

**Design Commission Meeting**  
**Zoom**  
**Gresham City Hall**  
March 1, 2023, 6:31 p.m.

**I. Opening/Citizen Comment**

A regular session of the Gresham Design Commission was called to order on the **1<sup>st</sup> of March 2023** at 6:31 p.m. (VIRTUAL), located at 1333 NW Eastman Parkway, Gresham Oregon. The meeting was recorded and scribed by Carrie Osborn.

**COMMISSIONERS PRESENT:** Matthew Sugarbaker  
Pat Lando  
Brent Shelby  
Mike McKeel

**COMMISSIONERS ABSENT:** Robert Hayden  
Tom Orth

**STAFF:** Josh Willaim, Senior Planner  
John Heili, Planner 2  
Carrie Osborn, Planning Technician  
Helen Toloza, City Attorney  
Shannon Martin, Solid Waste & Sustainability Manager

Chair Sugarbaker introduced staff and members of the Commission that were present and opened the agenda items, Gresham Barlow School District Health Clinic, Design Consult application DA-23-00086.

**II. Gresham Barlow School District Health Clinic (DA-23-00086) (1133 N Main Ave)**

**Discussion Topic #1 questions and responses**

**Street Frontage Coverage**

Does the proposed frontage coverage meet the intent and guideline?

**Design Commission Response:**

The Design Commission was generally in support of the overall building and site design and more specifically the frontage coverage and façade transparency. They commented that the parking area feels disconnected and suggested it could be better integrated into the overall site design and connection to the building but recognized the challenges presented by the site trees to be preserved. The Commission suggested the following items for the applicant's consideration.

- Consider possible benefits to the site design by double loading the parking stalls on each side of the drive aisle and actively programming the site open space(s).

- Consider how the materiality and design of the fencing along N Main Avenue will be treated given its visibility compared to the other perimeter fencing and how this fence will be made vandal resistant.
- Consider site safety during off-hours.

**Discussion Topic #2 questions and responses**

**Façade Transparency**

Do the proposed levels of transparency meet the intent and guidelines?

**Design Commission Response:**

The Design Commission was generally in support of the overall building and site design and more specifically the frontage coverage and façade transparency. They commented that the proposed glazing seems appropriate in consideration of the building’s use and the need for private areas within the building. They felt the reduced glazing is offset by the generous open space on the site that allows for a high level of visibility into the site in support of the guideline.

**III. Climate Action Plan**

City of Gresham Solid Waste & Sustainability provided a detailed summary of the development process of the City’s Climate Action Plan, the actions that the plan currently provides, and the hazards it seeks to address.

**IV. Other Commission Business**

Sean Newberry has been nominated to City Council on March 7, 2023.

City Councilor Piazza will be our primary council liaison and Council DiNucci will be the alternate.

**V. Adjourn**

**The meeting adjourned at 7:40 pm.**

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Chair

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Recording Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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

[www.GreshamOregon.gov/DesignCommission](http://www.GreshamOregon.gov/DesignCommission)