

Design Commission Meeting
Zoom
Gresham City Hall
July 05, 2023, 6:30 p.m.

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the **5th of July 2023** at 6:30 p.m. (VIRTUAL), located at 1333 NW Eastman Parkway, Gresham Oregon. The meeting was recorded and scribed by Carrie Osborn.

COMMISSIONERS PRESENT: Matthew Sugarbaker
Brent Shelby
Sean Newberry
Mike McKeel

COMMISSIONERS ABSENT: Robert Hayden
Tom Orth
Pat Lando

STAFF: Josh Willaim, Senior Planner
John Heili, Planner 2
Carrie Osborn, Planning Technician
Helen Toloza, City Attorney

Chair Sugarbaker introduced staff and members of the Commission that were present and opened the agenda items, Gresham Barlow School District Health application SUR-23-00202.

II. Gresham Barlow School District Health Clinic (SUR-23-00202) (1133 N Main Ave)

Type III Design Review E (DRE) and Type III Special Use Review (SUR) for construction of a student health clinic use building with a parking area for 6 automobiles and associated site improvements. The proposal includes a Type II Tree Removal for the removal of 17 regulated trees.

The Design Commission approves with conditions the Type III as contained in **Application SUR-23-00202** based on the standards, findings, conclusions, and recommendations in the staff report dated June 23, 2023.

III. 10th & Roberts Apartments (DA-23-00388) (115 NE 10th Dr)

Discussion Topic: questions and responses

4.1151 (A)(2)(d)(1-2) – Public Open Space

The Design Commission emphasized the importance of design of the space – how will it be programmed and how will the space be treated as a public amenity. The commissioners wanted to know how the space would feel from curb to building. A request to set the building back further than the maximum setback could be supported if the space is well designed.

4.1151(A)(D)(18)(b) – Storage

The Commission wanted the storage to meet or come close to meeting the standard. During the discussion, commissioners raised several topics, including: How will the centralized storage on the first floor work? There is potentially less need for the required storage square footage for units without outdoor space, but will the provided in-unit storage meet the need for those units? The general consensus was that the project should try to meet the code for this standard.

4.1151(A)(D)(18)(b) – Play Area

The commissioners agreed that the unit mix (primarily studio and one-bedroom units) supported the smaller area dedicated to the children’s play area, as proposed. They noted the proximity to amenities in Downtown at parks within walkable distances. The Commission would like more information on how children will use the proposed play area spaces (the library and any proposed outdoor space).

4.1151(A)(5)(D)(3)(a) – Landscaping

The Commissioners want the project to meet the 15% landscape requirement. The applicant also wanted feedback on a reduction of drive aisle widths to allow mature trees on the property to be retained and for added landscaping. There was support from the commissioners for a variance request to achieve that goal. Staff noted that a similar variance had been proposed and approved for a project in the Civic Neighborhood, however the findings will need to be made by the applicant to support the request.

4.1151(B)(1)(D)(9) – Façade Length

The Commission was in support of a discretionary request to allow an increase in the building length along the street frontage beyond the 160-foot standard. Commissioners commented on the inclusion of the publicly accessible plaza in the deeper setback along the frontage, and how it helps to break up the appearance of the façade length along Roberts. They also noted that the inclusion of a courtyard or other large break in the façade at this location could present site security issues.

4.1151(B)(2)(D)(2) – PTAC and Vent Screening

The commissioners noted that the proposed integrated louvers in the window systems had been used successfully on past projects, and they were supportive of the proposal presented. The Commission was also appreciative of the venting strategy proposed. The design integration of the vents on the street facing facades is important as the city has had some very bad designs in the past.

4.1151(B)(2)(D)(11) – Window Recess

The commissioners discussed the protruding two-inch flashing around the windows in lieu of the required two-inch recess. The Commission was supportive of the proposal, noting the measurement from the pane of glass to the edge of the flashing would probably be around 3 inches.

4.1151(B)(6)(D)(11) – Prominent Entrances

The Commission was supportive of limited or no entries from the ground floor dwelling units to the sidewalk. The commissioners noted that the location of the TriMet Max tracks across the street and foot traffic along NE 10th Drive would create a hostile environment for residents along that street edge. Extension of the landscape buffer between the building and the sidewalk (eliminating the porches shown on the plans) would be supported.

4.1151(B)(9)(D)(1-3) – Materials

The Commission stated they could support use of the fiber cement lap siding on the majority of the façade if the detailing was done well. There were questions from the commissioners about how the stucco material met the ground. There was also a discussion about the large brown mass where the primary building entry is proposed - what is this façade material? how does it transition to the stucco at the building corner? The Commission wanted that entry mass to be “its own thing” as there was confusion from looking at the renderings on where the actual building entry was located.

Table 4.1130, Note 2.B – Floor Height for Multi-Family

The Commission discussed the reasoning behind 9-foot-tall ceilings in the proposal with the applicant. They supported the variance request for the reduction from 10 feet to 9 feet but emphasized the importance of the taller ground floor heights.

General Feedback

The Commission liked the building design overall. There was discussion about pedestrian pathways through the parking lot to get residents into the building, but the Commission understood the plans were conceptual and that issue will be addressed later.

IV. Other Commission Business

Design Commission Elections for July 2023. Next election for Vice Chair will be on July 19, 2023.

October 19, 2022, November 2, 2023 and January 4, 2023 Design Commission Minutes

Commissioner McKeel moved to approve the October 19, 2022, November 2, 2023 and January 4, 2023 Design Commission Minutes. Commissioner Shelby seconded the motion. The motion passed.

V. Adjourn

The meeting adjourned at 8:48 pm.

Chair

Recording Secretary

Date

Date

For more information and to view the meeting recordings, please visit:

www.GreshamOregon.gov/DesignCommission