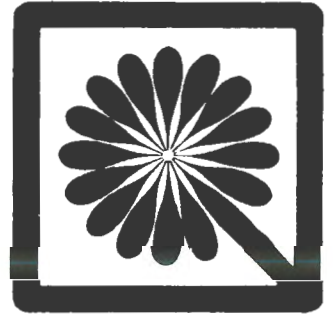


# Northwest District Association



*Let's Plan for Liveability*



May 8, 1979

TO: Richard Senders, Joe Hertzberg, Ed Samuelson,  
Winnie Francis, Steve Lowenstein, Fred Crown, Ed Sullivan,  
Mary Boyle, Linda Ames, Penny Davis, Mark Whitlow, Rick  
FROM: NWDA Nominating Committee: Michaelson  
Mary Boyle, Peg Henwood and Linda Ames

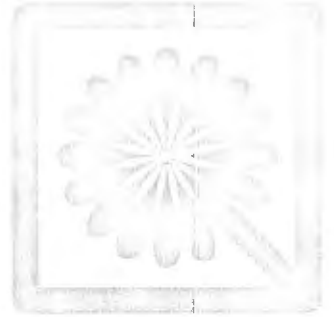
Thank you for being willing to serve on the Northwest District Association Board. Your name will be submitted for nomination at the general membership meeting on May 15th at 7:30 p.m. at the Northwest Service Center.

You will be asked to make a short (no more than 2 minutes) presentation about yourself and why you are interested in serving the northwest neighborhood by being on the Board and what contribution you intend to make to the neighborhood.

The NWDA Board meets every other week at 5:15 p.m. at the neighborhood office. It is most important that you attend a majority of the meetings and take an active part in the committees. Our next meeting is tentatively scheduled for May 22nd. The next meeting after that would be on June 5th. You will be called before the 22nd concerning the meeting date.

Once again, thank you and we will see you at the May 15th meeting.

# Northwest District Association



*Let's Plan for Liveability*



May 8, 1979

Ms. Bee Holzapfel  
2324 N. W. Johnson  
Portland, Oregon 97210

Dear Bee:

The Board members of the Northwest District Association sincerely wish to thank you for serving on the Board. Your active participation on the Board, time spent serving on committees and special events has been a great benefit to the neighborhood, as also your role as chairperson of the social action project.

Even though your term has expired for serving on the board, we hope your interest and energy has not, and that you will be willing to play an active role by serving on committees and helping with special events for the neighborhood.

Please come to the May 15th general membership meeting at the Northwest Service Center at 7:30 p.m. so that we may thank you publicly.

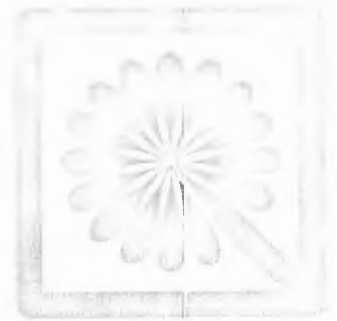
Sincerely yours,

PENNY L. DAVIS  
Co-President, NWDA

PLD:ge

# Northwest District Association

May 8, 1979



*Let's Plan for Liveability*



Mr. Mike Cronan  
2360 N.W. Kearney  
Portland, OR 97210

Dear Mike:

The Board members of the Northwest District Association sincerely wish to thank you for serving on the Board. Your active participation on the Board, time spent serving on committees and special events has been a great benefit to the neighborhood, as also your role as Treasurer for the Board.

Even though your term has expired for serving on the Board, we hope your interest and energy has not, and that you will be willing to play an active role by serving on committees and helping with special events for the neighborhood.

Please come to the May 15th general membership meeting at the Northwest Service Center at 7:30 p.m. so that we may thank you publicly.

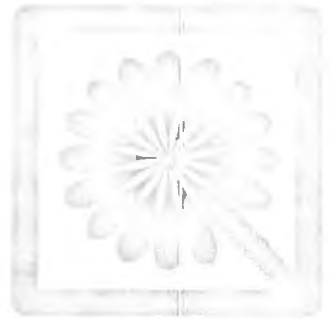
Sincerely yours,

PENNY L. DAVIS  
Co-President, NWDA

PLD:ge

# Northwest District Association

May 8, 1979



*Let's Play for Livability*



Mrs. Nancy Wood  
3425 N.W. Savier  
Portland, Oregon 97210

Dear Nancy:

The Board members of the Northwest District Association sincerely wish to thank you for serving on the Board. Your active participation on the Board, time spent serving on committees and special events has been a great benefit to the neighborhood.

Even though your term has expired for serving on the Board, we hope your interest and energy has not, and that you will be willing to play an active role by serving on committees and helping with special events for the neighborhood.

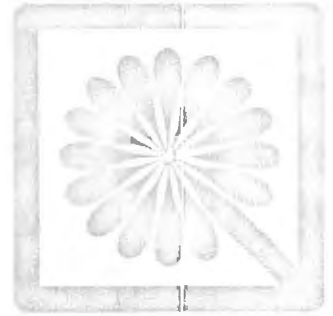
Please come to the May 15th general membership meeting at the Northwest Service Center at 7:30 p.m. so that we may thank you publicly.

Sincerely yours,

Penny L. Davis  
Co-President, NWDA

PLD:ge

# Northwest District Association



*Let's Plan for Livability*



May 8, 1979

Mr. Rob Phillips  
1710 N. W. Hoyt  
Portland, Oregon 97209

Dear Rob:

The Board members of the Northwest District Association sincerely wish to thank you for serving on the Board. Your active participation on the Board, time spent serving on committees (especially the Planning Committee) and on special events has been a great benefit to the neighborhood.

Even though you have resigned, we hope your interest and energy will allow you to continue playing an active role in the neighborhood by serving on committees and helping with special events.

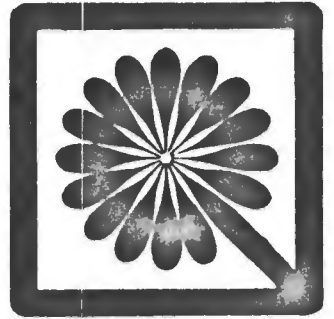
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Sincerely yours,

PENNY L. DAVIS  
Co-President, NWDA

PLD:ge

# Northwest District Association



*Let's Plan for Livability*



March 15, 1979

Mayor Neil Goldschmidt & City Council Members  
City Hall  
1220 S. W. Fifth Avenue  
Portland, Oregon 97204

Dear Mayor Goldschmidt & Council Members:

Since the first of January we have received eleven draft documents requesting review and comment. It is impossible for a neighborhood association, made up of volunteers, to read, analyze and discuss these documents in any meaningful way given the short time frame in which to respond to the many issues presented.

This paper flood not only violates common sense but the city's citizen participation policy.

We wish to fulfill our obligation as a neighborhood association, but until some coordination of draft documents takes place, our options are limited to shallow response with little or no broad based neighborhood input or responding only to those we give a high priority.

Neither of these alternatives is responsible participation nor does it reflect our commitment to good, participatory city government.

Sincerely yours,

Penny L. Davis  
Co-President, NWDA

PLD:ge

14 January 1979

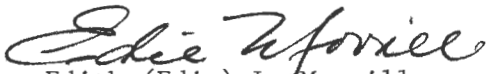
Northwest District Association  
2352 NW Marshall  
Portland, Oregon 97210

Dear Fellow Board Members:

It is with regret that I must inform you that I have moved to New York City and thus no longer reside in NW Portland. Please accept this letter as official notice of my resignation as a member of the board of directors of the Northwest District Association.

Having tremendously enjoyed my short residence in NW Portland, I wish you the best of luck and success in your continuing endeavors.

Cordially,



Edith (Edie) L. Morrill  
1274 1st Avenue, #22  
New York, New York 10021

Northwest District Association Board  
817 N. W. 23rd  
Portland, Oregon 97210

January 30, 1979

Dear Fellow Board Members,

It is with great regret that I submit my resignation from the NWDA board due to my accepting a position on the City of Portland Planning Commission.

I have learned alot about neighborhoods and neighborhood people during my short time on the board and will forever remain deeply impressed by the talant, hard-work, caring and diversity of the people involved in NWDA.

I'll miss seeing you at the weekly meeting but hope to remain in touch.

With Warm Regards,  
Frances Diemoz  
4030 NW Thurman  
Portland, Oregon 97210



THE CITY OF  
**PORTLAND**



**OREGON**

March 23, 1979

GEORGE H. FLEERLAGE  
HEARINGS OFFICER

424 S.W. MAIN ST.  
PORTLAND, OR. 97204  
503/248-4594

Northwest District Association  
Penny Davis, Chairperson  
2374 N.W. Pettygrove  
Portland, Oregon 97210

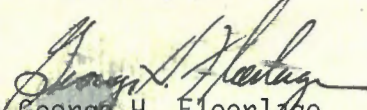
Dear Mr. Davis:

Enclosed is a copy of the annual report prepared by the Hearings Officer.

The input from neighborhood associations and boards such as yours continues to be very important, and we hope the information in this report is in some way helpful to you.

If you have any comment, questions, or suggestions, they will be welcomed.

Very truly yours,

  
George H. Fleerlage  
Hearings Officer

GHF:kk  
Enclosure

*Read & file*

# Northwest District Association

April 18, 1979

Portland Development Commission  
1500 S. W. First Avenue  
Portland, Oregon 97201

Dear Commission Member:

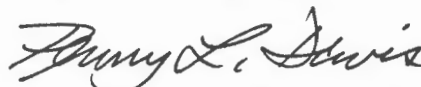
At the meeting of April 17, 1979, the Board of Directors of the Northwest District Association (NWDA) found that the development proposed by Cadillac-Fairview and now being considered by the Portland Development Commission affects the entire city due to its potential impact upon housing, air quality and historic preservation in downtown Portland.

Based upon that finding, the NWDA hereby requests that you investigate in detail and make specific findings regarding:

1. The potential redevelopment of all or part of the four block area without public participation, or in conjunction with the existing landowners;
2. Incorporating housing, particularly low-income housing, into the development;
3. Guaranteeing space within the four block area that the existing retail uses such as the Fifth and Yamhill Market will be able to afford;
4. The effect on air quality due to traffic which would be generated by the proposed development, including the 200 to 350 additional parking spaces; and
5. Including the existing structures of landmark quality in the proposed development.

NWDA further requests that the Portland Development Commission communicate the findings requested above to the Northwest District Association and to all other neighborhood associations within the city of Portland prior to proceeding with any further negotiations with Cadillac-Fairview.

Respectfully submitted,

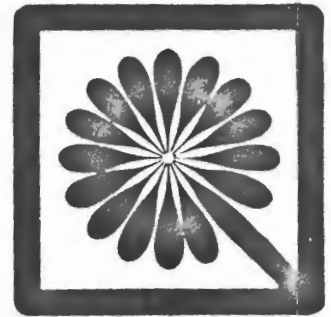


Penny L. Davis  
Co-President, NWDA

PLD:ge

cc: Mayor Neil Goldschmidt and Council  
Mary Burki, Downtown Community Association  
Mary Pedersen, Office of Neighborhood Associations

NWDA, the Community Organization for Northwest Portland, Inc.  
817 Northwest 23rd Ave. / Portland Oregon 97210



*Let's Plan for Liveability*



NWDA BOAPD MEETING  
January 2, 1979

The meeting was called to order by Penny Davis. The minutes from the December 5, 1978, meeting were approved as read.

The Board approved the appointment of Mr. Ed Sullivan to the Board to fill one vacated position.

Penny will make copies of the By-Laws for the Board to pick up.

Penny brought up the boundary issue. The Board is not clear on what will be involved in the plan. Michael Cronan, Dick Senders and Mary Boyle will get together with Margaret and report back to the Board.

Christy Bauman reported the results of the facilitation meeting with her revitalization workers. (See report.) They felt the major problem was lack of organization in the beginning and lack of direction from the various committees. They are finishing up in the neighborhood surveys at present. She requested that Board members return their questionnaires. Christy said that they are now concentrating on the transition from CETA to volunteers from the neighborhood to take over ongoing projects.

Peg suggested that people from committees should be at the general meeting on the 16th.

Peg said that Bob Denton is interested in being on the Board and would be interested in chairing the social action committee.

We will have someone who will work out of the NWDA Office for Neighborhoods Against Crime. The person will be chosen from applicants by members of NWDA. They will work for 1½ years and cover six neighborhoods out of our office.

Dick McGarrity reviewed changes in Tri-Met services. A bus will run from N.W. Portland to Washington Square.

Penny said that the new draft of the Comprehensive Plan and map for the city of Portland will be here this week. A subcommittee was suggested to review the new draft. Several names were brought up and they will be contacted.

The Board voted unanimously to have the general meeting on February 13, 1979, at the N.W. Service Center. Several suggestions were made for the agenda.

Michael said that we need to raise funds for our treasury. The Board members will bring ideas to the next meeting.

Penny asked if any part of the N.W. has drainage problems. Michael said that the Drake project is causing drain problems on N.W. Johnson.

The meeting was adjourned at 7 p.m.

