



64-Unit, 4-story Waterside Apartment Homes Complex Proposed for 165th & NE Halsey

Zoning change requested for project to proceed

The City of Gresham has received a request for a zoning change for the 3 acre property at 16539 NE Halsey St; this is the heavily treed property with a 1930's farmhouse on the north side of Halsey, directly east of the Moose Lodge.

The proposal is for the new two building 64-unit Waterside Apartment Homes complex.

The buildings will be located on the north 3/4 of the site adjacent to Halsey St. The north 1/4 of the site will be left as open space to save the majority of the existing trees within this area. (It's important to note this area is also large enough for another 32 unit building in the future).

Each proposed building will be 4-stories tall, consisting of 32 units each (eight per floor), and include a mix of: 3 bedroom, 2 bath 1,200 sq.ft. units; and 2 bedroom, 1 bath 1,100 sq.ft. units, with elevator access to the upper floors.



Proposed 64-Unit Waterside Apartment Homes, 16539 NE Halsey St.

The applicant, Chet Antonsen, CEO, SGS Development LLC, Bend Oregon has built several projects in East County in recent years including the 70 homes Las Brisas sub-division at 165th and Sandy Blvd, Fort Knox Storage and Bistro 23 on NE 122nd Ave. Asked whether the Waterside project will include Section 8 housing, Mr. Antonsen said "these units are primarily for 55 years and older residents".

See **WATERSIDE** Page 3

Download this newsletter with active links at: wilkeseastna.org/newsletter.htm

Friends of the Children Community Center to Open This Fall



Friends of the Children Community Center, NE 172nd Ave

By Rose Rezaei
Friends of the Children

Construction is well underway at the intersection of NE 172nd Ave and Glisan for a brand new youth and community center scheduled to open later this fall.

Friends of the Children, a local nonprofit that provides undeserved youth with salaried, professional mentors, is building the facility for the benefit of 450 youth currently enrolled in its program. The expansion

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is in response to recent demographic shifts, which have brought more than half of the organization's families to East County.

The Friends program is targeted to breaking the cycle of generational poverty by helping children graduate from high school, avoid teen parenting, and avoid involvement in the juvenile justice system. Friends works with schools in high poverty areas to identify children most in need of its intensive program.

See **FRIENDS** Page 3

Did you know? Gresham is the fourth largest city in Oregon. Pop. 109,397 (2013)

Mark Your Calendar!
Wilkes East Neighborhood
Summer Meeting
August 24th • 7PM

Albertina Kerr • Louise Room
722 NE 162nd Av

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A Better Oregon Investing In Oregon Families

by Reyna Lopez
Our Oregon

Oregon's economy is working for corporations and the wealthy, but not for families. Corporate profits are at an all-time high, with record profits and shares going to wealthy stakeholders, not the workers who generate them. Looking at the period between 2002 and 2012, while the top 1% of Oregonians saw their incomes increase by \$200,000, parents and working families actually lost money: our incomes declined by about 7-8%, or \$1,000 to \$2,000 a year.

Why is this happening?

During the recession, corporations outsourced workers and cut wages and benefits in favor of boosting profits. Now that our economy has recovered, corporations are making more money, but they have not passed those profits onto their workers.

Instead, hundreds of thousands of Oregon workers are paid so little that many must rely on public services to make ends meet. One in four Oregon workers earns less than \$12 an hour, a pay rate that forces families to rely on state services just to get by. One in four Oregonians received food stamps last year even though they had full- or part-time jobs. Oregon taxpayers end up heavily subsidizing the corporations that decide to pay low wages. In 2013, taxpayers spent nearly \$1.7 billion for state and federal services to 400,000 working Oregonians. That is money that should be provided for by employers, so taxpayer dollars can be distributed towards other critical state services.

See **BETTER** Page 2

Did you know? Downtown Gresham has over 150 shops, restaurants, & businesses.

Wilkes East Neighborhood Association Newsletter

Published three times a year. 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 may be edited for clarity and length. Download a PDF of this newsletter online at: www.wilkeeastna.org/newsletter.htm.

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BOARD MEETINGS

Board meetings are held on the fourth Monday of each month at 6:30PM. See [website](http://www.wilkeeastna.org) for details.

SPECIAL THANKS

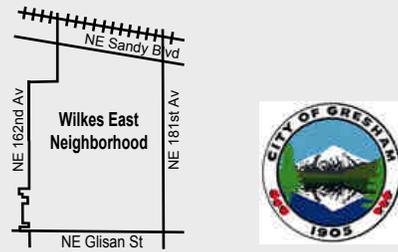
- The Wilkes East Neighborhood newsletter is funded, in part, through a generous grant from from the [City of Gresham](http://www.cityofgresham.org).
- Printing by [Print Results Inc.](http://www.printresults.com) 503-287-9566
- Meeting hall: [Albertina Kerr](http://www.albertinakerr.com) - Louise Room

Got an interesting story to share?

