



Rockwood-West Gresham Urban Renewal Takes Another Step Forward, Three Designs Considered

Community-focused development. Construction to begin in 2025.

By Greg Hartung, Land-use Co-Chair

The [Gresham Redevelopment Commission](#) (GRDC) has proposed development of the [Rockwood B188](#) Sunrise Site. It will be a community focused development that will include a



Rockwood B188 development. 188th & E Burnside, Gresham, OR

new school, recreational facility, work force training, housing and a business and retail incubator.

September 6th, 2016, the GRDC approved the purchase of the Asia Kitchen Restaurant (18801 E Burnside) and the Sunrise Center (18901 E. Burnside) for the assembled 2.0-acre Sunrise Site. The parcels are located to the northeast of the Rockwood Rising Catalyst site and east of the Rockwood/E188 Max station.

The Rockwood B188 development furthers the Rockwood-West Gresham Urban Renewal Plan, a twenty-year, \$20

million dollar plan for improving the economy and the community of Rockwood-West Gresham area, which was approved by Gresham City voters in 2003. An extension (Ballot Measure 26-223) was approved by Gresham City voters in 2022, to extend the plan six more years through 2029. Link: [Rockwood-West Gresham Renewal Plan](#) (greshamoregon.gov).

A private developer will provide capital investment. HMS Development is a real estate development company focused on mixed use development projects.

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Wilkes East Land-Use Update

By Greg Hartung, Board Member, Land-use Co-Chair

Hello members of our Wilkes East Neighborhood Association.

The Wilkes East Neighborhood Association board regularly receives land use plans from the City of Gresham to notify us of land use projects within or proximity to the Wilkes East neighborhood boundaries. We are recapping some of the projects from our previous newsletters as well as some projects in the Rockwood and North Gresham neighborhoods.

Plan case [PR-23-00027](#) (Wilkes East)
Application date: 5/31/2023
Location: 17979 NE Glisan St, Gresham, Or 97230. (Formerly a Walgreens building). Project is a tenant improvement for Columbia River Moto utilizing the existing building. Interior remodel and modifications will include a new man door and overhead door. The exterior will be repainted. Related permits: BLDC-23-01815, BLLDC-23-03280, PLMBC-23-01832, MECHC-23-01831 and ELEC-23-01833.

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Mark Your Calendar!

Wilkes East Neighborhood

Summer 2023 Meeting

August 14th • 7PM

Nadaka Park • 176th NE Glisan

2023-2024 School Start and End Times



	START TIME	END TIME	LATE START
WILKES 50 minutes later	8:50a (8:35a Bus Drop-Off)	3:20p (3:30p Bus Depart)	10:00a (9:45a Bus Drop-Off)
HB LEE	7:30a (7:10a Bus Drop-Off)	2:15p (2:25p Bus Depart)	8:40a (8:25a Bus Drop-Off)
REYNOLDS MIDDLE	7:30a (7:10a Bus Drop-Off)	2:15p (2:25p Bus Depart)	8:40a (8:25a Bus Drop-Off)
REYNOLDS HIGH 10 minutes earlier	8:00a (7:40a Bus Drop-Off)	3:00p (3:10p Bus Depart)	9:10a (8:55a Bus Drop-Off)
REYNOLDS LEARN-ING	9:05a (8:50a Bus Drop-Off)	3:45p (3:55p Bus Depart)	10:15a (10:05a Bus Drop-Off)
CTP 20 minutes later	8:00a (7:45a Bus Drop-Off)	1:45p (1:55p Bus Depart)	9:10a (8:55a Bus Drop-Off)

Did you know? The real name for a hashtag is an octothorpe.

Did you know? "Q" Is the only one letter that doesn't appear in any U.S. state name.

Se Habla Español



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. WENA reserves all rights, and all copy may be edited for clarity and length. Download a PDF of this newsletter online at: wilkeeastna.org/newsletter.htm.

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BOARD MEETINGS

Meetings are held on the second Monday of each month at 6:30PM. See wilkeeastna.org for details.

CONTACT US

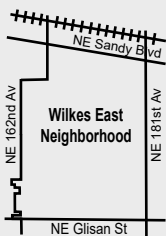
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VOLUNTEER OPPORTUNITIES

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

SPECIAL THANKS

- The newsletter is funded in part through a generous grant from the City of Gresham.
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Dear Neighbors • a message from your WENA President

I hope everyone is staying cool!