Respectfully submitted

Linda Ames, Secretary

NWDA BOARD MEETING  
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Respectfully submitted

Linda Ames, Secretary

Attendance - NWDA 1/2/79

Fenny Jarvis	Board
Michael Cronan	Board
Christine Bauman	- Rente Project
Donald Hendrix	Board
RICHARD JENKINS	BOARD
Sinda Ames	Board
Dick McYardly	Board
Peg Herwood	-
Mary Boyle	Board.
Lee Perlman	reporter
Jeri Ethro	staff

*Att. to 11/16/79  
NWA minutes*

MEMORANDUM REGARDING MEDALLION APARTMENT

January 8, 1979

Project Purchase Arrangement. Medallion Apartments, at 1969 N.W. Johnson Street, are being purchased by Kelly Puziss as to an individed 3/4 interest and her son Brian as to an undivided 1/4 interest pursuant to a Trust Deed from the Medallion Corporation. The project consists of 92 one bedroom apartments in three configurations: 70 with 450 square feet, 10 with 460 square feet and 12 with 690 square feet. It has two laundry rooms and a sizable parking lot. The Puziss' purchased the project about July 1, 1978 for \$1,300,000. The Housing Authority is purchasing it by a contract effective November 15, 1978 for \$1,660,000. The Housing Authority took an assignment of the Earnest Money Agreement originally in favor of Morris & Thatcher, Inc. Pursuant thereto, it paid \$200,000 on November 8, 1978, which constituted the earnest money and the down payment. It has assumed the Medallion Corporation's mortgage to Benjamin Franklin Savings and Loan, whose outstanding principal is approximately \$465,000. The contract with the Puziss' provides that HAP will pay the sellers \$350,000 on April 1, 1979, an additional \$350,000 on January 2, 1980, and the balance on January 1, 1981. The contract can be prepaid at any time after January 1, 1979. The Trust Deed, pursuant to which the Puziss acquired the title, calls for payments of \$300,000 on April 1, 1979, \$300,000 on April 1, 1980, and the balance on January 2, 1981. The Housing Authority has not assumed that contract.



The outstanding balance to the Puziss (about \$1 million) will bear interest from the Housing Authority at the rate of 6-1/2% per annum and will be double tax exempt.

Pre-Conversion Management. The Housing Authority will manage the property prior to its conversion to condominiums. It has employed a live-in manager. Net rental income from the project is projected at approximately \$11,000 per month before debt service, including provision for a 5% vacancy factor. The Housing Authority will continue to manage the property after title is conveyed to a third party entity as described below.

Conversion. The project will be converted to condominiums sometime in April, 1979. One unit will be reserved for a live-in manager. Thirty six units which are presently occupied pursuant to a Section 23 lease or a Section 8 certificate shall be withheld from the market for two years or until the Housing Authority is able to acquire them, whichever is sooner. Reservations will be taken for the remaining units and they will be closed immediately after the conversion to the extent sold. Sales will be limited to owner-occupants with lower than median income. The Housing Authority will have the right of first refusal on purchase of any unit from the original and subsequent owners for 30 years. The prices for the individual units will probably start at a price that is under \$25,000.

Financing. At or before the effective date of the conversion, the Housing Authority will issue its bonds in the amount of approximately \$2,267,000. That amount will be used

as follows:

- 1) Payment of Benjamin Franklin mortgage balance, approximately \$435,000.
- 2) Payment of remaining principal and interest to the Puziss (including payoff of the Medallion Corporation, \$985,000).
- 3) Repayment of Housing Authority \$200,000.
- 4) Rehabilitation fund, \$200,000.
- 5) Underwriting fee to E. F. Hutton, \$100,000.
- 6) Fee for standby commitment to Fred Meyer Savings and Loan, \$100,000.
- 7) Payment of real estate commission on original sale, \$60,000.
- 8) Payment of John Morris finder's fee, \$10,000.
- 9) Payment of legal, engineering and recording fees for condominium conversion, \$13,000.
- 10) Payment of closing costs, \$13,000.
- 11) Housing Authority costs, \$15,000.
- 12) Reserve for the payment of interest, \$222,000.

E. F. Hutton will submit a bid for the bonds at the maximum interest rate of 7% or lower and will undertake for its fee the expenses and costs attendant to marketing the bond issue. The bonds will be payable as to interest only until their redemption at the end of three years, when they will be paid in full. They will be subject to early redemption. If E. F. Hutton's bid is the only bid, they will purchase the bond, otherwise they will go to the lowest, qualified bid.

Fred Meyer Savings and Loan will issue a commitment for a standby mortgage, the amount to be paid being equal to the unsold units up to \$2,119,000. The prices on the units will be scheduled and the sales price will not be permitted to drop below the scheduled amount per unit. After the conversion, a trustee under the bonds, First National Bank, will hold the Trust Deed for each of the units which it will be empowered to satisfy upon its receipt of the scheduled funds. The funds will be placed at interest and create a sinking fund for the redemption of the bonds.

Fred Meyer Savings and Loan will also guaranty the payment of the six-months' interest coupons. This will be done on the deposit of \$100,000 in a certificate of deposit or other satisfactory security.

In order to enhance the rating of the bonds, Fred Meyer Savings and Loan will cash collateralize the purchase commitment at 125% of the risk.

Pursuant to the terms of the bond, the principal and interest will all be due in the event of a default in the payment of a single interest installment.

Any of the sums remaining after the payment of fixed expenses will accrue to the benefit of the Housing Authority. These funds would include funds left from bond proceeds as a result of underspending the conversion allocation; principal payments on the Benjamin Franklin Savings and Loan mortgage paid prior to the conversion; interest earnings on the reserve account; surpluses generated as a result of operations; and sur-

pluses generated as a result of the excess of the unit sales prices over the scheduled bond redemption price. It is probable that all such surpluses earned would be taken in the form of units by the Housing Authority.

The Sell-Out. Sales will be made to owner-occupants who are elderly or handicapped or single, and whose income is lower than 16,000 - UNDER median. C & R Realty and Condo King, Inc. will act as sales agents and will bear all costs and all responsibility of sales. The sales commission will be 5%. However, if the Housing Authority acquires so many units that the gross commissions total less than \$60,000, the Housing Authority will make up the difference between the commissions earned and \$60,000. Forty percent of the project may be financed to 90% of value through the State of Oregon Housing Division. The Housing Authority and realtors will attempt to encourage as purchasers individuals now residing in multi-bedroom homes in order that those homes may be put back into Portland's family housing inventory. It is assumed that sales to owners of that character will not require financing. Fred Meyer Savings and Loan will provide financing for most of the remaining units and it is anticipated because of the requirements of the Federal Government as to inner-city lending, lower than conventional rate financing will be obtainable for the remainder of the units. Title Insurance Co. of Oregon will escrow both the reservation agreement deposits and closing of unit sales.

The project will be left with a live-in manager and, if the Housing Authority retains a significant number of units in ownership, the Housing Authority will remain the managing agent

of the condominium project. It will have the right to assign that agreement and will do so if it does not retain such a significant interest. It is contemplated that the monthly condominium fee will be \$30 to \$35 per month which will permit the creation of reserves for long-range maintenance such as exterior painting and roof.

\* It is HAP's intention to transfer the property's title to a non-profit corporation. Such transfer is required in order to 1) avoid a conflict in its owning units with its administration of Section 8 certificates, 2) eliminate any concern that the project will be subject to the Uniform Relocation Act, 3) posture the project to enable HAP to purchase individual units in the event funds become available under HUD's Acquisition Without Substantial Rehabilitation Program, and 4) to ease the requirements of the securities regulators in issuing the bonds to finance the project.

The realtors will commence taking reservations for the units (except those in which Housing Authority tenants presently reside) prior to recording the Condominium Declaration. The developer has the obligation to offer each unit to its current occupant. Units cannot be sold (as distinguished from reserved,) for a period of 90 days after the existing tenants of the apartment have received a copy of a Public Report issued by the Real Estate Commissioner.

MINUTES JANUARY 16, 1979

NWDA

Presiding Officer, Penny Davis, called the meeting to order at 5:15.

The minutes were approved as printed. Attendance sheet attached.

Dick Brownstein, an attorney with the Housing Authority, explained the project "Medallion Apts. to be turned into condominiums" with the idea that the condominiums would be sold to low income people with \$16,000 income or under and would sell for \$25,000. The Housing Authority would like a non-profit group to sponsor the project and are planning to speak to the NW Housing Group. No action was taken by the NWDA Board but the following resolution was passed:

"NWDA supports the concept of HAP converting the Medallion Apt. to condominium units with the qualification that a reservation system should be established which gives priority to the handicapped and the low income elderly in the sale of all the units."

The Resolution was made in a motion by Frances Diemoz and 2nd by Nancy Woods. Motion passed with 4 yes, 3 no with 2 absentions

Richard Senders made a motion which was seconded by Mike Cronan "NWDA meetings to be changed to meet every other Tuesday as opposed to 1st & 3rd Tuesdays". Motion carried.

Next meeting of the NWDA will be January 30.

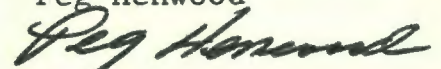
It was announced that Alpha House would be moving to the Homestead neighborhood. Dick McGarrity made a motion that was seconded by Richard Senders; "To the Homestead neighborhood: NWDA would like you to know that the ALPHA HOUSE have been good neighbors in the Northwest and we will miss them" Motion passed.

Penny Davis announced that the Taco Time property would be coming up for a zone change before the City Council; changing it from C2 to Ao. A motion stating that NWDA supported such a change was made by Frances Diemoz and seconded by Peg Henwood. Motion carried.

Penny Davis explained the bills in the legislature that might have some effect on NWDA, SB 61 & 65. The bills concern "changes in writs of review". She stated that Ed Sullivan had agreed to testify against the bills. Frances Diemoz so moved with a second by Richard Senders. Dick McGarrity abstained. Motion carried.

Edgar Waeharer explained the Planning Commission hearing on Substandard lots and that Rob Phillips had agreed to go to the hearing. Richard Senders made a motion that NWDA support the concept of the substandard lot idea. Motion carried.

Meeting adjourned. Respectfully submitted: Peg Henwood



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Meeting adjourned. Resepectfully submitted: Peg Henwood

*Peg Henwood*

# Northwest District Association

AGENDA FOR THE MEETING OF THE N.W.D.A. BOARD OF DIRECTORS, JANUARY 30, 1979

5:15 pm CALL TO ORDER

## REPORTS

5:30 pm Apple Pool and Service Library Committee

5:50 pm Conversion of the Medallion Apartments by the Housing Authority - Northwest Housing, Inc.

6:00 pm Treasurer - Authorizing the Deposit of Funds in the Northwest Neighborhood Federal Credit Union

6:10 pm City-Wide Citizen Participation Committee

6:20 pm Planning Committee Zone Change on 21st and Johnson

## OLD BUSINESS

6:25 pm General Meeting Agenda, etc. - Tuesday, February 13th at 7 pm at the N.W. Service Center

6:35 pm By-Law Revisions - Set the next General Meeting Date to Vote on these

6:45 pm Fundraising

## NEW BUSINESS

6:50 pm Formal Acceptance of Edie Morrill's Resignation from the Board

6:51 pm Scheduling Comprehensive Planning Workshops for the Neighborhood

6:53 pm Authorizing Treasurer to Pay Parking Ticket Margaret Got While Testifying for N.W.D.A. in Salem on Senate Bills 61 & 65

6:54 pm Request from Kiwanis Club for Speaker

6:58 pm Volunteer Scribe to Write Stories for the Neighbor

6:59 pm Set Date for Next Board Meeting

7:00 pm ADJOURN



*Let's Plan for Liveability*





MINUTES

January 30, 1979

NWDA

Presiding Officer: Penny Davis, called the meeting to order at 5:15 p.m.

Penny Davis announced that West/Northwest Quadrant Board of Multnomah County wished a representative from the NWDA. Nancy Wood volunteered.

Frances Diemoz submitted her letter of resignation from the Board, because she has accepted a position with the City of Portland Planning Commission. Her resignation was accepted by the Board with regret.

It was announced that the Neighborhood Revitalization Project will ask the city to continue the CETA contracts of twelve of its project members for a short period of time, because the starting dates of employment were not uniform for all people working in the project.

The minutes of January 16, 1979, were approved as corrected.

Mary Peterson and Brother John reported on Apple Tool and Service Library. They submitted a proposal for the restructuring and operation of the project. The proposal is attached. Mary Peterson feels that Apple and Tool Rental should be conducted as a self-supporting business enterprise. If the project cannot be self-sufficient, then it should be terminated. The project intends to ask the National Counsel on Aging to supply a paid employee. In addition, the project will seek two older volunteers who are insured by the Retired Senior Volunteer Program. Mark Whitlow moved that the Board authorize Mary Peterson to apply for a employee paid by the National Counsel on Aging, with the condition that the project be set up as a money making enterprise. Mary Woods seconded the motion. The motion passed unanimously.

Edgar Waeharer of Northwest Housing, Inc. announced that NWH, Inc., has agreed to take title of the Medallion Apartments in cooperation with the Housing Authority of Portland. NWH, Inc., has already entered into an agreement with HAP. Edgar Waeharer asked the Board to send a letter to HAP stressing a desire to see the housing units made available, preferably to low income elderly. The Board discussed the merits of the project. Nancy Wood moved that Margaret draft a letter supporting HAP's conversion of the apartment building condominiums. The letter is also to state that the NWDA believes that handicapped people and the elderly should have preference in purchasing the condominium units. A draft of the letter is to be presented at our next Board meeting. The motion was seconded by Dick McGarrity and passed unanimously.

Mike Cronan, Treasurer, announced that the NWDA has \$3,400.00 in funds. Mark Whitlow moved that \$3,000.00 be deposited in the credit union, with \$1,000.00 earmarked as a defense fund. The remainder of the NWDA funds should be deposited in the checking account. Richard Senders seconded the motion. The motion passed unanimously. Mike Cronan also announced that the credit union has approximately \$60,000.00 in deposits at this time.

