

CITY OF GRESHAM

Southwest Neighborhood Association
Meeting January 23, 2020
7:00 PM
Gresham City Hall
Draft Minutes

1. Meeting was opened by President Gail Cerveny at 7:00 pm.
Approximate attendance - 67 people
2. Approval of Minutes of October 17, 2019 was made by a motion from Steve Bennett and a second by Michelle Wilkinson. Motion approved.
3. Treasurer's Report: Dana Duval - \$539.70 in account
4. Guest Speaker: Jim Wheeler, Urban Design Manager
 - a. Presented map with approved, in-process, and potential (pre-application meeting) developments in the Gresham Pleasant Valley and Southwest Neighborhood Association areas. This process has approved:
 - 1) Brookside: 147 lots - **Status:** Built, included a small park
 - 2) VanBuren: 2 phases: 57 lots **Status:** Built
 - 3) Hayden's Meadows: 65 lots **Status:** Built
 - 4) Del Boca Vista 16 lots **Status:** Under construction
 - 5) Homestead 60 lots **Status:** Under constructionThe following are approved:
 - 6) Sycamore Vista (off of 182) - 33 lots; approved but not under construction
 - 7) Brookside North: Butler and 190th - 240 units 158 single; 1 lot with 12 unit apartment complex
 - 8) Sunset Village: 332 Units; 85 single family attached

Development process includes System Development Charges (SDC) which do not include costs for fire, police or schools, but does designate some funds for parks and street development, as well as environmental impact.

Summary: 260 built and 76 lots and subdivisions under construction and 600 lots approved but not constructed. At this time, no other subdivisions under review.

Major sewer line will be installed along Richey Road which will open that area for development.

If interested in a copy of the map, email jim.wheeler@greshamoregon.gov to request one. A copy is also attached to the minutes.

b. Discussion: General questions regarding the overall land use permit review process and where these projects are in the review process.

Questions and Answers:

Timeframe - when will these developments be completed? Answer: Not available.

What is happening with Nursery property? Answer: Development just approved; they are working on plans and looking to get under construction for summer, but no plans for streets etc; development includes 7 phases.

Parks - Will the money set aside for parks actually be used for parks? Answer: Yes. Nursery development has a 2 acre parcel for a park. There is a major community park west of the city. There are a few parks that 'could be' developed north of McKinnely.

SDC fees can be negotiated by builder for more parks. However, maintaining parks is absorbed by the city. "While residential development brings in more taxes," Wheeler stated, "it costs more for the city to have development than the taxes bring in."

Housing: All houses built appear to be multi-level. Concern noted for senior citizens. Answer: There are no regulations for this. There are very few restrictions for single family homes.

Schools: Centennial is overcrowded. Is the city working with the school district on this? Answer:

1. Centennial School District knows about all developments
2. Development cannot be denied based on school capacity. Overcrowding of schools is not a part of the development equation.
3. District has looked at 172 Ave for middle school or high school

5. Guest Speaker: Jay Higgins, Associate Transportation Planner

a. Higgins summarized the Pleasant Valley TSP (Transportation System Plan) Map and Process of Development

Project goals started in 2017

1. Determine if planned transportation network meets needs for build out of Pleasant Valley
2. Reconcile a difference between Gresham's TSP and Metro's TSP.
3. Develop a preferred solution for the intersection of 172nd Ave/Foster which is currently failing ("also a safety issue.")

Note: Gresham has been considering 174th as an alternate road

Project Process

1. Various committees, workshops - alternatives developed
2. Technical Analysis - Looked at 9 different criteria (i.e. environmental, costs, pedestrians, etc)
3. Reviewed various plans that were eliminated and why
4. Explained adopted plan and combined with need to use Foster

Plan chosen: Foster and 172nd to join with Jenne road. Why?

Metro's TSP had been considering 174th Ave over Jenne Butte, but this was dismissed due to, among other concerns, the environmental impact.

Foster Road follows creek which would be good for reducing environmental impact; it will keep development away from the creek system.

What will this plan look like?

Phase 1: Fix 172nd / Foster Intersection, Jenne Rd Safety Improvements

- a. Ped/bike path - on east side; in place there will be turn pockets @ intersections
- b. 172/Foster - create a roundabout for 3 roads that converge there

Phase 2: Construct Giese; realign Foster/Giese Intersection (can't have a 4 way intersection at Jenne/Foster/Giese)

- a. Coordinate with Portland to realign to SE Jenne Rd/Foster Intersection
- b. Realign Foster Road into Giese Rd
- c. Create bike paths + sidewalks along Giese Road

Phase 3: Construct 172nd (Foster to Giese), Foster - Local Part, Arterial Plan

- a. 172nd provides access to the future Town Center - includes bike lane and sidewalk
- b. Local minor arterial segment were discussed.

Summary: The chosen plan meets the project goals, including:

long term capacity for Pleasant Valley development

Conflict with Metro Plan resolved (road will not go over Jenne Butte)

Foster Rd - minor arterial east of 172

Jan 13, 2020: City Council approved plan

Feb 18, 2020: Council ordinance

March 17, 2020: Council enactment

Discussion included:

Where will multi-use path on Jenne Road go? Multi use path will require going into the hillside will be possible; will require acquiring land on the east shoulder, going into the hillside where needed, including restraining walls; property will be purchased;

Butler Road : traffic has gotten much worse; that is planned to be fixed.

Will roundabouts be big enough for large trucks? Yes; there is room for this - trucks could/would cut over the curbing

Clackamas to I-84: 190th to become a 5 lane arterial, but it takes time. As development is occurring, the roads are reflecting this bigger plan.

Bottleneck at Jenne and Powell: a Portland problem. We are working with them on this.

What is the Pleasant Valley Town Center indicated on many maps? Has been planned since 2003. Dense, mixed use. Retail + apartments ; town homes; employment; desire to create a node.

What about the bridges on 190th? Bridge on 190th redone with seismic reinforcement.

6. Open Forum

a. Safety Issues

- 1) Gail asked: any questions about Nextdoor and how it works.
- 2) Earthquake preparedness - what happened? Answer: We were waiting for the city, but they decided not to do anything with neighborhood associations except create the "Get Ready. Neighborhood Ready" booklet. It's up to the individual to get home ready and have supplies. We need to encourage everyone to go through booklet and do what they say. Gail encouraged all to sign up on public alerts.org to learn if anything is happening. Will consider going through pamphlet at next meeting.

b. SWNA City Budget Input

Gail reviewed the calendar process and noted that various departments are creating their budget. We need to decide if we as a neighborhood association want to send a letter to the city council to request more money in the budget for a department. Brandon agreed.

This was related to an upcoming feasibility study to create a separate parks district. This would enable a park district to make decisions as a separate entity un beholden to the City Council for funds.

c. Other

Gresham City Water: Portland is federally required to change water treatment. It will cost Portland \$1 billion and they will be billing Gresham \$100 million to continue that contract, which is up in 2026. A decision will be made in 2021 for Gresham to begin its own water treatment, which would cost \$50 million, half the cost than if we stay with Portland. Gresham would drill for water. Expect increased water bills to cover this cost.

COMMENTS

Concern about water was noted. Gail suggested we get a speaker from the water department to explain this issue in better detail.

Concerns about increased crime. The need for public support for Gresham police was noted, and the need to inform the city council of our concerns.

Suzan Wells made a motion to write a letter to the mayor and the city council to support for more police and support for a park district. Gene Wilkensen seconded the motion.

7. Door Prizes - plants, candy and goodwill

8. Carl Clinton motioned we adjourn at 8:40 pm. Brandon Harer seconded. Motion carried. Meeting adjourned.