



Public Meeting Minutes

August 24, 2015

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I. Call to order

- President Kris Freiermuth called to order the public meeting of the Wilkes East Neighborhood Association at 7 pm on August 24, 2015 at Albertina-Kerr, Gresham, Oregon.

II. Roll call

- The following board members were present: President Kris Freiermuth, Vice President/Secretary Greg Hartung, Communications Bob Lundbom, and Treasurer Billy Simmons.
- Notations: 1) Curtis Duval was elected Land Use Chair at the November 2014 public meeting. Since the elections, he had indicated to the board he was unable to perform those duties. Kris Freiermuth has assumed the Land Use Chair's duties for now. 2) Member at Large Juanita Null was not present.
- Total attendance: Approximately 75 people

III. Announcements:

- Sign-up sheet with your name, phone and email if you would like to be on the distribution list.
- Thank you for all who volunteer, particularly the distribution team that hand deliver our newsletter, articles for the newsletters. Our way of communicating to you is the newsletter, so we hand delivery. If you are available to deliver to just your neighborhood. Please let us know if you can volunteer.



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Announcements (Cont.)

- Nadaka Nature Park: Lee Dayfield spearheaded the park's development. She also chairs the festival and the clean ups. Monika McAllister is not here, however she is the coordinator.
- Check the WENA website to know what's going on such as upcoming events, news and calendar. <http://wilkeeastna.org/>
- Note correction in our newsletter. The property for the 64 unit complex is on the north side of Halsey, not the south side. It will be located at the old Conger farm, just east of the Moose lodge.

IV. Officer Leake and Estes with Gresham's Neighborhood Enforcement Team (NET).

- NET helps combat livability issues, neighborhood crime, and getting back to basic community policing. Being proactive rather than reactive. Working with landlords, property owners, and multi-family complexes.
- NET works on tips from all angles which include codes, rental properties, party houses, squatters, and unlawful businesses. NET works with the city attorneys and DA office.
- If you don't know who to call in a complaint, you can contact NET first. TIP line is 503-618-2NET. We will include this number on our (WEna) website, newsletter and alerts. NET website is www.greshamoregon.gov/net
- NET works with property owners and managers of multi-family rentals, and duplexes. The City of Gresham is made up of 49% rental property.
- Gresham has the highest crime rates and the lowest amount of officers in the Metro area. At any given time there are 7-9 officers in task for the entire city of Gresham (from 162nd to 282nd) which leaves very few resources to handle all the calls. Voters have not approved recent levies for more police officers.



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**Officer Leake and Estes with Gresham's Neighborhood Enforcement Team (NET)
(Cont.)**

- Concerns with vacant homes and squatters: NET has come in and moved the squatters out. Bank foreclosure processes are an issue. The responsibility of the property (such as maintenance to yard) is on the “owner of record”, whether that be the person or the bank. Banks are supposed to hire maintenance contactors, but neighborhoods can get together and organize work weekends to make the houses looked lived in.
- Police also have been seeing scams, such as vacant properties advertised as rentals, stealing money from would-be renters. NET would like to be as proactive as possible. So if you see someone moving in, please call NET as soon as possible, before they are settled in. Call tip line 503-618-2NET.
- Know your neighbors, let them know when you what car you are driving (if you buy a new car), brighten up homes, trim bushes

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

- Note, Chet Antonsen was not available. Craig Smith is the alternate speaker on the behalf of SGS. Craig Smith is an employee of SGS.
- The intent of this meeting is an introduction. There will be another meeting as the design process goes down the road. There has been no formal submittals for building permits. We had a pre-app meeting with the city. As part of the permit process, there is a formal neighborhood notification process and there will be another meeting.