Mary Boyle reported on the city wide committee on citizen participation. A report by the committee is attached. Mark Whitlow made a motion to support a tax credit bill for individuals and businesses supporting neighborhood associations. Mike Cronan seconded the motion. The motion passed unanimously. A letter supporting the city wide committee on citizen participation tax credit bill is to be prepared.

Mark Whitlow announced that the planning committee is going to recommend allowing an overlay parking zone on AO Land at 21st and Kearney. The planning committee felt that the commercial interests outweighed housing interests in this particular parcel of property. The committee felt that the neighborhood would benefit from upgrading the commercial use of the property. The committee will recommend to the city that as a condition for granting the zone change, the property will be subject to design review and use restrictions. Mark Whitlow asked for Board approval. Dick McGarrity seconded. The Board voted its approval for the planning committee's action, with Mike Cronan abstaining.

It was announced that the Board's general meeting will be held on Tuesday, February 13, 1979 at 7:00 o'clock p.m. at the Northwest Service Center. The Board then discussed the agenda. Mark Whitlow is going to work on the bylaw revisions. Revised bylaws will be submitted at the general Board meeting in May.

Mark Whitlow then moved that the Board authorize the treasurer to pay the parking ticket that Margaret got while testifying for the NWDA in Salem on Senate Bills 61 and 65. Mike Cronan seconded the motion. The motion passed unanimously.

Mark Whitlow that the Board accept the resignation of Edie Morrill. Richard Senders seconded the motion. The motion passed unanimously.

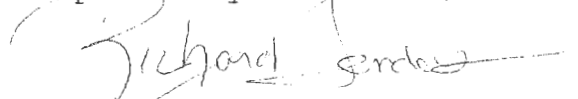
Mark Whitlow announced that the planning committee intends to hold a series of workshops on the city's new comprehensive plan. The workshops will be held on February 21st, February 28th, March 7th and March 14th. Announcements will be sent to members of the association. On February 10, 1979, the planning bureau is holding an all day workshop on the new comprehensive plan.

Kristy Bauman volunteered to report the Board's activities in the Northwest Neighbor.

It was announced that the Kiwanis Club had asked the NWDA to send a speaker to report on the activities in the neighborhood. Linda Ames has volunteered to be the speaker. It was announced that the Kiwanis Club does not permit women to be members and there was some discussion on whether or not the Board should send a speaker to that type of organization. Richard Senders moved that Linda be authorized to speak on the activities of the neighborhood and that she register a statement of protest, if she wishes, about the sexist policies of the Kiwanis Club. Mike Cronan seconded the motion. The motion passed unanimously.

The meeting then was adjourned.

Respectfully submitted,



GENERAL MEETING  
OF THE  
**NORTHWEST DISTRICT  
ASSOCIATION**

**TUESDAY**  
**FEBRUARY 13, at 7p.m.**

ON THE LOWER LEVEL OF THE N.W.  
SERVICE CENTER, 1819N.W. EVERETT  
ST. PLEASE ENTER ON 18 & 19 AVE.

- \* TOUR OF THE SERVICE CENTER AT 6:30
- \* INTRODUCING THE CITY'S DISCUSSION  
DRAFT OF THE COMPREHENSIVE PLAN
- \* NEIGHBORHOOD REVITALIZATION PROJECT  
WINDS UP: SUCCESS STORIES AND SUGGESTIONS
- \* NORTHWEST LOOKS AHEAD: WHATS BEEN  
HAPPENING AND WHAT MIGHT HAPPEN

PLUS

- \* NEIGHBORHOOD CREDIT UNION : \$25,000  
IN DEPOSITS WITH MORE TO COME
- \* MODELS OF THE SCULPTURES TO BE ERECTED  
IN COUCH AND MACLEAY PARKS
- \* REFRESHMENTS

EVERYONE IS INVITED. IF YOU  
AREN'T ALREADY A MEMBER AND YOU  
LIVE, WORK, OR OWN PROPERTY IN  
THE NEIGHBORHOOD YOU CAN JOIN.  
FOR INFORMATION CALL 223-3331

AGENDA

NORTHWEST DISTRICT ASSOCIATION

GENERAL MEETING

Tuesday, February 13, at N.W.S.C.

Welcome

Committee Reports

Social Concerns  
Transportation  
Planning  
Thurman-Vaughn Corridor  
Parks & Recreation  
Inter-Neighborhood Transit

Neighborhood Revitalization Project

Apple Tools Service Library

Northwest Neighborhood Federal Credit Union Update

Introduction of the Discussion Draft of the  
Comprehensive Plan

Good Neighbor Awards

What's happening in the Neighborhood

Thanks for Coming

MINUTES, NWDA MEETING

February 20, 1979

The meeting was called to order by Penny Davis, Co-President. The minutes of the previous meeting were distributed and approved.

Penny reported on the Silver Moon hard liquor license request. She said that even though City Hall approved the license, the city license director said that they probably would not approve their request. Penny said that the Dandelion Pub is requesting a Class A liquor license. After much discussion the Board moved to continue to review these requests and take action when necessary. The Board approved the Dandelion Pub's Class A request and will write a letter stating that we have no problem with their request.

Linda Ames mentioned that parking is a real problem in our neighborhood according to City Hall. After much discussion it was decided to have the arterial streets committee come to talk to us about their possible solutions. Don Hendrix suggested that we keep City Hall informed of what we are doing to correct the parking problems. Penny reported that Hillside Association wants to have an overlap with us on Cornell Road so that people can belong to either Hillside or NWDA. The Board approved the overlap for Cornell Road.

Penny mentioned that the neighborhood library will be located in the Credit Union office. Some pertinent data will still be kept in the NWDA office.

Christie Bauman said that the survey is due soon and then she hopes something will be done with the results.

Peg said that we still have the \$5,000 for Wallace Park improvement. Linda mentioned that the N.W. Kiwanis group is working on a youth project and it was suggested that they work on Wallace Park to improve it for youth. Linda will see what they might be interested in. Dick Leland talked about the NWDA and park and tree study. The Parks & Recreation Committee will come up with suggestions for usage of the park money.

The Board adjourned at 7:10 p.m.

Respectfully submitted,

Linda Ames, Secretary

Attendance - NWSA Board

2/20/79

Bonny Davis

Linda Ames

Dick Mc Garity

Laverne Moore

Donald Hendrix

Christine Bauman Rewrite Project

Lee Perlman guest

Ranney Wood

Peggy Herwood

Dave Heland guest

MINUTES, NWDA MEETING

February 20, 1979

The meeting was called to order by Penny Davis, Co-President. The minutes of the previous meeting were distributed and approved.

Penny reported on the Silver Moon hard liquor license request. She said that even though City Hall approved the license, the city license director said that they probably would not approve their request. Penny said that the Dandelion Pub is requesting a Class A liquor license. After much discussion the Board moved to continue to review these requests and take action when necessary. The Board approved the Dandelion Pub's Class A request and will write a letter stating that we have no problem with their request.

Linda Ames mentioned that parking is a real problem in our neighborhood according to City Hall. After much discussion it was decided to have the arterial streets committee come to talk to us about their possible solutions. Don Hendrix suggested that we keep City Hall informed of what we are doing to correct the parking problems. Penny reported that Hillside Association wants to have an overlap with us on Cornell Road so that people can belong to either Hillside or NWDA. The Board approved the overlap for Cornell Road.

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The Board adjourned at 7:10 p.m.

Respectfully submitted,

Linda Ames, Secretary

Table 7

PRELIMINARY RECREATION PROGRAM  
FOR THE NORTHWEST DISTRICT, PORTLAND, OREGON  
DESCRIPTION OF RECREATION ELEMENTS

<u>Recreation Element</u>	<u>Description</u>
New Active Recreation:	<p>Proposals for new, predominantly athletic-oriented facilities, services, and programs to service the Northwest District include:</p> <ul style="list-style-type: none"> <li>◦ Tennis Courts (outdoor and indoor)</li> <li>◦ Racquetball Courts</li> <li>◦ Swimming Pool</li> <li>◦ Exercise Facility</li> <li>◦ Bike Paths</li> <li>◦ Sports Center</li> <li>◦ Playgrounds</li> <li>◦ Dances/Dance Classes</li> <li>◦ Jogging Paths</li> </ul>
New Passive Recreation:	<p>Proposals for new, predominantly non-athletic facilities, services, and programs to service the Northwest District include:</p> <ul style="list-style-type: none"> <li>◦ Concerts/Theater</li> <li>◦ Arts &amp; Crafts Facilities</li> <li>◦ Library</li> <li>◦ Community Activities (i.e.; NW Fair, entertainment)</li> <li>◦ Parks</li> <li>◦ Picnic Areas</li> <li>◦ Street Trees/Landscaping</li> <li>◦ Park for Senior Citizens</li> <li>◦ Nature Trail</li> <li>◦ Rest Areas (benches, places to visit/talk)</li> <li>◦ Senior Citizen Activities (horse-shoes/ shuffleboard, etc.)</li> <li>◦ Indoor Parks</li> </ul>
Restorative Recreation:	<p>Repair and/or upgrading to existing recreation facilities, services, and programs presently operating in the Northwest District include:</p> <ul style="list-style-type: none"> <li>◦ Couch Park (undesirable people, underutilization, not clean, litter, dogs, vandalism, other).</li> </ul>



Table 7 (Continued)

Restorative  
Recreation (Cont'd.):

- Wallace Park (vandalism, rules not enforced, lack of swimming pool, parking problems, dogs).
- Washington Park (undesirable people, parking problems, dogs, vandalism, miscellaneous problems, crowded).
- Forest Park (litter).
- Couch Pool (crowded, cold water, limited hours of operation, poor up-keep).
- Chapman Tennis Courts (need improvement).

Table 8

PRELIMINARY PROJECT PROGRAM FOR NEW AND RESTORATED  
RECREATIONAL FACILITIES, SERVICES, AND PROGRAMS FOR THE NORTHWEST  
DISTRICT RECREATION MASTER PLAN

The Leland Company

<u>Project Description</u>	<u>Goal/Supporting Considerations</u>
Construct indoor tennis facilities at Chapman School / Wallace Park.	Respond to demonstrated demand for tennis facilities (#2 user priority).
Upgrade existing tennis courts at Chapman School.	Respond to demonstrated demand for tennis facilities (#2 user priority) and upgrade an existing recreational resource in the NW District.
Construct outdoor tennis courts (i.e.; Wallace Park, Chapman School, Couch Park, Macleay Park, under freeways, other alternative sites).	Respond to demonstrated demand for tennis facilities (#2 user priority) and through the use of evening recreational activity and night-lighting on the courts, increase park acceptance and activity and provide increased "safety" to other park users.
Construct a recreation/sports center for the Northwest District.	Provide a single major facility to serve the NW District with a range of active and passive recreational services and programs.
Construct a swimming pool.	Respond to demonstrated demand for swimming facilities (#1 user priority). Develop in conjunction with the recreation/sports center.
Prepare a Northwest District Recreation Resource Directory.	Respond to the need to provide the general public with information about the available and planned recreational resources in the NW neighborhood and city.
Establish a full-time position for NW District Recreation Coordinator.	Respond to the need to provide a single neighborhood contact (based in the neighborhood) to coordinate existing recreation providers, organize community recreation activities and events, other tasks as recommended by the Recreation Committee. Responds

Project Description

Goal/Supporting Considerations

Coordinator (continued).

to the need to establishing programs that can further the desired sense of community and promote people-oriented activities. (Could possibly be filled by the Community-School person).

Construct racquetball courts and/or platform tennis.

Develop in association with covered tennis courts to provide facilities for those interested in racquet sports but who do not wish to play tennis.

Implement the bike path program with phase I development on 17th street.

Implement, through a phased program, development of a bike path program adopted as part of the Arterial Streets Plan (30 June 1977). Provide bike "lock-ups" at bus stops.

Provide security to existing parks.

Implement, through discussion and negotiations with the Park Bureau, NWDA, and Police Bureau, a park administration and security program that responds to problems at Wallace, Couch, and Washington parks as cited by users.

Construct an exercise facility or provide exercise space in an existing facility.

Develop in conjunction with the proposed recreation/sports center and swimming pool.

Increase arts and crafts facilities

Encourage the expansion of existing arts and crafts facilities in the NW District as well as attract new arts and crafts providers to the district. Both publicly and privately sponsored facilities (i.e.; NW Service Center).

Construct a senior citizens park and activity area.

Develop a senior-oriented outdoor and activity area at the NW Service Center in conjunction with the senior social programs and services.

Provide additional litter baskets in parks.

Respond to complaints about litter in the NW District parks.

Establish a branch library.

Respond to the need for a branch library in the NW District (i.e.; at Northwest Service Center or Storefront).

<u>Project Description</u>	<u>Goal/Supporting Considerations</u>
Implement a street tree program.	Respond to the need for street trees, landscaping, and places to visit and rest (i.e.; benches in attractive surroundings).
Implement a street furniture program.	Same as above.
Upgrade Couch pool.	Respond to complaints of limited hours of operation, poor upkeep, crowded conditions, etc.
Provide additional lighting in parks, and other recreation areas (i.e.; Couch, Wallace, Chapman, etc.).	Respond to stated fears of vandalism, undesirable people, lack of respect of rules, general night safety to encourage more use of existing recreational resources.
Develop indoor parks.	Establish, through negotiation, development and operation of indoor parks for children (i.e.; pre-schoolers) and seniors. Explore such activities in public (schools) and quasi-public (churches) existing facilities.
Provide water fountains.	Develop water fountains in conjunction with bike baths, bus shelters, and rest areas.
Develop additional programs/services for the elderly.	Establish a historic buildings tour, sidewalk repair (to counter fear of falling/tripping when walking outdoors). Provide public restrooms, etc.
Improve basketball facilities at Couch Park/Chapman School.	Increase use of existing facilities and respond to demand for active recreation facilities.
Provide facilities and programs for community activities (i.e.; concerts, theater, bingo, gallery, etc.)	Using a facility such as the Northwest Service Center, develop activities and programs that respond to the stated need for human involvement and group-related experiences.

