



Could a 'big-box' store be in Wilkes East's future?

City identifies 181st & Halsey as one of four potential Gresham locations.

But five years later, there is still no 'big-box' building code for responsible development.

At the October 13th 2009 City Council meeting city planners presented a report that acknowledges

Gresham's (Oregon's fourth largest city) need for a big-box policy. The report outlined areas of concern, a summary of how similar sized cities address those issues, and how Gresham compares.

Report recommends delay

The report also recommended delaying code development saying the retail market has slowed, making another big-box development unlikely anytime soon. Adding a big-box store requires eight acres to accommodate parking, and there are no vacant properties (in Gresham) that meet that requirement.



Halsey Crossing, 181st & NE Halsey. One of four possible sites.

Possible sites identified

Planners did identify four sites big enough to be redeveloped to accommodate a big-box (bigger than 100,000 sq. ft.) including 181st & Halsey "Halsey Crossing" (Safeway and Other Tenants 11.32 acres). The other locations are 182nd & Division (Rockwood Plaza 7.99 acres), 182nd & Powell (defunct QFC 9.43 acres), and at Burnside & Hogan (PGE Service Center 10.3 acres).

Please see **BIG-BOX**, Page 3

Pedestrian and Bicycle Improvements along Halsey, Project begins May 2010



"Bye-bye" curbside parking. Much needed upgrades coming. Sidewalks, ADA ramps, bike lanes, and a new crosswalk

May - September 2010 the City of Gresham's Transportation Division will enhance Halsey Street between 162nd and 181st Avenues. The project includes construction of new sidewalks where they are missing, new ADA ramps, and an enhanced crosswalk on 172nd (or at a nearby intersection) to facilitate access to the north side of Halsey Street from H.B. Lee Middle School.

The street surface will also be repaved with microseal, a more durable road surface than the existing asphalt. When the street is resurfaced automobile lanes will be realigned and bike lanes will be added to the north and south sides of the street. With the addition of bike lanes some on-street parking will be eliminated.

There will be an opportunity to comment on this project at the March 22nd Wilkes East Neighborhood meeting, where City staff will present a project design and answer any remaining questions.

Full story at: wilkeseastna.org/node/474

Mark Your Calendar!
Wilkes East Neighborhood
NEXT MEETING
Monday Mar 22, 2010 7PM
St Aidan's Church
174th & NE Glisan

INSIDE THIS ISSUE

- A 'big-box' in Wilkes East future?
- Changes along Halsey, May 2010
- Six new designs for Rockwood
- Reynolds names interim leader
- Proposed clinic 'wrong' direction
- 1.88 acres added to nature park

Six new designs for Rockwood offer a bright future for West Gresham



Sustainable Cities Year project redefines Rockwood potential. Proximity to Portland and MAX huge factors

"Rockwood Boulevard combines social and community goals to transform an isolated and distressed site into a vibrant neighborhood. At the heart of the six acre site is a street lined with local business creating an atmosphere bursting with activity and unique flavor."

Six new designs for Rockwood

University of Oregon graduate students involved in the year-long Sustainable Cities Year program presented six new designs for the Rockwood triangle to an enthusiastic audience at the Gresham Redevelopment Commission (GRC) meeting on Dec 9, 2009. The crowd, which divided into three groups for two presentations and a short Q&A every 20 minutes, liked what they saw.

"Community-based urban living supported by a micro economy of local business" dominated the design themes. Students cited Rockwood's close proximity to downtown Portland and the importance of the adjacent MAX Blue Line as huge factors in their designs, saying Rockwood is positioned to become a vital and thriving area in West Gresham.

Please see **ROCKWOOD**, Page 3

Wilkes East Neighborhood Association Newsletter

Published quarterly. Over 1500 copies distributed throughout Wilkes East.

The Wilkes East Neighborhood Association (WENA) is a non-profit organization in Gresham, Oregon. Deadline for submission is the 10th of the month prior to publication. Submit material to info@wilkeeastna.org. WENA reserves all rights, and all copy will be edited for clarity and length. PDF version of this newsletter is available online at: www.wilkeeastna.org

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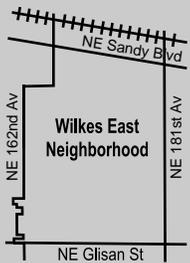
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BOARD MEETINGS

Board meetings are held on the fourth Monday of each month at 6:30PM. See website for details.