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

- This project is next to the lodge, the property is roughly 3 acres. It is (zoned) that would allow 72 multi-family units. Our proposal is for 64 units, 2-3 bedroom units, 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 building
- Shows quick depiction of the site plan. Email is craig@sgsdevelopment.com.
- At the initial meeting with the city, topics that came up: Setbacks in relation to adjacent properties (10-15 feet), buffering, and open space. The proposal would be 2 buildings with large open space toward the rear of the property. Maintain all of the trees along the back as for privacy.
- Q: How many units? A: 64;
- Q: How many parking spots per units? A: 2 bedroom unit 1.5 stalls, 3 bedroom 1.75 stalls. In addition, 0.35 stalls per guest. In the concept, we are proposing 131 parking stalls. Initially, the plan was with garages, but with the setbacks, the garages may go away to carports.
- Q: Grandma moves in and is raising teenagers and they all have cars. A: Where to the extra cars go?
- Q: Who will regulate (the property)? A: The property management company. A property manager will be on site.
- Q: What it the profile of the prospective resident? A: We are targeting 55 and older. We will not have a deed restriction that says we won't rent to a family or single person.



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

- Q: This area has a food deficit with Safeway moving out. Transportation is limited. There isn't a store in walking distance. Is that taken in consideration?
A: All the piece are taking into consideration. Another piece of the puzzle is how transit relates. We base most of our demographics to someone who owns car.
- Q: There is another land-use meeting next Wednesday for apartmentgoing up across the street from us. They will have 12 four bedroom apartments with 16 parking spots, they said that is all the city would allow. They count bike racks as parking. A: The way we have been communicated, 1.25 stalls for 1 bedroom, 1.5 for 2, and 1.75 for 3. In addition to that, we are required to have 1 bike spot per unit regardless of the parking.
- Q: Is the parking requirements based on Portland or Gresham? A: Gresham.
- Q: Concerned about 4 stories buildings, we don't have 4 story buildings out here. It will change the elevations and look of the whole area and I question that. And where did you get the name Waterside as it seems a bit of a delusion.
A: I am not in marketing so I have no idea why but, I could find out. Is the 4 story buildings your main concern? (Audience agrees)
- Q: What is the profile of average income of these people, what is the rent you will be charging? A: I don't deal with marketing, but I would say the 2 bedrooms are in excess of \$1000.00.
- Q: How many apartments will be 3 bedrooms? A: There will be 32.



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

- Q: I understood you are hoping to target 55 and older, there is not a lot of 55 & older that will want 3 bedrooms. With a three bedroom you will have significantly increase people. There is a lot of 55 and older who are section 8. Will this have any tie to subsidies? A: We are not going to have any agreements with housing authority or section 8 certificates. This is not guaranteed. I can guarantee there won't be any deed restrictions requiring low income housing. This is a market rate apartment project.
- Q: Has the property already been purchased by you. A: Yes.
- Q: What is the chance of this project going through? A: In some fashion. The property and conceptual design meets all the zoning codes. But, we are in process of tweaking it based on the city's comments and neighborhood input.
- Q: Do you have any idea what the housing density in this area is? A: I personally do not. Comment: With all the apartments in this area the density has to be really high. When you put many people into a smaller environment, you are asking for trouble.
- Q: How large will the play area be for the kids? A: Exact dimensions have not been designed yet. It is a conceptual location. It is a requirement by the city. Comment: Many apartment complexes have no place for the kids, they are out in the street.
- Q: What are you providing for the kids, what is your plan? A: not answered.
- Q: How are you going to market to 55 and older? A: Again, I am not in marketing.



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

- Q: 55 and older could be discriminatory. With 3 bedrooms, you seem to be targeting families. A: Yes, there will be families. You cannot have age restricted project. If you want to have 55 and older, then you have to have a deed restriction for 55 and older exclusively. That is not what we are intending to do at this point.
- Q: Do you know what property managing company will be handling it? A: Mr. Antonsen has his own property management company. He has other apartment developments in Portland and Gresham. I can get the name of the company.
- Q: Where is Mr. Antonsen? A: He is out of town. Q: Where does he live? He lives in Bend and has a house in Gresham.
- Q: You will have 64 units. Will there be space for an additional 32 units? A: No, the entire property allows for 72, we are proposing 64. There will be 32-3 bedroom apartments.
- Q: You could build a third building? A: We would have to go for a zone change to allow for additional units. We are not encroaching height limits. By code we could add another 8 units. Code allow up to 72, our intent is 64.
- Q: In theory, could you switch it from 4 stories to 15? A: No. Everything we have prim alary designed falls within the code. We are not asking for exemptions or variances.
- Q: Are you putting in a pool? A: No. That is not contemplated at this point.