NORTHWEST DISTRICT ASSOCIATION BOARD MEETING MARCH 6, 1979

The meeting was called to order at 5:45pm by Peg Henwood.

The minutes of the previous meeting were approved.

Conrad weiler was introduced by Margaret. He is active in his neighborhood and is involved with the National Association of Neighborhoods. He has been very active in displacement activities. NAN is doing a project concerning displacement with VISTA. They are hiring VISTA volunteers for approximately \$5,000 a year. They will probably do some outreach and research. They hope to coordinate efforts with churches. They would be trained at a regional site (possibly Portland). The program will start in June. Conrad suggested if we are interested we should make our request. Conrad also suggested that we build a preliminary period into our request. We would do hiring of VISTA volunteers. Penny moved that NAN be told we are interested and that Rick, Rob and Sumner come up with a program and get back to the board at the next meeting. Dick McGarrity opposed, the board passed the motion.

Judy Heston introduced Jeff Larkin with the Neighborhood Livability Project (see attached). He would like our input and support. The project would be annually updated. The project can be used as a data base to correct services to meet the neighborhood needs.

Peg mentioned that the City of Portland is promoting travel to Sapporo Japan in August. Each person would pay their own way. Someone from the NWDA could be sponsored. Penny recommend that we publicize the event. The motion passed.

The Parks & Recreation committee recommended that HCD funds be spent in our parks on lights for a basketball court. The lights would cost approximately \$3,825.

Margaret mentioned that Couch is not used a great deal but that neighbors have said that they want a pool. We should recommend the pool be better publicized, look at the hours it is open, heat, etc. Margaret suggested we write a letter asking them to leave the pool available but improve conditions to increase usage. The board moved to send a letter to the city.

Penny advised that L'Escargot is requesting a Class A liquor license. Dick Senders moved that we approve the request for liquor license, motion failed. Penny moved that we write a letter saying we have no objections to their request, two abstentions, motion passed.

March 6 contd

Penny moved that the lighting be provided in Wallace Park and that a play stagecoach for \$400 difference. The \$400 to be raised through a fundraiser. Motion passed, with 1 opposed. Dick Senders would rather see more play equipment. Margaret will see if we can get more money from the city. If not, would they pay part.

Peg announced that Neighborfair is scheduled for July 22. It was suggested that all of NW be together.

Margaret said that city reports are all coming in at the same time for review within a short period of time. Dick Senders moved that a letter be drafted to the city to advise them that in the future we need more time to review important policy guidelines, the motion passed.

Dick Senders presented a letter the inter-neighborhood mass-transit committee would like to send to tri-met concerning the changes in the bus routes that affect NW Portland. They basically approved with a few exceptions.

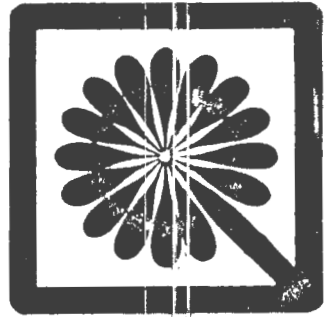
Mark Whitlow moved to ratify the Parks & Recreation letter, motion carried.

The meeting was adjourned at 7:15pm.

Respectfully submitted,

Linda Ames, Secretary

# Northwest District Association



*Let's Plan for Livability*



## BOARD MEETING AGENDA

March 6, 1979

- 5:15 p.m. Call to Order
- 5:30 VISTA Workers on Displacement Issue  
- Conrad Weiler
- 5:50 Neighborhood Liveability Project  
- Judy Heston
- 6:10 HCD Money for Wallace Park
- 6:25 Liquor License - L'Escargot
- 6:40 Neighborfair Planning
- 6:50 Tri-Met Westside Plan
- 7:00 Adjourn

\* \* \* \* \*

### GROUNDBREAKING FOR HOUSING ON FORMER TACO TIME SITE:

Everyone is invited to attend the groundbreaking this Monday, March 12th, at 2 p.m. at the corner of N.W. 19th & Hoyt. A chance to celebrate the tangible result of "neighborhood power."



NWDA, the Community Organization for Northwest Portland, Inc.  
817 Northwest 23rd Ave. / Portland Oregon 97210

MINUTES - NWDA BOARD MEETING

March 13, 1979

---

The meeting was called to order at 5:40 p.m. by Co-President Penny Davis. Penny introduced the purpose of the meeting: to consider the neighborhood's position concerning the Discussion Draft of the Comprehensive Plan, to be presented to the Planning Bureau at the Town Hall meeting on Thursday, March 15th, at Chapman School.

Rick Michaelson presented to the Board the attached "Draft" based on (1) the adopted N.W. District Plan, (2) responses from people attending the section workshops, and (3) from members of the NWDA Planning Committee.

Rob Phillips moved that the Board adopt the AXN and C2 zones for the central area. LaVerne Moore seconded the motion. Discussion on housing demolition issue followed. Mark Whitlow moved to amend the motion to add a 60-day waiting period on demolition of housing. Mary Boyle seconded the motion. The amended motion passed unanimously.

The Board discussed adopting the waiting period for all areas. Mark Whitlow moved to designate the Eastern Edge as a study area to give NWDA and the Northwest Improvement Committee (NIC) time to sit down and adjust the zoning to bring it into conformity with the adopted policies since it is obvious that the city's draft does not do so. Peg Henwood seconded the motion. It passed unanimously.

Mark moved that the Board designate the Thurman-Vaughn corridor as a study area and work jointly with the Northwest Industrial Neighborhood Association (NINA) to implement the policies which have been adopted for the corridor. The city's draft does not conform to these policies. Rob seconded the motion. It passed unanimously.

Mark moved to adopt the recommendation concerning rowhouses. Rob seconded. The motion carried, five in favor, two opposed.

Mark moved to adopt the recommendation on Transitional Areas A and B. Rob seconded. The motion passed unanimously.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Penny L. Davis  
Acting Secretary



MINUTES - NWDA BOARD MEETING

March 13, 1979

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The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Penny L. Davis  
Acting Secretary

Attendance - NWDA Board 3/13/79

<u>Name</u>	<u>Address</u>
Penny Davis	2374 N.W. Pettygrove
Mary Bayh	3443 SW Thurman
Peg Herwood	2829 N.W. Upshaw
Lorraine Moore	
Rob Phillips	1710 NW Hoyt
Ed Sullivan	2667 NW Raleigh
Pamela Hood	3425 NW Sawyer
Mark D. Whitlow	714 NW 24 <sup>th</sup> #6
George Samuelson	626 NW 14 <sup>th</sup>
Mike Conan	2360 NW KEARNEY
Steve Lowenstein	2536 NW Overton
Margaret Steadman	817 NW 23 <sup>rd</sup>
Staff	

# DRAFT

## VISION OF THE CITY

Portland should continue to be a city of diversity with a strong downtown and varied neighborhoods. Transit use should be strongly encouraged. Opportunities for varied housing types should be provided throughout the city. To deter the expansion of urban sprawl, to decrease Portland's dependence on the automobile, and to provide housing for all residents, areas of increased density should be provided in many locations. The burden of increased population should not fall disproportionately on any one or two areas.

The high density "downtown" should be restricted to within the freeway loop. Increased opportunities for housing should be encouraged in this area. The development pattern for the rest of the city should be nodal- centers of neighborhood commercial use and high density residential surrounded by rings of housing of gradually decreasing density. This development pattern will increase neighborhood strength, identity, and definition.

## VISION OF THE NORTHWEST NEIGHBORHOOD

Northwest should continue to maintain the patterns supported by the adopted Northwest Policy Plan. These policies should be included in the Comprehensive Plan and continue in effect. We want to continue the diversity of uses, strengthen the neighborhood retail areas, and allow for continued employment opportunities in the Northwest neighborhood. The identity of Northwest as an area separate and distinct from downtown should be maintained. A variety of dwelling types, including boarding houses, apartments, and one family dwellings, should continue to provide housing to a diverse residential population

CENTRAL AREA (Burnside to Overton, 19th to 23d)

Policy

Maintain neighborhood identity as an area separate and different from downtown. Continue the mood of Northwest as a city within the city. Maintain a mix of single family houses, apartment buildings, and rowhouses while allowing a moderate increase in density to absorb a fair share of the city's projected population increase. Permit conversion of existing residential units to non-residential use if the use proposed is substantially residential. Permit non-residential new construction if the new use is substantially residential

Maintain and strengthen the existing commercial cores of 21st and 23d Avenues. Encourage these as "neighborhood" commercial centers by encouraging pedestrian oriented businesses and discouraging auto oriented uses

Zones proposed in Discussion Draft

C2 (Pedestrian)  
AX (F.A.R. 6)

Zones proposed by neighborhood

C2 (Pedestrian)  
AXN (F.A.R. 3)

Reasons for change

AX to AXN- The proposed AX zone is designed to be a downtown zone. It allows both office and retail uses in all buildings. It is important in a neighborhood like Northwest that the existing retail areas retain their identity and remain viable. By allowing a dispersment of retail uses throughout the central area, the AX zone would weaken the commercial streets and break the existing successful pattern of quiet residential streets and commercial avenues. Office uses are more compatible with residential use than are retail uses, and we would like to allow for them in the central area. Therefore we would like to use the AXN zone for this area. This would limit the retail operations to the commercial zones, while allowing for the mix of housing and offices we'd like to encourage.

F.A.R. 6 to F.A.R. 3- The proposed AX density would allow Northwest to become filled with tall downtown-type buildings and become little more than an extension of downtown. An example of AX development given by the city for a 200X200 lot shows a 30 story apartment tower. Our own studies show that 15-20 story buildings could become common. The consensus at neighborhood meetings was that this area could stand an increase in density of about 50%. The average density of Central Area land in residential use is 73 units per acre. 150% of this is 110 units per acre. This translates to an F.A.R. of 2.4.

The densest completely developed block in Northwest (Johnson, Irving, 19th, 20th) has an F.A.R. of 1.8. The typical 3-story NW apartment building has an F.A.R. of 2.2. The tallest building in Northwest (Marshall Union Manor) has an F.A.R. of 3.]. The occasional older 6-story NW building has an F.A.R. of 2.8-3.2. The Discussion Draft Proposal of an F.A.R. of 6 is almost 3 times the density of the existing area.

Our proposal for a maximum F.A.R. of 3 was reached by examining the existing buildings on a block by block basis. If the entire area were developed to an F.A.R. of 3, it would produce a significantly greater density increase than desired. But, since development seldom reaches the maximum allowed on a neighborhood wide basis, and since existing buildings with an F.A.R. of 3 or less were seen as acceptable, this limit would allow development to flexibly produce the acceptable population increase.

It is true, as stated in the Discussion Draft Technical Document, that the existing AO zoning would allow the equivalent of an F.A.R. of 6. Therefore the Draft Proposal is not technically an upzoning. But at present the required parking and minimum lot sizes have made it impossible to approach the legal limit without producing open spaces on which to park and to serve as setbacks and separations. These site requirements have been dropped for the AX zone. This will make it much easier for denser development, and it therefore effectively constitutes a massive upzoning. A reduction in F.A.R. to 3 would counteract these changes without eliminating the flexibility they provide.

#### Proposed Boundary Change

Extend the AXN zone one half block north past Overton between 20th and 21st and on the half block east of 22nd (see map). These two small areas contain solid, well maintained residential structures directly adjacent to an area zoned AXN. By moving the boundary to midblock between Overton and Pettygrove, Overton street would remain a residential street and continue to be as quiet and pleasant as it is now. This particular area, although presently zoned for manufacturing remains entirely residential in character and should be so zoned.

MIXED APARTMENT MANUFACTURING ZONE: AXM

Purpose

To provide for a mixed use zone in areas that now serve a number of functions and/or are transitional between residential and industrial areas. This is a mixed use zone: 50% of a building's floor area may be in non-residential use: with a conditional use, 100% of a building's floor area may be in non-residential use

Permitted Uses

All uses permitted in the AXN zone

Up to 50% of a building's floor area may be in one of the following

Any uses permitted in the C4 zone

Any uses permitted in the C2 zone

Any uses permitted in the M3 zone

Conditional Uses

All non housing uses in addition to 50% of the floor area-The floor area conditional use shall be granted if the project is found to be in character with the mixed use of the area and is not detrimental to maintaining a mix

Any auto-oriented commercial uses shall require a conditional use

Churches, Hospitals, and other Institutional uses

Parking

Requirements shall be as in the M3 zone

Site Design

Requirements shall be as in the M3 zone

NEIGHBORHOOD HIGH DENSITY APARTMENT ZONE: AXN

Purpose

To provide high density housing opportunities at a neighborhood scale. To insure that the areas remain primarily residential while allowing for employment opportunities within the neighborhood.

Permitted Uses

One family houses

Two Family houses

Row houses

Apartment Dwellings

Boarding and rooming houses

The following uses with the limitation that only 20% of any structure in the AXN zone may be used for non-housing uses

Artists, writers, musicians, or dancers studios

Community clubs

Lodges

Professional offices

Conditional Uses

The previously listed non-housing uses may be granted another 20% of a building with a conditional use

The following may be permitted only with a conditional use, and may be allowed to use 100% of a building

Churches

Convalescent homes

Hospitals

Residential care facilities

Residential hotels

Schools

Home Occupations

Home occupations may be permitted as proposed in the Discussion Draft Technical Report. The space occupied by a home occupation need not be counted against the permitted 20% non-housing use

Parking

No off-street parking is required. Parking for commercial uses is limited to that permitted in the C-2 zone. Additional parking may be permitted for commercial use if all the parking is located under building or underground and is visible from neither the street nor from residential uses.