SPECIAL THANKS

- Funding for the Wilkes East Neighborhood Newsletter was paid in part by a generous grant from the City of Gresham.
- Printing by Print Results Inc. 503-287-9566
- Meeting hall: St Aidans Episcopal Church



Dear Neighbors • a message from your WENA President

There had been two issues which were of concern to WENA and that of our neighboring associations; however the issue with RETREAC, LLP a contractor based out of San Francisco who had applied to open and operate a Methadone Clinic at 19295 E Burnside Street in the Germantowne Center has been taken off the table. The owner of the property Jack Medak decided after hearing from the neighbors and his other tenants this was not going to be a good fit for Rockwood. BRAVO and "Thank you" Mr. Medak.

Our other concern is the property at Halsey Station at NE 181st and Halsey where Safeway is located. It is a "property available for re-development" for a big-box project. Do we really want to see a Wal-Mart or other big-box project there?

Information concerning these two projects can be found on our web site at: www.wilkeeastna.org. I encourage you to be informed about changes proposed by others for our community.

In January all of the parties involved in the purchase of the Nelson Property on NE Glisan Street at 173rd east of St. Aidan's and adjacent to Nadaka Nature Park gathered to celebrate. The Nelson family came

to say how proud they were to be a part of this wonderful project. Their late mother was a member of the Warm Springs Tribe and the idea of the property becoming a park to serve the community would have especially pleased her. At present an application for a grant to put in a community garden is our only focus except for monthly work parties to keep up with the removal of invasives.

Considerable strides have been made at the Methadone Clinic at 162nd & E Burnside. This has been confirmed by Sgt. Madtson of the Gresham City Police as well as neighbors and Patricia Gold, Clinic Manager of the facility. The Clinic hired a specialist in security to help them accomplish this goal. Ms. Gold indicated they "wish to be a part of the solution rather than a problem and they definitely want to be a good neighbor."

Lastly, several of our web site goals were accomplished this year. Statistics show our server had over 3,000 visitors viewing almost 22,000 pages in January 2010!

Your neighbor,
Kristen Freiermuth

Landlord decides against Rockwood methadone clinic after public outcry



Mayor says the landlord "did the right thing" "I think he heard the community."

Mayor Shane T. Bemis announced February 10, 2010 that Jack Medak the owner of the building at 19295 E Burnside and potential landlord for a proposed methadone clinic in the Rockwood area of Gresham has decided not to lease his space for that use.

The decision comes after a contentious two-hour meeting held Thurs., Feb. 4, in the building in question.

"This is a big win for the people who have been working so hard to raise the tide in Rockwood," said Bemis. "I am tremendously proud of the community for clearly articulating the potential redevelopment obstacles and law enforcement challenges that could come from an additional methadone clinic in the area."

Mayor Bemis had opposed the methadone clinic, saying it "would be a step in the wrong direction" for Rockwood.

Medak said a representative of a Head Start facility on nearby Yamhill Street, who attended the Feb. 4 meeting and said the day-care center plans to become a licensed school, especially swayed him.

In January Bemis wrote a letter to Medak asking him to consider the potential drawbacks when making his leasing decision and consider the abundance of similar services in the area, and the impact that such facilities can have on redevelopment potential, law enforcement resources, and community livability when considering the lease.

Bemis and Medak met shortly after the initial letter, and discussed the stress that similar facilities can have on law enforcement resources and redevelopment goals. Medak reported Monday that his current tenants had sufficient concerns to merit denying the lease.

"While I believe in the importance of rehabilitation services for those who have fallen into the cycle of substance abuse and addiction, this particular location is in an area that is already well-served by similar rehabilitation facilities," wrote Bemis in the original letter to Medak. "I believe that an over-saturation in this particular neighborhood would have negative impacts on an area of our community that already faces significant redevelopment and business development challenges." n

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door-to-door rides for seniors and people with disabilities.

