



Wilkes East
Neighborhood

Public Meeting Minutes

November 16th 2015

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Opening:

- The regular public meeting of the Wilkes East Neighborhood Association was called to order at 07:0 PM on November 16th 2012, location Albertina-Kerr.

Board members present:

- Chair Kris Freiermuth, Vice Chair/Secretary: Greg Hartung, Land use: Curt Duval:, Treasurer Billy Simmons, Communications/website Bob Lundbom and Member at large: Juanita Null.

Attendance:

- 75 people.

Introduction Kris Freiermuth

- Introduction of WENA Board Members.
- Thanks to our volunteers: delivering newsletters, Nadaka clean up, and supporting companies who supply materials and services at no or reduced cost.
- Wilkes East Neighborhood Association web site: www.wilkeseastna.org
- Elections will be held this evening. We encourage people to run for the board.
- We want to thank you for those who deliver our newsletters. We are shorthanded particularly at Cypress Park and the Sandstone area.
- We like to thank the city of Gresham for their matching grants. We had just applied for a grant for the Nadaka Festival for the sound system and for the dancers.
- There was a scam at the Secretary of State received money back from the state we got an envelope back along with the check. This was to maintain our nonprofit status and it turned out to be a scam so the money was redeposited into our account.



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Adoption of meeting minutes from August 2015 public meeting.

- Juanita Noel motion to adopt minutes, Lee Dayfield seconds motion.
- Minutes approved by unanimous vote.

Josh Fuhrer Executive Director urban renewal of the City of Gresham

- Redevelopment of the Rockwood triangle from 185th to 187th between Stark and Burnside. The city owns this 7 a lot it is the former location of Fred Meyer.
- Stepped off the city Council in order to lead this project. My background is in redevelopment. I grew up in the Rockwood area and I went to Centennial high school.
- Conceptual development on the former Fred Meyer site is to create an economic engine that Rockwood does not have Rockwood is a desert for grocery shopping for coffee.
- This is about a \$12 million capital for the project. There's a number of tenants already committed to the project.
- Timeline now selecting a developer tomorrow and completion of the project in 2017.
- The Rockwood market would have multiple vendors working in smaller areas such as food, small manufacturing and other entrepreneurs. We would create incubator spaces for entrepreneurs to start small businesses. His second-story with a restaurant looking down onto the community Plaza.
- Tech shop will allow entrepreneurs to create their gadgets go to the carpentry Center and use the welding equipment and other manufacturing tools.



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Jack Polales, Our Oregon Advocacy (A Better Oregon)

- A Better Oregon is a coalition of parents, teachers, small businesses, leaders and organizations who have come together to make sure we get the schools and services we need by making large and out-of-state corporations pay their fair share in taxes.
- Oregonians are working harder than ever but are bringing home less in pay. In fact, the majority of working Oregonians are earning \$1,000 to \$2,000 less each year. And we're paying our taxes, but large and out-of-state corporations aren't paying theirs.
- Oregon has the lowest corporate taxes in the country, mainly because most corporations pay only minimum taxes and those taxes are low! The biggest out-of-state corporations pay minimum taxes equal to only 5 cents for every \$100 in sales!
- These out-of-state corporations make hundreds of millions of dollars from the business they do in Oregon, but they contribute very little to help pay for the services they use, like our roads, public safety, healthcare and schools.
- When corporations don't pay taxes, working families are left with the burden of supporting our communities. And the results of this are felt in every community, every day: Young children aren't getting the childcare and early education they need. Our schools have been cut to the bone. And we now have the third-largest class sizes in the country.
- Since 2008, there's been a 29% increase in the number of seniors living in poverty. More than 200,000 Oregonians don't have health insurance, and 13,000 children don't have coverage. The people who do have coverage are paying more — health care costs have gone up 32% over the last ten years.
- A Better Oregon is circulating a petition for a 2016 ballot measure to increase the corporate minimum tax for businesses whose Oregon sales exceed \$25 million each year. This measure will make sure that large and out-of-state corporations do their part to fund the schools and services that will make Oregon thrive.
- Please sign petition for the ballot initiative. For more information, visit www.abetteroregon.org.