Design Requirements

Site requirements shall be the same as in the AX zone except that the maximum F.A.R. shall be 3

THURMAN VAUGHN AREA A

Policy

At 31st Avenue to approximately 100 feet west of 28th Avenue, and including the forestry center site; preserve and enhance existing medium and low density residential uses.

Zones Proposed in Discussion Draft

A 1.5

Zones Proposed by Neighborhood

A 1.5

THURMAN VAUGHN AREA B

Policy

From approximately 100 feet west of 28th Avenue to 26th Avenue, plus the south side of Thurman to 24th Avenue, NW Vaughn and the south side of Thurman to 24th Avenue, but excluding the Forestry Center site; preserve and enhance existing uses where possible. Permit and encourage construction of new residential units, and new commercial uses that are compatible with and supportive of, residential uses.

Permit expansion, or rebuilding, of existing nonresidential uses, as long as expansion of such uses does not exceed 100% increase in land area. Expansion must occur on contiguous parcels adjacent to the existing use, and within area B.

Zones Proposed in Discussion Draft

C 2

Zones Proposed by Neighborhood

AX with F.A.R. of 1.5

Reason for Change

The C2 Zone has very little to do with the policy for this area. About all it has going for it is that it fits what is there now. AX with its allowance for commercial in residential buildings comes much closer to encouraging the desired mixture of uses. It is true that there would be some non-conforming uses if this area were made AX, but at least AX fits the policy. An F.A.R. of 1.5 was chosen because it is similar in density to the adjacent A 1.5 zone and will allow new 2-3 story buildings that will fit well with what exists.



THURMAN VAUGHN AREA C

Policy

From 26th Avenue to 23rd Avenue between Vaughn and 100 feet south of Thurman, except the south side of Thurman west of 24th. Preserve and enhance the existing mixture of uses where possible. Encourage construction of new commercial uses. Permit expansion or rebuilding of existing industrial uses so long as expansion of such use does not exceed 100% increase in land area. Expansion must occur on contiguous parcels adjacent to the existing use.

Zones Proposed in Discussion Draft

C 2

Zones Proposed by Neighborhood

AXM

Reason for Change

The draft proposal does not fit the policies. It does nothing to encourage the existing mixture of uses and makes many of the uses nonconforming. AXM would allow for all the desired uses: maintain the existing mix, and do much to encourage the preservation of housing in the area. It would also allow for the expansion of housing in the area without placing an unfair burden on commercial and industrial interests.

TRANSITIONAL AREA A.

New Policy

Area bounded by NW 24th, 100 feet east of NW 23rd, NW Quimby to NW Vaughn (see map for exact boundary). Preserve and enhance a mixture of uses.

Zoning Proposed by Discussion Draft

C2 and M4

Zoning Proposed by Neighborhood

AXM

Reason for Change

It is important to maintain the linkage between 23rd Avenue and the Thurman-Vaughn area to foster a feeling of being a part of the same area. Although M4 does allow for housing and some commercial usage, it is not as flexible as the ASM in types of uses allowed. This area is really an extension of Thurman-Vaughn in character and has many of the same land use patterns. The AXM would keep all existing uses legal, and allow for expansion of all existing uses while preserving the existing linkage.

TRANSITIONAL AREA B.

New Policy

100 feet west of 23rd, 100 feet east of 23rd, from N.W. Northrup Street to N.W. Quimby approximately. Preserve and enhance the mixture of uses. Maintain 23rd Avenue as a neighborhood commercial street and linkage to Thurman-Vaughn.

Zoning Proposed by Discussion Draft

AX F.A.R. 6

Zoning Proposed by Neighborhood

AX F.A.R. 3

Boundary Change: Move AX boundary north to Quimby in the area from 24th to 200 feet east of 23rd Avenue, including existing housing on Pettygrove (Approximately - see map).

Reasons for Change

An F.A.R. of 6 is a downtown density. This area should have a density similar to the central area. The boundaries have been adjusted to reflect the location of existing housing and office uses.

MINUTES - NWDA BOARD MEETING  
MARCH 20, 1979

---

The meeting was called to order at 5:30 p.m. by Co-President Penny Davis. The minutes of the March 13, 1979, meeting were approved on a motion by Mark Whitlow which was amended by Nancy Wood per areas concerning rowhouses. The motion was seconded by Nancy Woods and passed with Richard Senders abstaining.

Bing Sheldon spoke on behalf of the Northwest Service Center Board regarding concerns of NWDA about the Service Center policies:

- 1) Staffing selections;
- 2) Building use and particularly use of the auditorium;
- 3) Service Center concern about the neighborhood.

Bing said that the Service Center Board has acted responsibly with regard to staff selection and building use, but emphasized that building overhead is costly and tenants must be paying tenants. He also emphasized the Service Center's desire to keep lines of communication to NWDA and the neighborhood open and viable. Generally agreed that NWDA had no business in Service Center hiring policies but that there appeared to be no basic problem between the two organizations.

A report was made by Mark Whitlow on the Planning Committee's action on Westover Land Corporation. He moved recommendation of Board approval of their request for variance upon the conditions (1) that the height of the units in the lower B area north not exceed the maximum height established in the drawings dated 3/4/79; and (2) the total number of units not exceed 220 even though now the number of units in Area B may go from 32 to 44. The motion was seconded by Richard Senders and passed unanimously.

Penny Davis reported on the Town Hall meeting held at Couch School concerning the Comprehensive Plan Draft.

Tuesday, May 15th, was established as the date for the annual meeting. A nominating committee was established consisting of Margaret Strachan from staff, Peg Henwood and possibly Linda Ames. The meeting committee will consist ~~in~~ of Donald Hendrix and Mike Cronan.

Margaret agreed to read a letter from the Board at the HCD hearing before City Council on March 21st concerning the lack of opportunity for citizen participation in this year's process.

The meeting was adjourned at 7:30 p.m.

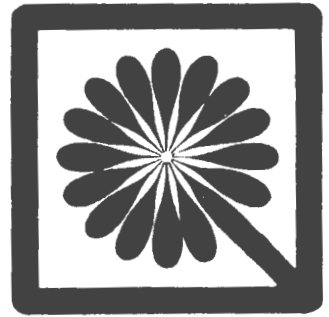
Respectfully submitted,

Mark Whitlow  
Acting Secretary

Attendance - NWDA Board Meeting 3/20/79

<u>Name</u>	<u>Address</u>
Penny Davis	2374 NW Pettygrove St.
Math D. Whitlow	714 NW 24th #6
Nancy Hood	3425 NW Savier
Dick McFarley	2427 N Marshall St
Richard Sanders	2756 NW Raleigh
Katherine Moore	2829 N.W. Upshur
George C. Sitelson	3035 NW Quimby
Lee Perlman	3662 SE Harrison St
Margaret Strachan	Staff

# Northwest District Association



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## AGENDA FOR THE MEETING OF THE BOARD OF DIRECTORS MARCH 20, 1979

- 5:15 p.m. Call to order
- 5:25 p.m. Minutes
- 5:30 p.m. Report on the Northwest Service Center  
- Bing Sheldon
- 5:50 p.m. Planning Committee Report - Condominium  
Development by Westover Land Corporation
- 6:10 p.m. Report on Town Hall Meeting held by Planning  
Bureau last week on the Comprehensive Plan Draft
- 6:20 p.m. Upcoming Events:  
Set date for May Annual Meeting and Election  
- Establish meeting and nominations committees
- Merchants Association forming: Contact Mike  
Ryerson of the Neighbor newspaper for more  
information
- Neighborfair - Mark off July 22nd on your calendar
- 6:25 p.m. N.W.D.A. Representative needed to attend H.C.D.  
(Housing and Community Development) Hearing at  
City Hall tomorrow at 2 p.m.
- 6:30 p.m. Adjourn due to fine weather

THE NEXT REGULARLY SCHEDULED BOARD MEETING IS ON TUESDAY, APRIL 3  
at 5:15 P.M.

NORTHWEST DISTRICT ASSOCIATION BOARD MEETING APRIL 2, 1979

The meeting was called to order at 5:35pm by Penny Davis.

Minutes of the March 20 board meeting were approved.

Jill McCarthy, Area Coordinator for Neighborhoods Against Crime spoke about abortion Clinic protest problems. She said that the Goose Hollow neighborhood will be having coffees to discuss problems and resources in their area. Park activity is increasing and our Parks are an area of concern. She asked the board to suggest areas in the NW to concentrate our efforts in. Jill requested names of people who might host block parties to inform neighbors of how we can all work together. It was suggested that she go through the NWDA list for names.

Mark Whitlow has resigned the chair of the Planning Committee and Rick Michaelson was approved as new chairperson.

The board approved reimbursement of film costs for the comprehensive plan accrued by Rick Michaelson.

Penny suggested that the neighbor of the year pictures be framed and hung in the office. The board approved.

Penny read the ordinance letter regarding the artwork in Wallace and Couch park concerning appropriation of funds. The board voted unanimously to support the request for funds.

The May 15 annual meeting agenda was reviewed.

The following committees were designated by the board to handle the following proposed city policies:

City-schools policy / Social Concerns Committee  
Housing Maintenance code/ Planning Committee  
Preliminary concentrated Economic  
Development Strategy & Economic  
Development Policy / Economic Development Committee  
Substandard Lot Ordinance/Planning Committee  
Comprehensive Plan / Planning Committee and the Board

Mark suggested all committee chairpeople should be board members.

Mark and Penny will review the By-laws and bring a draft to the April 17 meeting. The Changes will be posted in the neighbor and acted upon at the May General Meeting.

April 3 contd.

The nominating committee consists of Peg, Mary, Linda and Margaret from staff. They will bring a list of names for board positions to the April 17 meeting.

Tables will be set up for each committee similar to previous general meeting at the May general meeting.

The meeting was adjourned at 6:30pm.

Respectfully submitted,

Linda Ames, Secretary

Attendance  
NWDA Board Meeting 4/3/79

<u>Name</u>	<u>Address</u>
Penny Davis	2374 N.W. Pettygrove
Lobern Moore	2829 N.W. Upshur
Peg Henwood	
Jill McCarthy	
Nancy Kana	3425 NW SAWIER
Eric Mc Garity	2427 NW Marshall St,
Linda Ames	2276 NW Johnson





April 11, 1979

Chairman of NWDA Board

from Rob Phillips

Membership on Board

Due to demands on my business I wish to have the board appoint or nominate a new member to replace me.

Robert Phillips

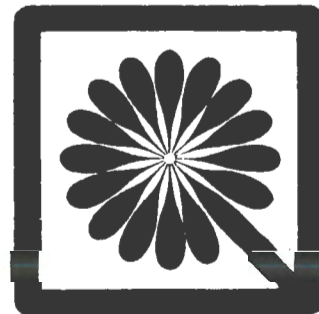
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**RENOVATION PROPERTIES**

1710 NW Hoyt  
Portland, Oregon 97209  
(503) 227-3892

REAL ESTATE

# Northwest District Association



*Let's Plan for Liveability*



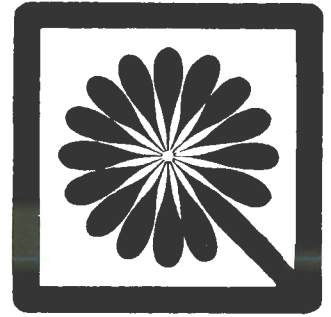
## NWDA AGENDA

### BOARD OF DIRECTORS

April 16, 1979

- |      |                             |
|------|-----------------------------|
| 5:15 | Call to Order               |
| 5:30 | Minutes                     |
| 5:45 | APPLE - Mary Pedersen       |
| 6:00 | Apartment House Demolitions |
| 6:15 | Nomiations Committee Report |
| 6:30 | By-Laws Revisions           |
| 7:00 | Adjourn                     |

# Northwest District Association



*Let's Plan for Liveability*



## NWDA AGENDA

May 1, 1979

- 5:15 p.m. Call to Order
- 5:30 Minutes
- 5:35 Nominations Committee Final Report
- 5:50 By-Law Amendments
- 6:05 Planning Committee  
17th and Everett  
23rd and Glisan
- 6:20 Parks and Recreation Committee Report
- 6:30 Liquor License Application  
2112 N.W. Kearney
- 6:35 Annual Meeting - May 15th, NWSC at 7:30 p.m.  
Committee Tables
- 6:40 Orientation for Board Members
- 6:45 Apartment Demolition Update
- 6:50 Cadillac-Fairview Development  
Neighborhoods Meeting scheduled for  
Monday, May 14th at 7:30, Lincoln High  
School Cafeteria
- 6:55 Drop-In Center for Mentally Ill  
Meeting on June 1
- 7:00 Adjourn

*File in minutes book*

MINUTES, NWDA BOARD OF DIRECTORS, MAY 1, 1979

The meeting was called to order at 5:35 p.m.

Penny outlined Board procedures for liquor license applications. Tom Hass and Mounir Ghobrial asked the Board to express non-objection to their application for a beer and wine license for the On the Nile Restaurant at 730 NW 21st (formerly the site of Amethyst and Bubalo's). Motion approved unanimously.

Minutes of May 1 Board meeting were unanimously approved with attached additions and corrections.

Michael Fisher of the Portland Planning Bureau discussed the Northwest Transportation Study which the Bureau will conduct. It is not known when the study will begin. He also discussed the progress of the 14th-16th Avenue project. He reported that because plans to lighten traffic on 18th and 19th will increase traffic on 16th to the detriment of businesses there, these plans are unlikely to win City Council approval.