Email it to: info@wilkeeastna.org or mail to: PO Box 536 • Fairview, OR 97024

Volunteer Opportunities

Get involved. Let us know how you'd like to help. Email info@wilkeeastna.org for details.



Dear Neighbors • a message from your WENA President

We're well into summer and the lack of rain is quite apparent by the many brown lawns on display. Some of you have emailed and phoned us regarding un-cared yards contributing to possible fires. We encourage you to contact the City of Gresham Code Enforcement at 503-618-2463 or visit greshamoregon.gov/codeCompliance/ to report your concerns.

DATES FOR YOUR CALENDAR

Saturday, August 22nd: 5th Annual Nataka Community Festival, Noon to 3PM, 176th & NE Glisan. Everyone's invited!

Monday August 24th: Wilkes East Neighborhood Summer Meeting, 7PM, (new location) Albertina Kerr, 722 NE 162nd Ave inside the newly remodeled Louise building.

The Neighborhood Cleanup on June 27th went well, however we didn't have as many participants as in the past. We had a good team of volunteers to assist with unloading. Special thanks to [Seko Worldwide](http://www.seko.com) for hosting the cleanup. Thank you to all that took part in this event!!

We hope you've noticed more Alerts in your email in-box regarding neighborhood concerns and land-use issues in our area -- especially the new apartment projects. If you're not receiving these alerts and would like too, email us at info@wilkeeastna.org to be added to the list.

We never want to lose sight of our goal of a "better community". Your Board needs enthusiastic individuals to get involved and join our committed group of volunteers who work hard on behalf of this neighborhood. Please consider lending your talents to your neighborhood and your community. *No experience needed.*

Thanks to all who volunteer to serve WENA as well as those who take time to read this newsletter. Visit our website at [wilkeeastna.org](http://www.wilkeeastna.org).

See you around the neighborhood!

Your Friend & Neighbor,
Kristen Freiermuth

BETTER (Page 1)

This means that families are bearing the burden of paying for schools and critical services. And our taxes our regressive, meaning the lower your income, the higher the percentage of it that goes to taxes. In the last few decades, we've actually been paying more in taxes, while corporations have been paying less.

This largely stems from the fact that Oregon has the lowest business taxes in the country, and many large corporations pay just the minimum tax, which is only \$150. On top of that, many corporations use an assortment of accounting tricks and loopholes to drive their tax bills even lower. Because Oregon's corporate tax rate relies on taxing profits, corporations in Oregon have successfully avoided paying taxes above the state minimum by hiding their profits overseas. According to Bloomberg News, over \$2 trillion are stashed in overseas tax-havens, making that money nontaxable and therefore unavailable for things like schools and critical services. Even more frustrating, large companies use loopholes and gaps in the tax code to avoid paying even the minimum tax. One loophole in Oregon called the "Zero Tax Loophole" allowed 393 corpo-

rations to pay zero dollars in taxes in 2012. According to the Department of Revenue, that loophole alone cost the state \$9 million that could have gone towards schools and services that many families rely on.

These low corporate taxes have very real implications for the state. Schools and services struggle because corporate tax collection is so low. Between the 2007-2008 and 2013-2014 schools years, more than 3,400 teachers were lost. Those cuts mean larger class sizes, and Oregon now has the third largest class size in the nation. Basic family services are underfunded as well.

It doesn't have to be this way. We can have a better Oregon by investing in the schools and services our families deserve.

If corporations doing business in Oregon made an effort to match the investments we make each year as taxpayers, Oregon could be a much different place. A Better Oregon – a coalition of teachers, parents and small businesses – has proposed a series of measures for the 2016 ballot that will do just that. We intend to raise the corporate minimum tax for only the corporations that do more than \$25 million a year in Oregon sales. Through these investments we'll be able to have a better Oregon. ■

info@rideconnection.org

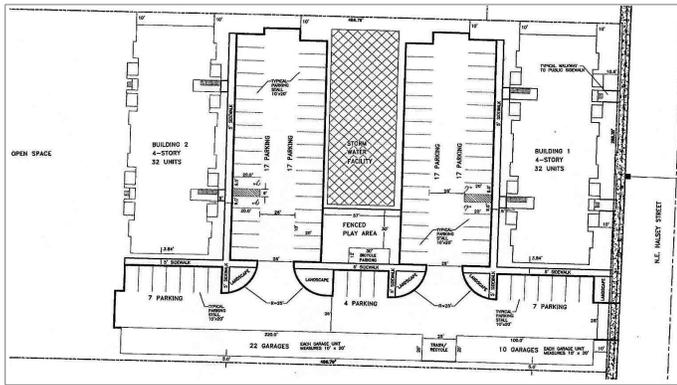


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WATERSIDE (Page 1)



Proposed 64-Unit Waterside Apartment Homes, 16539 NE Halsey St.