Our Summer general meeting will take place in the meadow at Nadaka Park on Monday August 14th 7PM. Please come & join us along with your neighbors.

We will continue to have ZOOM Board Meetings on the second Monday of September & October. Our last general meeting of this year will be Monday November 13th, and includes the election of officers for WENA. We are truly fortunate to hold this meeting at the Moose Lodge, 16411 NE Halsey Street. Please mark your calendar & plan to join us!

Since 2009 we have applied for Gresham's Neighborhood Matching Grants. Except for one-year we have received the full requested amount. This grant makes it possible for WENA to reach out and stay connected with the neighbors and businesses in our community. The grant monies received this year will cover the cost to print the newsletter, as well as neighborhood signs announcing the venue for our general meetings, and the cost for ZOOM meetings. As a reminder, all meetings whether board or general are open to everyone! Volunteering, whether it be the newsletter, activities at our parks, land-use,

authoring an article for the newsletter, or attending all sorts of meetings, whether City or committee, is considered in-kind labor and is worth \$25 credit per hour. Last year we totaled 433.5 hours of in-kind labor. Our most important service is the volunteers who deliver the newsletters door to door and listen to our neighbors needs, questions, or concern. More than half of our volunteers have offered their time since the restart of our neighborhood association in August 2006. We are continually looking for newsletter volunteers. If you are interested please contact any member of the board. We do our best to have you deliver newsletters in your local neighborhood or nearby area.

Confirmed speakers for our August 14th general meeting include: Nina Vetter, City Manager; Brian Monberg, Director of Urban Renewal. They will bring us up to date on the "Strategic Plan for our City 2022-2025."

I hope to see you Monday, August 14th 7PM in the meadow at Nadaka Park. Bring a blanket or chair!

Your Neighbor,

Kristen Freiermuth



WeShine Micro Village. Housing (L), Community Building (R)

WeShine Micro Village Update

By Lucile Harden, Wilkes East neighbor

The micro village located at Parkrose Community United Church of Christ continues to be a positive transition shelter for people until they can get into permanent housing. The residents continue to do well, and three have been able to get into permanent housing.

The community building has been built, along with a laundry room and bathroom, and it is in the final stages of being accessible for the residents. The fence is painted and now has artwork on the outside. The ground around the fence is now nicely landscaped.

WeShine plans to have an open house at the village on August 11 from 4-7 p.m. The public is invited to attend. The church address is 12505 NE Halsey. ■

Did You Know? The scientific term for brain freeze is "sphenopalatine ganglioneuralgia"

Attention Neighbors

The Wilkes East Neighborhood Association would like to remind our neighborhood that all neighbors are welcome to attend board meetings, and are strongly encouraged to attend our general meetings held 3 times each year. Our next general meeting will be Monday, August 14th 7pm at Nadaka Park, 176th & NE Glisan St. In order for our community and neighborhood to thrive, we need participation and input from all individuals living in Wilkes East. Your voices, opinions, and concerns matter. Join us. Plan to attend. ■

Thank You For Your Selfless Service!



To the many individuals that pick up litter while walking or jogging in our neighborhood, the Wilkes East Neighborhood Association would like to acknowledge you and extend a very special "Thank you!" for helping keep our neighborhood clean. ■

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City of Gresham, Climate Action Plan workshop and dinner

By Janet Unruh, Wilkes East neighbor

I was eager to attend the Climate Action Plan workshop and dinner July 25th because I had read the latest 15-page version of the plan as presented in the document, [Climate Action Strategies](#), from the Department of Environmental Services. In this latest version of the plan, the chapters are divided into: Buildings and energy, Urban planning and transportation, Solid waste and consumption, Community health and resilience, Civil infrastructure and natural spaces, Economic development and resilience, and Internal operations. The Strategies document has every climate mitigation that could possibly be suggested and it is massive in scope. If you decide to read it (*see link at the end of the article*) I advise you to shut off your notifications and get a cup of coffee. Because it was so dense, I was curious as to how the workshop would be handled.

The event was held at the Gresham High School's cafeteria. I was impressed with the City's organization - there was a nice dinner buffet with two kinds of salad, tortillas, grilled chicken and pork, shredded cheese, rice and beans, and fruit drinks. Four long tables were set up, each with a poster on an easel on one of the four topics to be discussed: Energy, Urban form and transportation, Solid waste, and Climate preparedness. There was a four-page handout at each place. Participants could get their dinner and sit down at the table that represented the topic in which they were most interested.