Rick advised the Board on the status of the VISTA project sponsored by the National Association of Neighborhoods, and he distributed a schedule of objectives for the two VISTAs proposed for Northwest (attached). The Board unanimously approved sponsoring two VISTAs.

The Board unanimously approved payment of printing bill to Print-Right.

Rick reported for the Planning Committee. Concerning the building at ~~2361~~ NW Flanders, the Board unanimously approved writing a letter to the hearing officer opposing any use of the building for purposes other than housing. Concerning the building at ~~2363~~ NW Flanders, the Board unanimously approved writing a letter to the hearing officer supporting Dr. Ferrin's application for mixed use, subject to the conditions already agreed upon with the applicant and the additional condition that the housing space be rented out independent of the applicant's medical practice.

The Board agreed to meet on Sunday, June 3, at 2:00 at ~~3443~~ NW Thurman for an informal orientation-work session.

Penny distributed copies of a letter calling for a meeting of merchants on May 31. Peg moved that the Board direct Penny to announce at the meeting that NWDA has taken no official action regarding the formation of a merchants' committee and to report on the meeting to the Board. The motion carried--6 in favor (Linda, Dick, Winnie, Donald, Peg, Richard), 2 opposed (Rick, Mark), 2 abstentions (Joe, Penny).

The next Board meeting is scheduled for June 5, 1979.

The meeting was adjourned at 7:10.

Respectfully submitted,

  
Joe Hertzberg  
Secretary

MINUTES, NWDA BOARD OF DIRECTORS

May 1, 1979

The meeting of the NWDA Board of Directors was called to order at 5:30 p.m., Tuesday, May 1, 1979.

The report of the Nominating Committee of NWDA is attached to these Minutes. The state of nominees was adopted unanimously, and the list will be published in The Neighbor. Additional nominations will be taken from the floor at the annual meeting. Each candidate will be asked to attend and give some autobiographical information about himself, and letters will be sent to that effect by the Nominating Committee.

The proposed amendments to the NWDA By-Laws are attached to these Minutes. There were amendments made in 1976 which allowed for Co-Presidents with 7 to 11 at-large Board members and a full Board of not more than 16 members. Concerning the overlapping of NINA and NWDA boundaries, the decision was that the old NWDA boundaries would continue to be used. The new By-Laws would enlarge eligibility for NWDA membership to include employees of licensees or non-profit organizations in the area. Also, one co-president after serving his or her term of office may be retained on the Board should that be the ex-officer's wish. The three co-presidents would be composed of one new Board member, one current Board member and one additional from either category. Dick McGarrity moved that the current election procedures on voting by general members be retained for the upcoming annual meeting, with further discussion of election procedures to take place at a future meeting. The motion passed unanimously with Richard Senders abstaining. Motion was made to have Article VII on committees brought up for discussion at the annual meeting. The motion was passed by a unanimous vote.

Margaret Strachan gave a report on apartment demolitions in the area. One example was Consolidated Freightways which leveled two apartment buildings on N.W. Raleigh with no demolition permit and only a fine of \$54 assessed against them by the city. She stated that we need 34 acres for housing expansion. Consideration should be given to drawing up an agreement with Consolidated Freightways which would be similar to that between NWDA and Good Samaritan Hospital. The Planning Committee of NWDA will contact Consolidated Freightways concerning a potential formal agreement. There was unanimous approval of this approach. Peg Henwood also suggested that the collective neighborhood associations look into the question of demolition permits.

*additions & corrections adopted 5/22/79 are attached*

Mark Whitlow of the Planning Committee reported on several neighborhood concerns brought before their group. Rob Phillips was planning to move a house from 17th & Flanders to 17th & Everett in the Eastern Edge area. One floor would be residential and it would be in conformance with the NWDA Policy Plan. The Board voted to recommend approval of the project. There was also unanimous approval of Chown Hardware's expansion to 17th & Flanders. On 23rd & Glisan, West End, Ltd, has applied for a variance for sidewalk and setback for a showroom with underground parking; the Board voted unanimously in favor of the variance. A copy of a letter to West End is to be sent commending them for their design.

Peg Henwood reported for the Parks & Recreation Committee, stating that residents want swimming pools and tennis courts. The additional lights for Wallace Park have been opened for bidding. Their committee will follow up with the city as to use of the money allocated for Wallace Park.

The liquor license application for 2112 N.W. Kearney met with no objection, and the Board voted unanimously with Mike Crownin abstaining to notify the Liquor License Board of their acceptance of this request.

The Board approved the expenditure of \$50 for refreshments to be served at the annual meeting to be held May 15th at the Northwest Service Center.

There will be an orientation session for new members at Mary Boyle's house on June 3, 1979. The next meeting is scheduled for May 22nd, 1979.

Respectfully submitted,



Michael Crownin  
Acting Secretary

PROPOSED BY-LAW AMENDMENTS

FOR N.W.D.A.

to be considered at the Annual Meeting

ARTICLE I.

None

ARTICLE II - Membership and Eligibility

-- Section 1. Eligibility "non profit corporation,"

After "~~business licensee~~" insert the words, "or employee of such a licensee ~~or~~ corporation."

~~After "on the North by," delete "N.W. Nicolai Street," and insert, "N.W. Vaughn Street."~~

-- Section 3. Application

Delete the final sentence regarding notice, and add the following: "If an applicant is found not to meet the requirements of Article II, Section 1, notice of such failure shall be given by the N.W.D.A. in writing to the applicant within thirty (30) days of application."

ARTICLE III

-- Section 5. Voting

Delete "Within ten . . . N.W.D.A.," and insert "At the time of application for membership in the N.W.D.A., a . . ."

-- Section 7. Order of Business

Insert "Following registration," before "The order of . . . ." Delete item 2 "role call", and renumber remaining items.

ARTICLE IV - Board of Directors

-- Section 1. Number & Eligibility

Delete "seven (7)" and insert "eleven (11)" members at large. Delete "Three" and insert "Five", and delete "four" and insert "six" in the sentence concerning expiration of terms. Following ". . . shall consist of the . . ." delete "seven" and insert "eleven." Delete "President, Vice-President," and insert "three co-presidents."

see 1976 Amendments

-- Section 2. Chairman

Delete "chairman" from the section title and insert "chair." Add "One of," before "the elected...", delete "President" and insert "Co-Presidents."

see 1976 amendments

ARTICLE V - Officers

-- Section 1. Officers

Delete "a President, Vice-President," and insert "three

~~see 1976 amendments~~

MAY 1 1979

NWDA Nominating Committee report:

Peg Henwood, Linda Ames, Mary Boyle

PROPOSED SLATE:

OFFICERS:

Co-Presidents: Richard Senders            Mary Boyle            Rick Mickelson  
Secretary:            Joe Hertzberg  
Treasurer:            Ed Samuelson

BOARD MEMBERS:

Present Board Members not up for election:

Don Hendrix, La Verne Moore, Dick McGarrity

Present Board Members running for re-election:

Penny Davis, Peg Henwood, Mark Whitlow, Linda Ames

New candidates for board positions:

Winnie Francis, Steve Lowenstein, Ed Sullivan, Fred Chown





Attendance - NWDA  
Board Meeting, 5/1/79

<u>Name</u>	<u>Address</u>
Tommy Jarvis	2374 NW Pettygrove
Dick McGarity	2427 NW Marshall St
Mary Boyle	3443 N.W. Thurman
Robert Thompson	2829 N.W. Upshaw
Paul Wirth	714 NW 24 <sup>th</sup> St #6
Peg Greenwood	2011 NW Irving
Linda Ames	2276 NW Johnson
RICHARD SENDERS	2756 NW Raleigh
Michael Cronan	2360 NW KEARNEY

CHANGES IN MINUTES OF MAY 1, 1979 MEETING

**Additions:**

1. Bob Denton suggested an alliance between NWIA and Friendly House to work for the creation of a drop-in center for mentally ill. Peg will explore this possibility.
2. The Board approved writing a letter of support for Alpha House.
3. The Board unanimously accepted Rob Phillips' resignation.

**Corrections:**

1. Paragraph 2, second sentence: "state" should read "slate".
2. Paragraph 4, third sentence should read: "She stated that Consolidated Freightways wants 34 acres for expansion."

# Northwest District Association

## PROPOSED BY-LAW AMENDMENTS

The following proposed By-Law Amendments were approved by the N.W.D.A. Board of Directors on May 1, 1979, and will be placed before the N.W.D.A. membership at the Annual Meeting on Tuesday, May 15, 1979 at 7:30 pm at the Northwest Service Center, 1819 N.W. Everett Street.

Substitute the following sections for those presently adopted:

### ARTICLE II - MEMBERSHIP AND ELIGIBILITY

Section 1. Eligibility. Every person who has been a resident at least thirty (30) days, or property owner, or business licensee, or private nonprofit organization, or employee or such a business or organization shall be eligible for membership if such activities or rights take place within the following described property: that portion of the Northwest Section of the City of Portland, Oregon bounded on the South by West Burnside Street, on the East by the Stadium Freeway, on the North by N.W. Nicolai Street, and on the West by a line running 600 ft. West and parallel to Westover Road, Cornell Road, and easterly boundaries of Forest and McCleay Parks where it intersects with St. Helens Road.

Section 3. Application. Any person, business licensee, or private nonprofit organization desiring to become a member of the N.W.D.A. shall make such application in writing. Any person, business licensee, or private nonprofit organization which has made such application and who meets the requirements of Article II, Section 1, shall be admitted to membership. If an applicant is found not to meet the requirements of Article II, Section 1, notice of such failure shall be given by the N.W.D.A. in writing to the applicant within thirty (30) days of application.

### ARTICLE III

Section 5. Voting. Each member of the N.W.D.A. shall be entitled to one vote. Voting may be either viva-voce or by written ballot. At the time of application for membership in the N.W.D.A., a business licensee or nonprofit organization shall notify the Secretary of the corporation of the name of the person who shall exercise the voting right of that member, and may name such substitutes as may be desirable, all in the event of the absence of that particular person.

Section 7. Order of Business. Following registration, the order of business for any annual meeting shall be: (1) called to order (2) reading of minutes of previous meeting (3) reports (4) unfinished business (5) new business (6) program (7) adjournment.

(continued on other side)



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ARTICLE VII - COMMITTEES

Section 1. Standing Committees. The following shall be standing committees:

- a. Membership and Hospitality Committee; for purposes of maintaining and increasing membership in the N.W.D.A.
- b. Public Information Committee; for the purposes of communicating to the public the aims, goals, and actions of the N.W.D.A.

ELECTION BALLOT  
BOARD OF DIRECTORS  
NORTHWEST DISTRICT ASSOCIATION  
ANNUAL MEETING -- MAY 15, 1979

OFFICERS:

Co-Presidents (vote for three):

Mary Boyle \_\_\_\_\_

Rick Michaelson \_\_\_\_\_

Richard Senders \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Secretary: (Vote for one):

Joe Hertzberg \_\_\_\_\_

\_\_\_\_\_

Treasurer (Vote for one):

Ed Samuelson \_\_\_\_\_

\_\_\_\_\_

BOARD MEMBERS AT LARGE (vote for eight):

Linda Ames \_\_\_\_\_

Fred Chown \_\_\_\_\_

Penny Davis \_\_\_\_\_

Winnie Francis \_\_\_\_\_

Peg Henwood \_\_\_\_\_

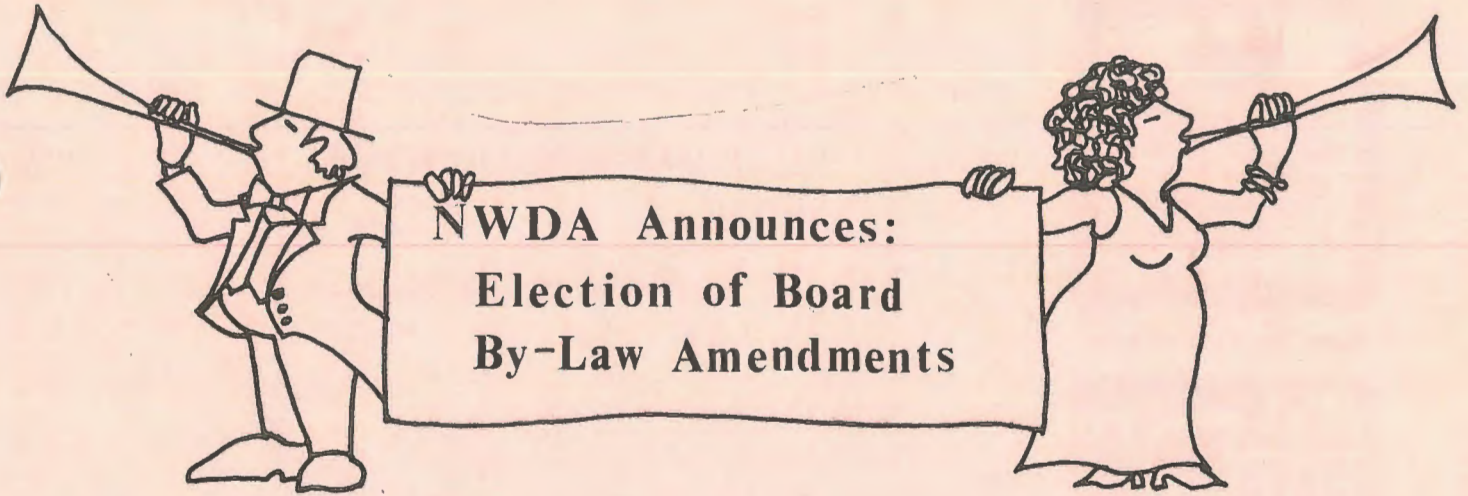
Steve Lowenstein \_\_\_\_\_

Ed Sullivan \_\_\_\_\_

Mark Whitlow \_\_\_\_\_

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

NOMINATIONS FROM THE FLOOR ARE WELCOMED.