Reynolds board appoints interim leader after Fisher quits



The Reynolds School District Board appoints Joyce Henstrand acting superintendent, replacing Dr Robert Fisher

The Reynolds School District Board appointed Joyce Henstrand acting superintendent on Monday, Dec 21, 2009.

Henstrand, the district's executive director of instruction since 2007, has worked in the district since 2003. She succeeds Robert Fisher, who resigned Dec 18th.

Since fall 2008, Fisher had led the district, and was credited by board members for straightening out the district's financial mess. Fisher was supposed to serve until June 30, 2010, but he quit early, citing differences with the board over policies and other issues.

Henstrand will serve in her position until the district hires a permanent superintendent. A search is under way for a permanent district leader, and Henstrand noted she plans to apply for the job.

Full story at: wilkeseastna.org/node/455 n

Local businesses go "Green"



Owens Corning's Gresham Plant First LEED(R) Gold-Certified Insulation Facility in the United States

Owens Corning's Gresham Oregon facility celebrated a golden achievement this Fall by receiving the Leadership in Energy and Environmental Design (LEED) Gold certification. The LEED award recognizes superior achievement in design, construction and operation of green buildings.

The Gresham plant makes FOAMULAR® extruded polystyrene (XPS) rigid foam insulation and began operating in July 2009.

Full story at: wilkeseastna.org/node/453 n

SEKO Worldwide installs rooftop array.

Local business commits to GREEN by installing 31Kw 'grid-tie' rooftop solar panel system at its new 33,000 square foot facility in the Wilkes East area. The 143 panels will provide 80% of the company's power needs.

Full story at: wilkeseastna.org/node/446 n

BIG-BOX (from page 1)

Council overrules planners

City Council members overruled city planners and directed their staff to develop an ordinance regulating big-box retailers. Councilor Josh Fuhrer cautioned saying, "All you really need is one (big-box store) to become a major neighborhood problem." Fuhrer argued that big-box retailers are looking at building smaller boxes. Adding the changing economy may increase the demand for stores that appeal to the "low end of the price point ladder."

Mayor Bemis called for an "honest conversation" about the true intent of a big-box code, adding that any talk of what the city wants to prohibit must be tempered by a discussion about opportunities the city could also miss.

Full story at: wilkeseastna.org/node/461 n

ROCKWOOD (from page 1)

All six designs recognize the importance of the triangle to Rockwood's identity.

Utilizing a "Live & Work" concept with special attention to pedestrian friendly access and a robust local economy, the designs propose a mix of low-rise buildings, some residential, some commercial, and some mixed-use, with street-level businesses and residential above. The designs provide between 100-482 residential units with carefully planned parking. Plans also include space for restaurants, retail, offices, a satellite campus, library, community center, and more. All projects support phased-in development.

One design swaps the underutilized "Park & Ride" lot (at 183rd) for housing and creates a dual-use 'plaza' providing weekday commuters parking near the new MAX stations at 188th, and public use on the weekend. Another design focuses on a north/south 'boulevard' with a balance of commercial and residential, and a theatre. There is even a design that emphasizes the use of "urban farms" and greenhouses for local residents. All designs locate something significant on 'the triangle' between 188th and Burnside & Stark. Sustainable practices include permeable surfaces, bioswale filtering, green roof technology, and renewable energy.

Each design, supporting documentation, and 3-D models will be compiled and presented to the City as a resource for future planning.

Rockwood's future looks bright

As the evening closed the audience cheered the students and staff for their inspiring designs. Several in attendance commented on how fortunate Gresham is to have their services for a full year.

Whichever design the City may choose, the future for Rockwood certainly looks bright. (Visit link below to view design photos)

Full story at: wilkeseastna.org/node/454 n

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- Sat Apr 17

SOLV Earth Day Event

9AM • 2:30PM

Nadaka Nature Park
17500 NE Pacific St

Lee Dayfield receives awards, Columbia Slough Watershed Council Achievement Award, Gresham Area Chamber Golden Note Award



VOLUNTEERS, where would we be without them? Volunteers provide the energy and the passion that goes into our everyday efforts to improve the lives of others.

