

Design Commission Meeting
Zoom
Gresham City Hall
August 5, 2026, 6:30 p.m.

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the **5th day of August 2026** 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:

Chair Michael McKeel
Aaron West
Brent Shelby
Krestina Aziz
David Thruston
Keri Erwin
Sean Newberry

STAFF:

Josh Willaim, Senior Planner
GianPaolo Mammone, Planner 2
Carrie Osborn, Planning Technician
Caleb Dorrance, Assistant City Attorney
Helen Toloza, Deputy City Attorney

Chair McKeel introduced staff and members of the Commission that were present and opened the agenda items.

II. DA-26-00327 (POIC School) (18801 E Burnside St

The Portland Opportunities Industrialization Center (POIC) proposes a new three-story, approximately 58,000 square-foot mixed-use institutional building at 18801 E Burnside Street in Gresham's Rockwood neighborhood. POIC is a nonprofit organization with a mission of educating and training underserved communities. The proposed development reflects that mission directly, combining a health clinic, innovation lab and active storefront on the ground floor, along with an alternative high school, athletic center, and POIC administrative offices on a 2.01-acre site at the northeast intersection of E Burnside Street and SE 188th Avenue.

1. Section 7.0512.B2.S1-S3.b. Building Massing: Multiple Massing Requirement.

Design Commissioners conveyed their overall satisfaction with the building's massing, height, site access, and the treatment of the building form, including the rounded corners of the various elevation planes. A concern about the potential lack of room/space inside the gymnasium was raised: was there enough space to segregate the circulation within the gymnasium? It was also suggested that a review into the desired spaces/programs the City might intend to run within the gymnasium, and events it might want to host could be explored in order to reach an optimal, successful solution.

2. Section 7.0512.B1.S5. Articulation on Minor Facades: Non-Burnside St. facing facades

A general consensus that the project was a very successful, well defined and well-executed proposal. The commissioners commented favorably on the design and quality, of the articulation present on minor/secondary facades

3. Section 7.0512.A1.S7. Block Length (Non Residential)

The commission was supportive of the proposal and did not see a need for further design modifications

4. Section 7.0512.B5.S3.f. Transparency: Glazing at the Gymnasium

There was a large consensus about the fact that there was a good level of transparency considering that the structure is a gymnasium, and most of the commissioners considered the design a successful design. Several commissioners expressed that they appreciated the project as presented and did not see a need for further design modifications.

III. Holiday Inn Hotel – Material Update and Approval (DR-21-00646) (1477 NE 183rd Ave.)

At the request of the Commissioners an alternate construction material is being presented for consideration as a means of complying with the applicable Condition of Approval pertaining to the above referenced project. The proposed modification consists of installing a 2-inch aluminum metal angle, which will be applied exclusively to the corner columns of the two entrance canopies.

The aluminum angle will be mechanically fastened with two screws at the top and two screws at the bottom of each corner application. A continuous bead of silicone sealant will be applied between the stone surface and the aluminum angle to create a clean, weather-resistant seal.

The installation is limited solely to the corners of the two canopy columns, providing a durable and refined architectural accent while preserving the overall design intent of the approved project.

Design Commission requested that the applicant obtain an architect statement about the materials and how it is going to be applied to the columns.

IV. Chair Elections

Commissioner Aziz nominated Chair McKeel. It was an anonymous decision for Chair McKeel to remain Chair for another session.

V. Other Commission Business

Next Design Commission meeting is scheduled for October 7, 2026.

VI. Adjured

The meeting adjourned at 8:04 pm.

Chair McKeel

Recording Secretary

Date

Date

For more information and to view the meeting recordings, please visit:
www.GreshamOregon.gov/DesignCommission