ANNUAL MEETING

TUESDAY, MAY 15th, AT 7:30 P.M.

NORTHWEST SERVICE CENTER

1819 N. W. EVERETT STREET

(Use 18th Avenue Doors)

AGENDA:

Welcome  
Happy 10th Birthday, N.W.D.A.  
Election of Board of Directors  
By-Law Amendments  
Committee Tables and Refreshments

NOMINATIONS FOR THE BOARD:

Co-Presidents: Richard Senders, Mary Boyle, Rick Michaelson

Secretary: Joe Hertzberg

Treasurer: Ed Samuelson

Members at Large:

Present Board Members Running for Re-Election:

Linda Ames, Penny Davis, Peg Henwood,  
Ed Sullivan, Mark Whitlow

New Candidates: Fred Chown, Winnie Francis,  
Steve Lowenstein

\* \* \* NOMINATIONS FROM THE FLOOR ARE WELCOME \* \* \*

*Happy Birthday to Us!*  
*1969 - 1979*

## NWDA ANNUAL MEETING

May 15, 1979

The meeting, chaired by Co-President Peg Henwood, opened with remarks by Mark Whitlow on the agenda and anniversary date.

Steve Lowenstein spoke about the growth of the neighborhood association and growth of the neighborhood as it relates to today's and future economics. He emphasized that to stay in control we must become as self-sufficient as possible. He mentioned there are many other areas that we have not become involved in that we should pursue, i.e., food, energy, recycling and health. He said lots can be done at the legislative level. Most important, we must look to the condominium movement.

Penny introduced the By-Laws amendments proposed (see the attached). Regarding the amendments, Winnie made a motion concerning Article II, Section I, that people must be residents or property owners for at least 30 days before they would be eligible for NWDA membership. The motion carried by a unanimous vote. Joe Hertzberg brought up the question of scope of NWDA's membership, suggesting that volunteers in the area (e.g., credit union, Senior Center, etc.) be included as eligible for membership even though they do not live in the area. Penny suggested that the Board discuss this issue. Penny moved that the By-Law amendments be approved and, after a second, there was unanimous approval.

The Board candidates (list of nominees is attached) present gave statements about their backgrounds. At the request of the chair, Julia Pomeroy gave a statement for Fred Chown and Margaret Strachan presented information on Ed Samuelson and Ed Sullivan as those candidates were unable to attend the meeting. The nominations were closed as no more additional names were presented from the floor. It was moved and seconded to accept the slate presented. There was unanimous approval of the motion to accept the entire slate of candidates.

Treasurer's Report There is \$3,005 in savings, \$2,000 from an old alliance with Good Samaritan Hospital. \$1,000 is being held for legal battles. The Board spent about \$50-\$60 per month during the last year.

Peg Henwood congratulated the new Board members. It was announced that the NWDA Board meets on the first and third Tuesdays of each month with the next meeting being the following Tuesday. Peg introduced Steve Evered from Congressman AuCoin's office. He welcomed calls (221-2901) should anyone have needs to be addressed.

Peg mentioned the committee tables and made reference to the block meetings. Joe Hertzberg asked people to sign up for survey results should anyone be interested.

The meeting was adjourned at 8:50 p.m.

---

Linda Ames, Secretary

## NWDA ANNUAL MEETING

May 15, 1979

The meeting, chaired by Co-President Peg Henwood, opened with remarks by Mark Whitlow on the agenda and anniversary date.

Steve Lowenstein spoke about the growth of the neighborhood association and growth of the neighborhood as it relates to today's and future economics. He emphasized that to stay in control we must become as self-sufficient as possible. He mentioned there are many other areas that we have not become involved in that we should pursue, i.e., food, energy, recycling and health. He said lots can be done at the legislative level. Most important, we must look to the condominium movement.

Penny introduced the By-Laws amendments proposed (see the attached). Regarding the amendments, Winnie made a motion concerning Article II, Section I, that people must be residents or property owners for at least 30 days before they would be eligible for NWDA membership. The motion carried by a unanimous vote. Joe Hertzberg brought up the question of scope of NWDA's membership, suggesting that volunteers in the area (e.g., credit union, Senior Center, etc.) be included as eligible for membership even though they do not live in the area. Penny suggested that the Board discuss this issue. Penny moved that the By-Law amendments be approved and, after a second, there was unanimous approval.

The Board candidates (list of nominees is attached) present gave statements about their backgrounds. At the request of the chair, Julia Pomeroy gave a statement for Fred Chown and Margaret Strachan presented information on Ed Samuelson and Ed Sullivan as those candidates were unable to attend the meeting. The nominations were closed as no more additional names were presented from the floor. It was moved and seconded to accept the slate presented. There was unanimous approval of the motion to accept the entire slate of candidates.

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Peg mentioned the committee tables and made reference to the block meetings. Joe Hertzberg asked people to sign up for survey results should anyone be interested.

The meeting was adjourned at 8:50 p.m.

---

Linda Ames, Secretary



ELECTION BALLOT  
BOARD OF DIRECTORS  
NORTHWEST DISTRICT ASSOCIATION  
ANNUAL MEETING -- MAY 15, 1979

OFFICERS:

Co-Presidents (vote for three):

Mary Boyle \_\_\_\_\_  
Rick Michaelson \_\_\_\_\_  
Richard Senders \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Secretary: (Vote for one):

Joe Hertzberg \_\_\_\_\_  
\_\_\_\_\_

Treasurer (Vote for one):

Ed Samuelson \_\_\_\_\_  
\_\_\_\_\_

BOARD MEMBERS AT LARGE (vote for eight):

Linda Ames \_\_\_\_\_  
Fred Chown \_\_\_\_\_  
Penny Davis \_\_\_\_\_  
Winnie Francis \_\_\_\_\_  
Peg Henwood \_\_\_\_\_  
Steve Lowenstein \_\_\_\_\_  
Ed Sullivan \_\_\_\_\_  
Mark Whitlow \_\_\_\_\_

NOMINATIONS FROM THE FLOOR ARE WELCOMED.

MINUTES, NWDA BOARD OF DIRECTORS, MAY 4, 1979

The meeting was called to order at 5:35 p.m.

Penny outlined Board procedures for liquor license applications. Tom Hass and Mounir Ghobrial asked the Board to express non-objection to their application for a beer and wine license for the On the Nile Restaurant at 730 NW 21st (formerly the site of Amethyst and Bubalo's). Motion approved unanimously.

Minutes of May 1 Board meeting were unanimously approved with attached additions and corrections.

Michael Fisher of the Portland Planning Bureau discussed the Northwest Transportation Study which the Bureau will conduct. It is not known when the study will begin. He also discussed the progress of the 14th-16th Avenue project. He reported that because plans to lighten traffic on 18th and 19th will increase traffic on 16th to the detriment of businesses there, these plans are unlikely to win City Council approval.

Rick advised the Board on the status of the VISTA project sponsored by the National Association of Neighborhoods, and he distributed a schedule of objectives for the two VISTAs proposed for Northwest (attached). The Board unanimously approved sponsoring two VISTAs.

The Board unanimously approved payment of printing bill to Print-Right.

Rick reported for the Planning Committee. Concerning the building at <sup>2325</sup>2361 NW Flanders, the Board unanimously approved writing a letter to the hearing officer opposing any use of the building for purposes other than housing. Concerning the building at ~~2363~~ NW Flanders, the Board unanimously approved writing a letter to the hearing officer supporting Dr. Perrin's application for mixed use, subject to the conditions already agreed upon with the applicant and the additional condition that the housing space be rented out independent of the applicant's medical practice.

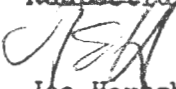
The Board agreed to meet on Sunday, June 3, at 2:00 at 3443 NW Thurman for an informal orientation-work session.

Penny distributed copies of a letter calling for a meeting of merchants on May 31. Peg moved that the Board direct Penny to announce at the meeting that NWDA has taken no official action regarding the formation of a merchants' committee and to report on the meeting to the Board. The motion carried--6 in favor (Linda, Dick, Winnie, Donald, Peg, Richard), 2 opposed (Rick, Mark), 2 abstentions (Joe, Penny).

The next Board meeting is scheduled for June 5, 1979.

The meeting was adjourned at 7:10.

Respectfully submitted,

  
Joe Hertzberg  
Secretary

CHANGES IN MINUTES OF MAY 1, 1979 MEETING

**Additions:**

1. Bob Denton suggested an alliance between NWIA and Friendly House to work for the creation of a drop-in center for mentally ill. Peg will explore this possibility.
2. The Board approved writing a letter of support for Alpha House.
3. The Board unanimously accepted Rob Phillips' resignation.

**Corrections:**

1. Paragraph 2, second sentence: "state" should read "slate".
2. Paragraph 4, third sentence should read: "He stated that Consolidated Freightways wants 34 acres for expansion."

# Attendance - NWDA Board Meeting

## Board Members

Tommy Davis	2374 NW Pettygrove
LINDA AMES	2276 NW JOHNSON
Joe Hertzberg	2467 NW Savier
<del>Lee Perleman</del>	
Dick McGarrity	2427 N.W. Marshall St 97210
Winnie Francis	2155 NW Glison 97210
RICK MICHAELSON	2227 NW JOHNSON 97210
Donald Hendrix	2182 NW Hoyt #14 97210
Peg Henwood	2011 NW Irving 97209
Richard Smard	2756 NW Bailey 97215
Mary Boyle	3443 N.W. Thurman 97210
Ed Sullivan	2667 NW Raleigh 97210
M.W. White	714 NW 27 <sup>th</sup> #6 97210

## Guests

Phyllis L Bottomly	2534 NW Northrup
Sylvia McGarrity	2427 NW Marshall
<del>Lee Perleman</del>	3562 SE Harrison
Cora Van Suringen	120 N.W. Juniper Pl.
Tom HASS Mountain Global	730 N.W. 21 <sup>st</sup>
Robert Buller	2078 NW Everett

## VISTA DISPLACEMENT PROJECT

### OBJECTIVES

#### QUARTER I

VISTAs attend regional training  
Local training/orientation  
Assess existing information  
Identify interested and potentially interested  
pre-existing groups and organizations  
Contact 25 groups and determine their areas  
of concern  
Integrate information and assess gaps in information  
Seek information to fill gaps  
Develop fact sheets for displaced and potentially  
displaced  
Distribute 1,200 fact sheets  
Make project known through six stories in  
neighborhood and area media

#### QUARTER II

Outreach to displaced and potentially displaced  
Do door-to-door follow-up on fact sheet distribution

1. Administer 200 surveys to find detailed  
information on the problem
2. Provide support and aid to those in  
immediate need (50 per quarter)
3. Inform and organize 300 residents to  
fight displacement

Build coalition of 10 interested groups  
Evaluate progress to date - refine and reassess

#### QUARTER III

Organize and hold anti-displacement workshop

1. Research techniques from 21 other cities
2. Identify pressure points in existing system
3. Formulate anti-displacement strategy
4. Submit strategies to NAN

Strengthen coalition of organizations

#### QUARTER IV

Implement strategies developed at conference  
Evaluate and submit successful strategies to NAN

NWDA BOARD MEETING

May 22, 1979

AGENDA

- 5:30 OLCC Application - Restaurant "On The Nile"
- 5:45 14th & 16th Interchange - Michael Fisher
- 6:00 Proposed VISTA Project - Rick Michealson
- 6:15 Authorization for payment - Printing
- 6:20 Planning Committee Report
- 6:30 Orientation - Work Session
- 6:40 ANNOUNCEMENTS
  - Chair/Neighborfair
  - Credit Union - Speakers Bureau
  - Merchant's Committee Search
  - Economic Development Conference  
June 2 - PSU
  - Means of setting Agenda
- OTHER
- 7:00 Meeting Adjourned

22

CHANGES IN MINUTES OF MAY 7, 1979 MEETING

**Additions:**

1. Bob Denton suggested an alliance between NWIA and Friendly House to work for the creation of a drop-in center for mentally ill. Peg will explore this possibility.
2. The Board approved writing a letter of support for Alpha House.
- ~~3. The Board unanimously accepted Rob Phillips' resignation.~~

**Corrections:**

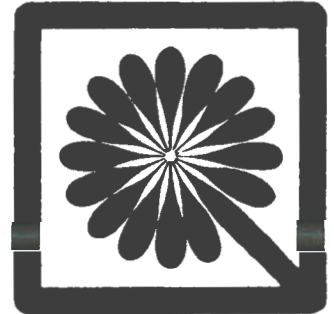
1. Paragraph 2, second sentence: "state" should read "slate".
2. Paragraph 4, third sentence should read: "He stated that Consolidated Freightways wants 34 acres for expansion."

# Northwest District Association

## NWDA AGENDA

June 5, 1979

- 5:30 pm Call to Order
- 5:35 Minutes
- 5:40 City Representative
- 5:55 Report on VISTA Projecty
- 6:10 Land Use Issues
- Motel
- Eastern Edge Comprehensive Plan
- Hobbs Appeal
- Rosenbaum
- 6:35 Neighborfair
- 6:45 Authorization to Pay Annual Fee for Corporation Report
- 7:00 Adjourn



*Let's Plan for Liveability*





NWDA BOARD MINUTES

June 5, 1979

The meeting was called to order at 5:35 p.m. The minutes of the May 22, 1979, meeting were approved as read.