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

- Q: What about the school district? That introduces more transitory students especially because of 3 bedroom apartments, there will be families. What is that going to do with the school district that is already stretched? And what will that do to the quality of education when you're adding this many more transitory students to a district that has so many apartments? A: Generally speaking, when we do a development that meets all the criteria for development, there is usually a school mitigation which pays school fees in. It does not address the specific school in question that the kids will go to. That will always be the challenge with in-fill development when you add more people to an existing neighborhood. Flip side, because it is in a small area and you are building in an existing community, you are reducing traffic because people are driving less distances to school, to services. We develop within the zone codes.
- Q: I want to be clear here in a flyer that I got from the Wilkes East Neighborhood newsletter, this is described as a zoning change requested for the project to proceed. Is that even accurate? A: It is a site plan review. We are not changing the zoning. This is a corridor multi-family zoning designation. We are not proposing a zone changes. Comment: So that is not accurate, then? The only chance the general public has a change or have an impact on a project if a zoning change is going to happen. If this is already zoned and legal to proceed, we don't stand a chance.



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

- Q: Issue of ingress and egress: The property is a rectangular lot that is 3 acres that goes from north to south. Looking at the property, they are asking for a driveway that you go in and out of. The property is in the middle of the block from 162nd right where there is an S-turn. At the end of the turn there is a crosswalk where the children go from the middle school or to go to Wilkes (Elementary). We feel you need to consider an agreement with the Moose (lodge) and have another driveway to the north on the west side for two access points. The line of sight is blind and you cannot see the crosswalk. As soon as you are out in traffic you are on top of it.
- Q: What is projected your timeframe to start this project? A: I have been told that once the formal submittal, it's probably 3-4 months of city process for approvals. Guess, is end of first quarter (2016) or early second quarter of next year. We are pretty early in the process.

VI. Jessica Bond, Community Relationship Manager, Clean Energy Works.

- What we do: We are a non-profit and we are here to serve you to help make your house work and feel better. We do different home improvement projects. We formed about 5 years ago and we focus on energy efficiency.
- We do windows, insulations, duct ceilings. We added services such as solar and seismic retro-fitting. We also do indoor air quality such as radon gas testing.
- We serve single family detached homes. We offer no obligation visits with our certified contractors. Flyers and brochures on back table.
- Finding incentives for homeowners.



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VII. Mario Palmero, City Counselor for Gresham “What happening in Gresham”

- Our neighborhood associations represent the best of Gresham. You are the guiding principles. We listen at City Hall.
- Safeway is leaving and this is unfortunate. We are working on a replacement, like Trader Joes.
- Subaru is coming to Gresham and that will bring jobs.
- We are trying to curb gang violence and drug activities. We are trying to do as much as possible with the limited resources that we have. NET team is future of community policing.
- I want a community center here, I want more programs and I want senior housing.
- The city does need volunteers, please volunteer.
- Understands the overcrowding, apartment. I support 55 and older housing.
- Apartment complex at 172nd and Halsey has issues with trash, cars and overflow parking into the streets. Neighborhood complains that cars are blocking access to services such as garbage and mail. A food cart will add to this congestion. Some neighbors are in favor and against the food cart.



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VIII. Angela Previdelli, East Multnomah Soil & Water Conservative “Workshops, partnerships & grants.

- MSWC helped purchased property for the NADAKA Park and helped with the development.
- Gardeners: We have free gardening workshops for how to get rid of urban weeds without using chemicals, planting native species that take less water and other water conservation projects.
- Annual events such as native plant sale in February 20th. Native trees and shrubs for 2 to 3 dollars. Also we have the Nature scape garden tour. We have our first Gresham garden on the tour.
- Rain garden incentives, disconnect down spouts and make a rain garden were the water collect. You can received \$200.00 incentives.

IX. March 2015 public meeting minutes approval.

- Motion to approve minutes as written Curt Duval. Second by Carol Harrison. Members voted unanimously, no objections. Minutes approved.

X. Adjournment

- President Kris Freiermuth adjourned the meeting at 8:45
- Minutes submitted by: Greg Hartung
- Minute’s approval: PENDING.
- Cash donations \$168.00 and about 15 USPS Stamps counted by Greg Hartung, verified by Billy Simmons.