There was a brief introduction to the entire group with slides and instructions for using the handouts, which were a survey of options to choose from for each of the four topics.

About 70 participants showed up for the event, more than the organizers anticipated, but it was well handled. For each table, there were two to three City employees who specialized in the topic in discussion at each table, and they gave instructions and answered questions. It was quite friendly and lively.

Energy use is the largest source of greenhouse gas emissions in Gresham. These emissions come from electricity and fossil fuel use in homes, commercial buildings, and industrial processes. I wondered how the City would approach the commercial and industrial sectors to convert to alternative sources, what the difference would be in ongoing costs, what incentives there might be, and who would pay for the conversion. The proposals would have to be attractive financially. For homeowners, there would be information and incentives. There were also long-shot proposals, one of which was micro-grids, which serve a defined area, such as a neighborhood, an apartment complex, or any small-scale operation with alternative energy sources, like solar panels.

Urban form and transportation had to do with infrastructure for EVs, more bike-friendly transportation, ride-sharing, and the like. Transportation is the second largest source of greenhouse gas emissions in Gresham.

The options for dealing with solid waste had quite a lot to do with the collection of food waste, though household waste, and building construction waste were also mentioned.

The climate preparedness topic included quite a few options for such things as planting trees, but its focus was split between nature-based climate mitigation's and emergency preparations, such as weather alerts, free AC units, and requiring cooling for all new buildings. This topic seemed to be an odd marriage of dissimilar things.

In all of these four areas, the City proposes to work with internal and external partners including the Urban Forestry Subcommittee and the Transportation Advisory Subcommittee, both of which are currently on the chopping block! Other external examples include Energy Trust of Oregon, NW Natural, Oregon Department of Energy, Oregon Public

wilkeseastna.org

Utilities Commission, Portland General Electric, Oregon Food Bank, Rockwood CDC, SnowCap Family Services, and Sunshine Division.

For me, the greatest benefit of attending the event was sitting at the same table with Councilor Eddy Morales, Armani Thomas from Friends of Trees, acting Urban Forestry Subcommittee chair Jim Buck, Dr. Pat Delaquil, who actively lobbies for environmental issues in Salem, and other interesting people. I also rubbed elbows with Dina DiNucci, and Vince Jones, both City Councilors. I collected a business card from Sarale Hickson from the City's Planning Department, and she promised to tell me more about the development of the tree code for the City of Gresham. I had a chat with Johnny Dea, the person who is heading up the climate action plan. On the way out, I ran into Sue Ruonala, former Planning Commissioner, and past member of the Urban Forestry Subcommittee.

To read the entire 15-page Climate Action Strategies document, see: <https://tinyurl.com/yck5zxxw> ■

Spring Weather Recap, Summer, and Fire Weather Outlook.

By Garret Hartung, Wilkes East Meteorologist

Persistent drought conditions across Oregon and Washington saw some relief during the early spring as some areas, like Portland, saw over double the average rainfall expected in the month of April. According to the U.S Drought Monitor website, exceptional drought conditions (level 5 out of 5) across central and eastern Oregon were reduced to just severe drought (level 2 out of 5) after consistent thunderstorm activity brought much needed rainfall to the region. This thunderstorm activity east of the Cascades continued through much of the second half of spring. Meanwhile on the west side, things ended up drying out for much of May and June. This was thanks to high pressure persisting well offshore, keeping western Oregon and Washington under dry but mild northwesterly flow. After seeing less than half of the expected rainfall for the second half of May and June, much of western Oregon and Washington has since regressed into a more severe drought status.

July through early September is often our warmest and driest period of the year. Going into that period with worsening drought conditions west of the cascades is not ideal when it comes to wildfires, but this is not an uncommon occurrence for our area. Current outlooks from the NOAA's Climate Prediction Center indicate that slightly drier than normal conditions and slightly above average temperatures are expected for the rest of the summer. With already dry conditions present, it is crucial that people be very careful when it comes to fire over the next couple months. The more we can limit human caused fire starts the better. So far, the bulk of the wildfire activity has remained up in Canada, with only some minor fires in Oregon and Washington. Unfortunately, more fires starts are likely in British Columbia over the next 10 days as thunderstorm activity is expected to continue. This will leave us a bit vulnerable to some episodes of smoke during offshore flow events later this summer, especially if any significant fires break out in the OR/WA Cascades. Good news is that onshore/westerly flow should continue for western Oregon and Washington for at least the next two weeks or so, keeping our air clean and the smoke to the north and east of us. However, it is best to prepare for some smokey conditions later in August and early September. Preparations can include checking and replacing HVAC filters, keeping a couple extras filters on hand, using air purifiers, and having some N-95 masks on hand in case air quality becomes hazardous. During a smoke event it is best to limit time outside and keep windows and doors close to limit the amount of pollutants getting into your home. ■

