SE 162nd Avenue facing façade, including the courtyard fence and raised landscape planter, met the intent of the guideline for establishing ground level interest and enlivening the pedestrian realm by meeting the standard. Staff recommended that the guideline is met.
5. **7.0503(B)(3)(c)(3) and 7.0503(B)(3)(d)(3) – Ground Level Details: Base.** The proposed façade treatment meets the intent of the guideline for establishing ground level interest and for reducing the scale of long sections of building façade. Staff found that the addition of a change in material or finish at the building base as prescribed by the standard would add an unnecessary layer of complexity to an already visually stimulating façade design. Staff recommended that this guideline is met.
6. **7.0503(B)(4)(c)(3) and 7.0503(B)(4)(d)(3) – Transparency: Street Facing Facades.** The intent of this section is to create visual interest on building facades by providing views into active spaces and by allowing for passive surveillance of exterior areas while providing for day lighting of interior spaces. Staff found, as stated in the applicant's narrative, that reduced transparency is necessary due to required privacy issues related to the program functions of the clinic and that the proposed design offers views into appropriate areas of the building (i.e. lobby, offices, and counseling rooms) which also permit views to the outside for safety and day lighting. Staff further recognized that the courtyard fencing has a high degree of transparency in support of the guideline. Staff recommended that the guideline is met.
7. **7.0503(B)(4)(c)(4) and 7.0503(B)(4)(d)(4) – Transparency: Non-Street Facing Facades.** The intent of this section is to allow for passive surveillance of exterior areas while providing for day lighting of interior spaces. Staff found, as stated in the applicant's narrative, that reduced transparency is necessary due to required privacy issues related to the program functions of the clinic and that the proposed window locations offers views into site areas along the south and west sides of the building for safety and for day lighting of the building. Staff further recognized that the courtyard fencing has a high degree of transparency in support of the guideline. Staff recommended that the guideline is met.

8. **7.0503(B)(7)(c)(1) and 7.0503(B)(7)(d)(1) – Materials.** Following a review of the manufacture’s product data and samples, Staff found the proposed high-performance wall panel material represents characteristics that would warrant its consideration as an equivalent to a listed primary material in consideration of its tested compressive and flexural strength, durability, and integral color finish consistent with guideline criteria of a high-quality, durable and attractive material. A condition of approval requiring the applicant demonstrate the metal panel material is in compliance with the standard requiring panel material to be of a size, thickness, and detailing to remain free of visual defects and distortion is required. Staff recommended that the guideline is met with Condition of Approval #19 requiring the metal wall panels to be of a minimum thickness of 22 gauge and to have no exposed fasteners.

Applicant Presentation

The applicant gave a presentation that discussed the types of services provided by the clinic, parking, stormwater, and materials.

Public Comment

Catherine Nicewood: Rockwood Neighborhood Association, 17401 NE Couch St., Portland, OR 97230. Ms. Nicewood stated that she has concerns with lack of parking on the project. With a MAX station across the street, many MAX commuters park their cars on the street, taking up parking for patients at the clinic. She suggested 2-hour time limit signs be put up in front of the clinic.

Staff stated that it is the Neighborhood Associations prerogative to petition the City to have parking signage installed. The cost of this work would be the burden of the Rockwood Neighborhood Association. Staff mentioned that the City does not have many restricted parking zones due to the lack of resources to enforce these.

Motion

The Commission closed the hearing.

Commissioner Orth moved that the Commission approve application number DRE 18-26000414 based on the findings, conclusions, and recommendations stated in the March 12, 2019 Staff Report.

Commissioner Lando seconded the motion. The motion passed.

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

V. Adjourn

The meeting adjourned at 8:50 p.m.



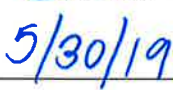
Chair



Date



Recording Secretary



Date

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