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Craig Smith, SGS Development regarding Waterside Apartments project at 16539 NE Halsey

- Recap from August meeting; the property is roughly 3 acres. It is (zoned) that would allow 72 multi-family units. Our proposal is for 64 units, (roughly just over 21 units per acre) mostly 2-3 bedroom, possibly some 1 bedroom units. The two buildings will be serviced by elevators. The buildings will have a secure entrance with the actual doors being inside down the corridors. Proposing two 4 story 44 foot buildings.
- One of the biggest issue that we brought back from last meeting was the amount of parking on the site. For studio and one-bedroom apartments city code is 1.25 parking stalls per unit, two-bedrooms are 1.5 stalls, and three bedrooms are 1.75 stalls. In addition, you have to have guest parking allocation as well. The requirement is 118 stalls we are proposing 121 stalls. We are looking at adding 29 to 30 individual garages.
- The concerns and the big take away from the August meeting; building height, overall additional apartments to the area, additional parking, ingress and egress. Another topic that came up was 32 three bedroom units and 32 two bedroom units with no one bedroom units. Without deed restrictions we cannot market exclusively to seniors. Our new proposal now includes 16 one-bedroom apartments 32 two bedroom apartments and 16 three bedroom apartments.
- Regarding the play area our initial proposal was 1700 ft.² we have now increase that to 2400 ft.² dedicated play area which would include play structures, swings and things of that nature.
- Concerning rents this is a market rate project, there is no government subsidy proposed. This is not an entry level apartment community. Multi-family Northwest is a research company who has studied rents in the Portland area the average rent in downtown Portland for a one-bedroom apartment is \$1229/mo, two-bedroom apartment goes between \$1450 to \$2100/mo, three-bedroom \$3200/mo.



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Craig Smith, SGS Development regarding Waterside Apartments project at 16539 NE Halsey (Cont)

- Downtown Portland is a completely different market and many people are completely priced out so there is a demand in the Gresham area for more affordable apartments for people who are not yet ready for home ownership. Right now in the Gresham Troutdale area the vacancy rate is 1.4% so there is a demand for additional apartment complexes.
- What we're proposing this is a project that has secured buildings, interior corridors, granite countertops hardwood floors all the units with Fireplaces energy-efficient appliances. There will be electrical vehicle charging stations as well as centralized secure bicycle parking and optional garages.
- Regarding the natural habitat in the rear of the property, we went out and hired a biologist and did a wetlands study. The city has a map of all the wetlands throughout the city. There are a lot of wetlands in the city does not have inventoried on their map. As it turns out our study concluded that there are just over ½ acre of wetlands at the rear of the property. This is natural habitat that cannot be touched. So of the 3 acres we will only be able to develop on 2.4 acres.
- On-site management office has been added. We would be owner and management. We would not be a vacant owner. These are not low income quality homes. Right levels will be 800-875 for a one-bedroom apartment 875 two 975 for two-bedroom apartment 1050 to 1150 for three-bedroom apartment.
- Driveway right now we have one access point we were looking at additional second access point but when we lost ½ acre things became really tight. Concern is the blind corner on NE 172 and Halsey and fire department. The requirement 28 foot fire-lane and turning radius for the fire department. All apartments will have smoke detectors and sprinklers as required by code.



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Craig Smith, SGS Development regarding Waterside Apartments project at 16539 NE Halsey (cont.)

- The minimum setback from the street is 5 feet we are at seven the minimum setback from existing townhouses is 10 feet we are at 12, the minimum setback from the Lodge is 15 feet and from the rear of the property we are in 150 feet. There will be a fence on the east side.
- Overflow parking and garbage will be managed by our on-site management office. There are concerns of guests parking it on Halsey which is a very busy street. There will be security cameras and assigned parking for the residents there will have parking tags on their vehicles.

Election of Officers, nominees:

- Kris Freiermuth for Chair.
- Greg Hartung for Secretary/Vice Chair.
- Billy Simmons for Treasurer.
- Curt Duval for Land Use.
- Juanita Null for Member-At-Large
- Bob Lundbom for Communications
- Motion to elect nominees: Curt (??). Second motion, Greg Hartung. All in favor, no opposed. Board members have been elected.

Meeting adjourned:

- Adjourned at 8:45 pm.

Meeting minutes

- Submitted by Greg Hartung, pending approval.



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