Did You Know? Australia is wider than Earth's moon. The moon is 2,113 miles in diameter. Australia's diameter, from east to west, is 2,485 miles.



Start a Neighborhood Watch in your area.

Visit greshamoregon.gov/Neighborhood-Ready

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On May 17th, 2022, the GRDC moved the executive director to negotiate a non-binding Exclusive Negotiation Agreement with HMS Development. GRDC released RFP No 22-20 on November 19, 2022, HMS Development was chosen as the preferred developer for the site because of development experience, financial capacity, understanding of the community, commitment to economic/racial justice, equity and diversity, and in-house resources.

Three site alternatives, A, B and C were presented to the



Rockwood B188 development. Plan A. 188th & E Burnside, Gresham OR



Rockwood B188 development. Plan B. 188th & E Burnside, Gresham OR

GRDC for public involvement, review and discussion.

Based on Commission and community feedback, an updated site plan and program will be presented. A decision for the site plan is anticipated for Commission consideration this fall.

Timeline for this project: 2022-2023 Planning and program, 2023-2024 Design and Permitting, 2025-2026 Construction.

Questions regarding this development, contact via email: urbanrenewal@greshamoregon.gov or by calling 503-618-2545. Additional resource: [GRDC 2023-06-20](#) Agenda Packet (greshamoregon.gov) ■

LAND-USE (Page 1)

Plan Case DR-21-00616 (Wilkes East NA)
Application date 11/05/2021

Phase 1 construction of approximately 26,000 square foot pre-engineered metal building for Pape Machinery's new Ditch Witch facility located at 17217 NE Sandy Blvd. This is on the 11-acre property adjacent to the historic Zimmerman House. Due to site constraints all regulated trees are proposed to be

removed. The Gresham Wetland report indicates there are no wetlands on this property. Phase 2 will include a second Pape Machinery facility. UPDATE: Permit number: Grade-23-02087, site grade construction has begun with land clearing and grading. Watch out for heavy grade equipment and street side improvements, including a possible new traffic signal light at NE 172nd and Sandy Blvd.

Plan Case PRE-21-00688 (Rockwood NA)
Application date 12/09/2021

Habitat for Humanity development of the 1.41-acre site, comprising two lots, located on the south side of NE Glisan Street, approximately 100 feet east of NE 176th Avenue (17616-17636 NE Glisan) directly south of Nadaka Nature Park. The proposal includes 7 buildings comprising a total of 20-units and 29 parking spaces in a surface parking lot. The elevations and site plan provided show a typical two-story structure with individual ground floor entries and small rear yards. A condominium review (subdivision) and parking reduction are also being proposed. UPDATE: Design Review DR-023-00425 was submitted on-line to the City of Gresham on 7/14/2023. No further information was available.

Plan Case BLDC-23-03377 North Gresham NA)
Application date 6/21/2023 (

Location: 18205-18365 NE Sandy Blvd, Portland, Or 97230, Project name: Portland Portal III. Site grading and fill has started at this location for two warehouse buildings and employee parking. Building A=70,240 SF, Building B=142,440 SF. Watch for heavy equipment and streetside improvements along Sandy Blvd and Airport Way. Design review DR-22-0467 and related permit: BDLC-22-05570.

These plans and other public information can be viewed on [Gresham Online Services portal](#) where applicants can electronically submit Plan or Permit applications quickly and easily, and where interested parties searching for public records can search for project data or access the City's map service. If you have any questions about using Gresham Online Services, please contact PlanningTech@GreshamOregon.gov. More information on these land use projects can be obtained by calling 503-618-2845 to speak with a submission's coordinator or email the planner on duty at pod@GreshamOregon.gov. ■

Are you signed up?
 Nextdoor.com is the social networking service for neighbors to connect with each other. Sign-up today!