Achievement Award

Wilkes East's own Lee Dayfield was presented the 2009 Achievement Award by the Columbia Slough Watershed Council on January 29th for her work improving Nadaka Nature Park.

Ms. Dayfield has championed a neighborhood effort organizing volunteer work parties in partnership with SOLV and the Columbia Slough Watershed Council that brought in 188 volunteers and removed over 14,000 pounds of invasive weeds at Nadaka. Her work at the park has made a significant contribution to the Columbia Slough Watershed's ecological health and community knowledge.

Golden Note Award

Lee Dayfield also received a Golden Note Award at the Gresham Area Chamber of Commerce's 12th Annual Awards Luncheon held January 26th. The award recognizes outstanding individuals who have been selected by organizations in our area for their exceptional commitment to volunteerism. Full story at: wilkeseastna.org/node/465 n

Earth Day



April 22, 2010
40th Anniversary

November Nadaka Nature Park clean-up event draws large turnout



Volunteers plant trees, shrubs. Fill 40-yard dumpster with invasives. Columbia Slough Watershed Council, Concordia University baseball pitch in

Perfect morning for the event

What started out as a small clean-up party of about 15 volunteers at Nadaka Nature Park, suddenly exploded into one of the largest events held at the park with 94 volunteers attending. The clean-up event on Saturday, November 14 was so successful because of the part the Columbia Slough Watershed Council played in recruiting the hard working Concordia University baseball team. Thanks to the help and suggestions from the Columbia Slough Watershed Council, the Friends of Nadaka were able to purchase appropriate native plants for the natural forest park. The plants included 14 native trees, 65 shrubs, and 170 small plants and herbs. Along with the Concordia baseball team, the other volunteers included the Columbia Slough Watershed Council, students from the H.B. Lee Middle School leadership program, Cub Scout Pack 740, and several neighbors. Together they shared a part in removing invasive species and planting the many trees, shrubs and herbs. Their dedication resulted in a whopping 234 hours of volunteer service. *By Alex Simmons, Eighth grade.*

Full story at: wilkeseastna.org/node/442 n

Celebration of Nadaka Expansion



Land acquisition adds 1.8 acres to nature park

On January 11th at St. Aidan's Episcopal Church an event was held to celebrate the acquisition of the Nelson property at the south end of Nadaka Nature Park. A walking tour across the

Nelson property and into Nadaka kicked off the celebration.

Over 70 people attended including most of the partners who had joined with the Wilkes East Neighborhood Association in obtaining the grants to purchase this 1.8 acre parcel. The partners were Metro, East Multnomah Soil & Water Conservation District, Trust for Public Land, City of Gresham, Audubon Society of Portland, St. Aidan's Episcopal Church, People for Parks Oregon, HB Lee Middle School and Columbia Slough Watershed Council.

Metro Councilors Rod Park and Robert Liberty, Mayor Shane Bemis, Gresham Councilors Shirley Craddick, David Widmark, Josh Fuhrer and Paul Warr-King were among the dignitaries in attendance. Members of the Nelson family were present and spoke about what this project meant to them.

A big thank you goes to St. Aidan's Episcopal Church for donating the meeting space, Trust for Public Land for the catered food, the Simmons family for the great tree sugar cookies, the Dayfields for the wine, City of Gresham for the cake and soft drinks and WENA Board members and other volunteers, Fran Dearborn, Gloria Trunk, Vicki Christiansen and Mary Hamilton who helped with the setup and cleanup. n



**Wilkes East
Neighborhood**

Open to all residents and businesses in the Wilkes East Neighborhood. Be A Part Of Your Community, Plan To Attend.

NEXT MEETING

Monday Mar 22, 2010 7PM

St Aidan's Church, 174th & NE Glisan

Agenda

- **Neighborhood news**
- **Pedestrian and Bicycle Improvements along Halsey, 162nd-181st**
*Jonathan David
Gresham Transportation Dept*

Join Your Neighbors. Get involved. Make a difference!