The Waterside proposal also includes two garage buildings with 32 garages, 86 surface parking spaces, bicycle parking, onsite stormwater management and a fenced play area.

Neighbor concerns

Several Wilkes East residents have expressed concerns about this project citing increased traffic on an already busy portion of NE Halsey St., plus the impact on overcrowded local schools if these units are filled by families with children.

Presentation Aug 24th

Join us, August 24th 7PM, as Mr Antonsen presents his Waterside project and answers questions at our Summer Wilkes East Neighborhood meeting, [Albertina Kerr](#) in the Louise Room, [722 NE 162nd Av.](#)

OTHER LAND-USE NEWS

- A proposed 12-unit 3-story apartment building to be built at 641 NE 162nd Ave has made a request to allow an adjoining property easement for shared trash collection and fire truck maneuvering. A public meeting will be held Aug 20, 2015 6:30PM at Albertina Kerr's historic Louise building, 722 NE 162nd Av.
- A zoning change has been requested by Snow's Plaza at 172nd & NE Halsey to allow for a food cart. A public meeting on this change has not been set at this time. Please check our website for more information. ■

FRIENDS (Page 1)

Children are enrolled at the end of their kindergarten year, and they stay with the program for 12.5 years, through high school graduation. Throughout that time they are paired with a salaried, professional mentor, called a Friend, whose full-time job is to work with youth. Children receive 16 hours a month of service, spending time with their Friends in school, in Friends of the Children facilities, and out in the community.

Friends of the Children intends for the new Rockwood building to serve a broader community benefit. From the beginning, the organization designed the 8,500 square foot facility to serve two distinct purposes. A cozy living room and dining area featuring a large indoor/outdoor fireplace is reserved for Friends children and staff, while the remaining offices, media room, meeting rooms and learning kitchen will be made available to other community and nonprofit groups.

Friends is working with [Precision Construction](#), which recently led a "Career Day" event at the site, allowing a group of Friends

of the Children youth and their mentors to tour the building and hear from plumbers, electricians and air conditioning specialists on what it takes to make a career in the construction field. The new facility will serve as an ongoing educational tool. It is on track for Silver LEED certification, and will feature a large garden designed and managed in partnership with [Growing Gardens](#). Friends kicked off the project in 2014, and completed its \$5 million capital campaign in just nine months. The organization attributes the success of the campaign to an increasing awareness in the broader community about the lack of resources available for vulnerable children living East of I-205. The [City of Gresham](#) was the first to support the project, providing Friends with a 99-year lease at \$1 per year. Significant support was also provided by the [Windermere Foundation](#), which funded an integrated learning kitchen. ■

Nadaka Happenings - Summer Edition

by *Monica McAllister*, Nadaka nature Park Coordinator

The past couple of months at Nadaka Nature Park have been filled with a variety of new and exciting opportunities. The first major public event was the Community Garden Open Enrollment. During this event we registered those with language barriers or who lacked access to computers and internet. During the Grand Opening of the park, we had 245 children and adults explore the nature based play area, forest, garden, learn about environmental education and meet the Audubon Birds and other community partners tabling at the event. A "Basic Birding" class and monthly "Bird Walks" were led by experts from the [Audubon Society of Portland](#) at Nadaka. Another guided tour that focused on the history of Nadaka as well as the native and invasive flora, was the "Walk and Talk" led by a former Camp Fire Girl. "Tadpole Tales", an event for 3-5 year olds in which we read a story, do a nature walk, and end with hands on show and tell, was held every Wednesday the month of May and the last Wednesday of the month through August.

Other recent events include the spring and summer "Garden Workshops" taught by [Outgrowing Hunger](#) at the Community Garden, the first annual "Nadaka Tea Fundraiser Celebrating Camp Fire Girls" and our first "Nadaka Ambassador Informational Meeting". Our "[SOLVEIT](#) Cleanup at Nadaka" on April 18th had 73 volunteers to remove invasive plants and litter from the 10 acre forest. We also partnered with [Hartley Elementary School's](#) SUN program and had 43 adult and youth volunteers do a nature hike/lesson and remove invasive species such as English ivy on April 17th. As of May, we have had four Saturday Cleanups at Nadaka with community members. We have also attended a number of local events to raise awareness of Nadaka Nature Park while providing environmental education through the use of animal skulls and pelts.

Nadaka has partnered with [People, Places, and Things](#) to create a program called Exploring Nature, Exploring Language. This program teaches the English language while also teaching environmental education.

