

**Coalition of Gresham Neighborhood Associations
June 11, 2024 – Remotely Held (Zoom)
Meeting Minutes**

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial	Rick Dwyer	North Central	INACTIVE
Central City	INACTIVE	Northeast	INACTIVE
Gresham Butte	Theresa Tschirky, Jim Buck	North Gresham	INACTIVE
Gresham Pleasant Valley	John Maxwell	Northwest	Kat Todd, John Bildsoe
Historic Southeast	INACTIVE	Powell Valley	Stella Butler
Hogan Cedars	INACTIVE	Rockwood	Catherine Nicewood
Hollybrook	INACTIVE	Southwest	
Kelly Creek	Karin Zachow, Carol Rulla	Wilkes-East	
Staff & Guests	Lina Sizmin, Community Engagement; Mary Phillips and Gabby Sinagra, City of Gresham; Travis Shappell, SERA; Jacquenette McIntire; Janet Unruh		

The meeting opened at 7:03 p.m., Jim Buck, Coalition Co-President, presiding.

1. The meeting minutes for May 14, 2024, were approved as written.
2. No public comment presented.
3. Tree Code Update – Mary Phillips, Senior Comprehensive Planner and Gabby Sinagra, Planner II presenting:
 - a. Project Overview and Background:
 - 1) The Tree Code was last updated in 2020 with only structural and formatting updates. The new project scope will include community engagement; update to tree goals, policy, procedures and regulations; update Volumes 1-3 of the Community Development Code; and update tree list and creation of technical tree manual.
 - 2) The initial project vision developed by staff based on community input to-date: “Gresham has a thriving and equitably distributed tree canopy that supports climate resiliency and healthy living.” The guiding principles of the project are to collaborate with external partners and community members, involve partners and community members in drafting of policies, integrate climate and climate justice into the project process and policies, and apply equity to project process and policies.
 - 3) The timeline for the project roughly includes 6 Phases. Phase 1 (Fall 2023/Winter 2024): develop outline for the project, perform background analysis, peer review, use of equity lens tool, and public involvement plan. Phase 2 (Spring/Summer 2024): visioning, draft outcome goals, and finalize goals and scope. Phase 3 (Fall 2024/Winter 2025): develop alternatives, perform alternatives analysis, and identify preferred alternatives. Phase 4 (Winter/Spring 2025): draft policy and review and refine draft. Phase 5 (targeted Summer 2025): public hearings and plan adoption. Phase 6 (Summer 2025/Ongoing): policy enactment and on-going implementation.
 - 4) Background Analysis: Peer review of 4 city’s tree policies and regulations performed (Eugene, Bend, Tigard and Portland). These cities were selected based on Urban Forestry

Subcommittee feedback, community size and proximity to Gresham. The review highlighted Gresham's lack of a defined policy approach to preservation and what goals are sought to be achieved.

5) Equity Lens Tool: The equity lens is a set of tools and strategies to operate more equitably. It was developed by Gresham's diversity, equity, inclusion, and belonging staff. This tool helps in the setting of clear goals, objectives, and measures; helps eliminate inequities and advance fair treatment; helps identify potential unintended harm or burden resulting from policy decisions; helps create a learning environment by evaluating and applying lessons learned from this tool to current and future proposals. Some of the main components of this data analysis: neighborhood tree canopy coverage (ranges from roughly 11% in the North Gresham neighborhood to 51.7% in the Gresham Butte neighborhood), average summer evening temperatures (ranges from roughly 88.7 degrees in Gresham Butte neighborhood to 91.4 degrees in Central City), and overall social vulnerability (from the Metro Social Vulnerability Explorer). Using this data, tree canopy coverage and overall social vulnerability were mapped together to show the most disparately impacted areas.

6) Next Steps: Summer outreach/engagement for Phase 2 Goal Setting: June 24th – Planning Commission Goals Work Session; July 5th – Goals and priorities survey on Engage Gresham; and summer community events (Movies in the Park, Rock the Block, etc.).

b. For the purpose of discussion, the following questions were presented:

- 1) What values or principles should guide the development of tree regulations?
- 2) How would you describe the ideal tree canopy coverage across our city?
- 3) What should the tree code seek to achieve for the community?
- 4) What is most important: planting new trees, preservation of existing large healthy trees, preservation of large groves of trees, or replacement of existing trees?
- 5) What outcomes or benefits do you hope to see from well implemented tree regulations?
- 6) How can tree regulations promote equity across different neighborhoods?
- 7) What concerns or opportunities have you encountered with trees in the city?

c. Coalition members and guests expressed the following thoughts and concerns that they would like to see addressed in the tree code:

- 1) Address storm damaged trees and how to deal with this situation.
- 2) Address climate change and global warming.
- 3) Concerns about replanting when there is a monoculture and deciding what types of replacement trees will be successful in the local climate.
- 4) Concerns about replacement of large mature trees with small "saplings" that will take 10 or more years to become larger trees.
- 5) Stronger protections and more consequences for removing a large tree.
- 6) Maintaining the benefits from existing trees—if trees do have to be removed, the policy needs to address a requirement to maintain the level of current benefit at least in the near future. Not just a tree for tree exchange but a benefit for benefit exchange. Right tree in the right place.
- 7) The threshold for saving a tree should be greater for a more significant tree (native, larger, most beneficial etc.).
- 8) Balance between trees and development.
- 9) Be thoughtful about the requirements for the size and area of planting strips in new developments to enable the growth of large canopy trees.

d. Mary Phillips and Gabby Sinagra provided their email addresses and encouraged everyone to share other thoughts and ideas with them directly. Mary Phillips: <https://engagegresham.org/gresham-tree-code> and Gabby Sinagra: gabby.sinagra@greshamoregon.gov

4. Downtown Master Plan – Travis Shappell, Senior Urban Designer with SERA Design and Architecture, Portland, presenting on behalf of the city of Gresham:

a. The city of Gresham goal is to create a vision to attract investment and inspire future development in downtown. The focus is to leverage recent developments, new legislation in urban renewal, identify key downtown elements to serve as a foundation for the future. The process will examine opportunity sites, underperforming assets, recent initiatives, and the public realm to create a cohesive downtown that fosters vitality, connectivity and civic pride.

b. The Master Plan Concept is more like a framework plan or guiding document that represents the vision for the future of downtown. It will include priorities and strategies to bring the vision to life. It will look at how to support the current historic charm and accessibility while planning for future growth. It will include goals, objectives, framework and key elements that the city, planners, developers and public can use to inform the decision process as development occurs. The project is not looking to replace but to build upon the framework of the downtown area.

c. The project boundary is the north side of Division south to Powell then from Eastman Parkway to Hogan Drive – 340 acres.

d. The long-term vision could include additional commercial, office and entertainment space; place making amenities (more park space, trees, etc.); entrepreneurial and destination retail opportunities; and additional mixed-use housing.

e. The guiding principles are:

- 1) Cultivate a compelling mix of uses
- 2) Embrace infill and reuse (density)
- 3) Prioritize people over cars.
- 4) Provide safe and effortless connectivity
- 5) Enhance and integrate natural elements
- 6) Offer places to gather and linger outdoors
- 7) Design for human scale
- 8) Establish a unique and authentic identity

f. The public engagement process has just begun. The draft concept plan is expected to be developed through June and into July. A focus group to look at the draft concept plan is expected in August. The Coalition and the public are encouraged to subscribe and participate in the development of the Downtown Master Plan at <https://engagegresham.org/downtown-master-plan>

5. Prep for August Discussion of Residents' Role in City Decision Making: Ideas for how to conduct the meeting: participants submit written summary of things that work or don't work; time limits; making sure everyone has a chance to speak; sharing concerns and having recommendations that emanate from those concerns, look for ways to connect with council and our leaders. Carol will send an email requesting examples – as succinctly as possible – with title, what the problem has been, what you would like to see different or what went well or what

went poorly. She will compile the information and send it out to the group before our July meeting.

6. City Mailings to Neighborhood Associations: Pleasant Valley has had some problems with the people in their neighborhood receiving city mailings. Do other neighborhoods feel like mail is not being delivered when the city mails out a postcard on behalf of the neighborhoods? No other neighborhood association reported the problem.

7. Neighborhoods and City News and Reports.

a. Neighborhood Services Division Report – Lina Sizmin:

1) Reminder that Matching Grant Applications are due Friday, June 21st. Awards will be out the following week (by June 28th) and checks cut by July 12th.

b. Co-President Report.

1) Carol Rulla:

a) The Planning Commission decided to not address the request to allow anyone to speak at Type III appeal hearings. One of the reasons was that the people that give testimony at the 2nd (appeal) hearing might think they had standing to appeal to LUBA when they do not if they did not give testimony in the 1st hearing. Carol will still bring this up to the city council to make this change or at least address putting something in the code so people don't think that someone can give testimony at a Type III appeal hearing.

b) Does the coalition want to have a presentation from The Upriver Village? Decision will be made at our next meeting.

2) Jim Buck: Update on highway 26 tree planting and landscaping: Jim gave testimony to the city council in May and received a warm reception from council and the mayor. The mayor and Councilor DeNucci agreed to help with the follow-up. Jim sent them a sample letter to perhaps have the council endorse or the mayor sign. Jim thought that a similar letter from the coalition would be good. Jim will send out the draft letter for coalition feedback.

c. NA Reports and Concerns: No reports.

Meeting adjourned at 8:46 p.m.

Minutes prepared by Dana Duval – Coalition Secretary-Treasurer

Next meeting: Tuesday, July 9th
--