[Oregon Tradeswomen](#) have constructed compost bins, benches, and an arbor for the entrance of the garden. Tivnu, a youth carpentry group, has constructed 3 new raised garden beds and small benches for gardeners to enjoy.

See **NADAKA** Page 4

Did You Know? Gresham's parks system includes over 300 acres of park land, 840 acres of natural areas and several miles of trails, suitable for walking, jogging, biking, rollerblading, strollers, and horseback riding.

NADAKA (Page 3)

Nadaka has provided environmental education and stewardship opportunities for [HB Lee SUN](#), [Hartley Elementary SUN](#), [Lynchwood Elementary SUN](#), [Alpha High School](#), the Migrant Education Program at [Woodland Elementary school](#), [PAT](#) (Parents As Teachers), and [Mount Hood Community College](#). This summer, Nadaka has had help from two [SummerWorks](#) interns and [STRYVE](#), a youth organization who is "Striving to Reduce Youth Violence Everywhere". Together, they are learning to teach and mentor youth groups visiting the park, create their own garden plot, conduct a community survey and do stewardship in the garden and forest. When you are in the park be sure to let them know they are doing a great job!

The Fifth Annual Nadaka Nature Park Festival will take place August 22nd from 12-3pm. This family friendly event will include a visit from the Audubon Society of Portland's Education Birds, crafts, face painting, free hot dogs and drinks, dance and music performances. [Slough School](#) will provide hands on learning activities for the whole family. Various organizations working with Friends of Nadaka will have information booths and activities. An Interpretive Nature Walk with the Audubon Society of Portland will be happening before the festival from 9am-10am August 22nd.

Friends of Nadaka will partner with [SOLVE](#) for the state wide Beach and Riverside Cleanup event on September 19th 9-12pm! We will be removing invasive species such as English ivy and Himalayan blackberry from the forest. Tools, gloves, training and light refreshments will be provided. Businesses, schools and community groups are welcome! To register for the event go to: <http://www.solveoregon.org/get-involved/events/nadaka-nature-park-cleanup>.

Don't forget about the "Saturday Cleanups at Nadaka" starting up again in October. The event happens the first Saturday of the month from 9am-12pm. Volunteers are greatly needed for our monthly cleanups at Nadaka.

For more information contact Monica McAllister at monica@friendsofnadaka.org, call at 503-998-1044 or visit www.friendsofnadaka.org. See you at the park! ■

Family Fun in the Sun "Movies in the Park" From Clean Energy Works

As temperatures climb, Portlanders' head outside – typically sporting a big grin because the best season of the year is here. It's finally summer in Portland!

This year, [Clean Energy Works](#) is sponsoring Portland Parks & Recreation's [Summer Free For All: Movies in the Park](#), a beloved Portland tradition, bringing fun, free movies to the whole family. Now through September 11th!

Snag a good spot at Portland parks all summer long for performances by local musicians, free popcorn, and great movies. Stop by the Clean Energy Works table to say hi. And learn how our nonprofit can help keep your home cool and your utility bills down this summer. We'll see you at the park!

See the full schedule of movies sponsored by Clean Energy Works at <https://cewo.org/blog/see-you-at-the-parks/> ■



5th Annual

Nadaka Community Festival

at Nadaka Nature Park

Saturday August 22, 2015

Nature Walk 9-10 am • Food & Fun Noon to 3
NE 175th Ave. between Ellison and NE Pacific St.

Celebrate the newly-developed park, community gardens, picnic shelter and nature-based play area.

Fun for the Whole Family

Wildlife Education Walk	Free Hot Dogs <small>(while supplies last)</small>	Live Music <small>NW PanNan Brad Hirsch - Steel Drum Russian Folk Music with Natalia Hougan</small>
All Ages Games	Face Painting	
Audubon Education Birds	Free Salsa Lessons	Aztec Dancers

Save the Date!

Wilkes East Neighborhood Summer Meeting
Monday, August 24th, 7PM

Albertina Kerr, Louise Room • 722 NE 162nd Av

- Gresham Enforcement: Vacant Houses
- Waterside Apts project, 165th NE Halsey
- Rockwood Redevelopment Update
- What's Happening in Gresham
- East Multnomah Water & Soil Grants
- Reaching Out for a Better Oregon
- Clean Energy Works Fall/Winter Tips
- Neighborhood news & update

See you there!

Nextdoor
Nextdoor.com is the neighborhood-centric social network for you, your neighbors and your community. It's the easiest way for you and your neighbors to talk online. And it's free! [Sign-up today!](#)

Have You Signed Up?

Did you know? Gresham set the Guinness World Record for the most street chalk drawings: July 18, 2015, 412 chalk drawings, covering more than 8,750 sq .ft.