The Board appointed Rick, Joe, Margaret Strachan and Sumner Sharpe to supervise the VISTA volunteers who will be part of the National Association of Neighborhoods Displacement Project.

Ann Wetzel and Eric Hovee from the Portland office of Planning and Development gave the Board a presentation on the city's proposed Economic Development Policy.

Margaret reported on the current status of the Carriage Inn Condominiums/Apartments/Motel on Northrup between N.W. 20th and 21st. The Board unanimously authorized our attorneys (Mark Whitlow, Ed Sullivan and Charles Duffy) to take legal action in this matter on our behalf.

Rick reported that the hearing officer has recommended a five year revokable permit for 2335 N.W. Flanders to be used as a travel agency. The Board unanimously voted to appeal the hearing officer's decision on the grounds that a business in that location is contrary to the Northwest District Policy Plan. Rick also reported on the status of the Comprehensive Plan in the Eastern Edge.

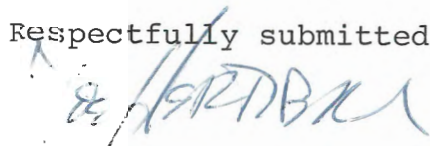
Rick introduced a discussion of the building at 2341 N.W. Everett which faces possible demolition and the owner of which proposes to renovate principally as office space. The Board unanimously supported a resolution proposed by Winnie: (1) we oppose demolition of the building; (2) we want the building kept in residential use; and (3) we would like a 60 day delay in the demolition proceedings.

The Board voted unanimously to pay the fee required to file our corporation report. The Board also voted unanimously to meet at 5:45 p.m. the first three Tuesdays of each month.

Joe Gallagher discussed the recent trial extension of Tri-Met Route 77. The Board voted unanimously to endorse the extension and to sponsor a mailing to selected persons and organizations in its support.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

  
Joe Hertzberg, Secretary

# Attendance June 5, 1979

Joe Hertzberg 2467 NW Savier

~~Peg Hertzberg~~

Ed Samuelson 2455 NW Overton PDX 97210

Donald Hendrix 2135 NW Flanders #302

Fred Chown 2248 NW Hoyt

Winnie Francis 2155 NW Alison

~~Rich McHardy 2477 NW Marshall St 97210~~

~~Walt D. White 714 NW 24~~th~~ 6 97210~~

~~714 NW 24~~th~~ 6 97210~~

T. Austin Chown 2248 NW Hoyt 97210

Steve Lowenstein 2536 NW Overton

RICK MICHAELSON 2227 NW JOHNSON

Richard Sanders 2756 NW Raleigh

Staff

~~Margaret Stouffer~~  
~~Joe Gallagher~~

Guests

Eric Hovee, City of Portland

Ana Wisi, City of Portland

Bert B. Lee 2028 NW Everett

Lee Perkillaninous 3562 SE Harrison

Sylvia McGreedy 2421 NW Marshall

Joe Gallagher 708 NW 19th



NWDA BOARD MEETING

JUNE 19, 1979

AGENDA

- 5:45 PARKS & RECREATION REPORT - PEG HENWOOD
- 6:15 UPDATE ON VISTA - RICK MICHEALSON
- 6:30 KATE FIFELD, URBAN INDIAN CENTER -  
GOVERNOR'S FOOD DRIVE
- 6:45 CITIZEN INVOLVEMENT COMMITTEE -  
BUREAU OF PLANNING
- 6:50 NEIGHBORFAIR UPDATE
- 6:55 OTHER MATTERS
- 7:00 MEETING ADJOURNED

*10/24*  
~~July~~ ~~10/24~~ ~~10/24~~ # # #  
*Parks & Rec. Report*



MINUTES, NWDA BOARD OF DIRECTORS

July 3, 1979

The meeting was called to order at 5:45.

Winnie and Penny suggested that the neighborhood look into the possibility of forming a Community Development Corporation (CDC) to further economic development objectives. The Board voted unanimously to include a presentation and discussion concerning CDC's at the next general meeting of NWDA.

Dick reported that members of the Planning Committee felt a conflict of interest in considering a proposal to develop the Linnea Hall property (2066 N.W. Irving) for mixed commercial and residential uses. Rick Michaelson and Rob Phillips - the prospective developers - are both members of the Planning Committee. Therefore, the Board conducted a hearing on the proposal. The developers propose to remodel the front portion of the building for office space, and to construct three townhouses in the rear. They envision construction of the residential portion to begin within 18 months of completion of the commercial portion. Their proposal involves several requests for conditional use permits.

Both Rick and Linda indicated that they would not participate in any votes on this matter due to conflicts of interest.

Mark moved that the Board support the application subject to the condition that the developers agree to commence the housing construction within six months of the completion of the commercial space. The motion failed: 4 in favor, 6 opposed, 1 abstaining. Those in favor were Penny, Dick, Mark, LaVerne; opposed were Peg, Joe, Steve, Fred, Winnie, Richard; abstaining was Linda.

Joe moved that the Board ask the Hearings Officer for a two-week setover and that we invite the developers to join us in this request. The motion carried: 6 in favor, 3 opposed, 1 abstaining. Those in favor were Peg, Steve, Fred, Winnie, Richard, Joe; opposed Penny, Linda, Mark; abstaining Dick.

Rob Phillips stated that he would not join the Board in requesting a set-over. Several Board members indicated that the probability of the Hearings Officer granting a setover was slight and that the Board should be prepared to take some position in case there was no setover.

Fred moved that the Board support the application without reservation. The motion failed: 0 in favor, 7 opposed, 3 abstaining. Those opposed were Peg, Steve, Fred, Winnie, Richard, Mark, Joe; abstaining: Penny, Linda, Dick.

Steve moved that if the Hearings Officer does not grant a set-over, the Board oppose the application. The motion carried: 6 in favor, 3 opposed, 1 abstaining. Those in favor were Fred, Steve, Richard, Winnie, Peg, Joe; opposed Mark, Dick, Penny; abstaining Linda.

Some discussion followed concerning both the necessity of presenting at the hearing substantive reasons for the Board's opposition to the application and also the desirability of further consideration of the issue. Peg moved that the Board have a special meeting on Thursday, July 5th, at 5:45 p.m., in order to reconsider the issue and that we invite persons to join us who have expertise in the area but who have no interest in this property (specifically, Edgar Waehrer). The motion carried: 7 in favor, 1 opposed, 1 abstaining. Those in favor were Penny, Dick, Fred, Peg, Winnie, Steve, Joe; opposed Mark; abstaining Linda.

The meeting was adjourned.

Respectfully submitted,

  
Joe Hertzberg  
Secretary

NWDA BOARD MEETING

July 3, 1979

AGENDA

- 5:45 LINNA HALL - Development Proposal  
Rob Phillips & Rick Michealson
- 6:15 Community Development Corp. Proposal  
Penny Davis & Winnie Francis
- 6:30 Treasurer Reports - Motions
- 6:40 Parks & Rec. - Peg Henwood
- 6:45 Review of Housing & Community Dev. Program
- 6:50 Letter from concerned neighbor
- 6:55 Other Discussion from Floor
- 7:05 Meeting Adjourned

# # #



NWDA BOARD OF DIRECTORS

SPECIAL MEETING

July 5, 1979

The meeting was called to order at 5:50 by Mary Boyle, Co-Chairperson.

The purpose of this special meeting was to further discuss the proposal by Rick Michaelson and Rob Phillips to develop the property at 2066 N.W. Irving (Linnea Hall) for a mixture of office and residential uses.

Rick Michaelson indicated that he would not participate as a Board member in this meeting due to his clear conflict of interest. There followed a discussion of Linda's possible conflict of interest. As a realtor she had a client at one time who was interested in purchasing and developing the same property. Winnie Francis moved that the Board declare its opinion that Linda Ames had no conflict of interest and its desire that she fully participate in debate and decision making on this issue. The motion carried: 6 in favor; 2 opposed; 2 abstaining. Those in favor were Mark Whitlow, Winnie Francis, Richard Senders, LaVerne Moore, Dick McGarrity and Peg Henwood; opposed Fred Chown, Joe Hertzberg; abstaining Penny Davis, Linda Ames.

Because applications for conditional uses and variances are ordinarily considered in detail by the Planning Committee and not the Board, a number of procedural questions arose at our regular meeting on July 3rd. Mark Whitlow and Penny Davis discussed the approaches to land use issues which have been most fruitful in the past. (Their outlines are attached.)

The Board discussed the Linnea issue, with particular attention to the question of whether the property could be developed for housing. During the Board's discussion, Dick McGarrity submitted a letter (attached) citing the section of the Policy Plan which he viewed as central to the issue. Winnie Francis and Rick Michaelson took issue with Dick's interpretation of this section.

The Board received a letter from David C. Blockson (attached) in opposition to the development proposal. Mr. Blockson also expressed his opinion orally. The Board received a petition (attached) from six residents of the immediate area of the property in opposition to the development proposal.

Penny Davis moved that the Board rescind its two measures concerning the proposal which were adopted at the July 3rd meeting and that the Board support the conditional use application subject to the condition

July 5, 1979

that the residential construction begin within six months of the completion of the commercial construction. The motion carried: 6 in favor; 4 opposed; 2 abstaining. Those in favor were Mark Whitlow, Steve Lowenstein, LaVerne Moore, Penny Davis, Dick McGarrity, Joe Hertzberg; opposed Winnie Francis, Richard Senders, Fred Chown, Peg Henwood; abstaining Linda Ames, Ed Sullivan.

The Board then discussed the variance applications and particularly the parking issue. Steve moved that the Board support the application for variances. The motion carried: 5 in favor, 2 opposed, 1 abstaining. Those in favor were Penny Davis, Dick McGarrity, Joe Hertzberg, Mark Whitlow, Steve Lowenstein; opposed Richard Senders, Fred Chown; abstaining Linda Ames.

Steve Lowenstein suggested that our discussion clearly indicated a need for the Board to undertake several tasks in the near future: first, to develop rules clearly dealing with conflicts of interest; second, to develop a clear standard by which to judge proposals for the development of properties which are not now in residential use (~~the Board informally agreed that the crucial test is whether the property could be used for housing~~); third, to explore ways in which residents can be given preference in parking. Linda suggested that the Linnea issue clearly indicated a need for the Board to review the structure and processes of the Planning Committee.

The meeting was adjourned at 7:20.

Respectfully submitted,

  
Joe Hertzberg  
Secretary

(Attendance Sheet Attached)

NWDA BOARD MEETING

JULY 10

AGENDA

- 5:45 MINUTES
- 5:50 TREASURER'S REPORT
- 6:00 PARK & RECREATION REPORT
- 6:15 WORKSHOP - DISCUSSION
- 6:25 STANDING COMMITTEES  
MEMBERSHIP  
INFORMATION
- 6:30 NEIGHBORHOOD NEEDS
- 6:40 OTHER DISCUSSION
- 6:55 MEETING ADJOURNED

MINUTES, NWDA BOARD OF DIRECTORS

July 10, 1979

The meeting was called to order at 5:45.

Winnie Francis moved that the phrase "the Board informally agreed that the crucial test is whether the property could be used for <sup>housing</sup> residential purposes" be deleted from page 2 of the July 5th minutes on the grounds that it was not necessary. The motion carried with one dissenting vote (Senders). The Board unanimously approved the amended minutes of July 5 and the minutes as submitted of June 19 and July 3.

Ed Samuelson reported on some aspects of the treasury. The Board unanimously approved his motion that the NWDA Economic Development Committee report to the Board within 45 days on the status of its checking account, particularly its purposes and procedures. The Board also unanimously approved his motion that all monies disbursed by NWDA be approved by the Board and recorded in the minutes of the Board, and that all requests for disbursements be accompanied by a "Payment Approval Request" (form attached). He also submitted a memorandum (attached) concerning his upcoming report on the state of the treasury. The Board unanimously approved a motion directing Mary Boyle and Joe Hertzberg to complete the forms necessary to appoint Samuelson signator on NWDA's savings and checking accounts.

The Board discussed the Parks and Recreation report and unanimously approved a motion to adopt the report and add a cover letter detailing specific recommendations and changes. Peg Henwood will draft this letter and submit it at the next meeting.

Following a discussion concerning the Board's direction, two committees were formed: Senders, Francis and Hertzberg will report next week on the possibility of setting up workshops on goals and objectives, neighborhood needs and land use for the Board and the neighborhood at large; Boyle, Samuelson and Chown will develop proposals concerning the Membership and Information Committees.

Henwood announced that Friendly House will be operating a drop-in program for chronically mentally ill persons in the neighborhood. The program will begin on a limited basis at Friendly House on Saturday, July 21st.

Linda Ames reported for the Neighborfair Committee. She asked for a pick-up truck and a take down crew for Sunday. Concerning NWDA sponsorship with Mike Ryerson for a poster to be sold at

July 10, 1979

Neighbofair, Ed Samuelson moved not to front the money for the poster. Linda Ames seconded the motion. The vote was 4 in favor of the motion, 2 against and 1 abstention. The booth will serve frozen yogurt and sandwich-by-the-inch for a money maker.

Dick moved to adjourn the meeting at 7:15 p.m. Linda Ames seconded the motion, and it passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Joe Hertzberg".

Joe Hertzberg  
Secretary

**O'DONNELL, RHOADES, GERBER & SULLIVAN**

ATTORNEYS AT LAW

811 N. W. 19TH AVENUE

PORTLAND OREGON 97209

(503) 222 4402

CANBY OFFICE

181 N. GRANT, SUITE 202

CANBY, OREGON 97013

(503) 266-1149

PLEASE REPLY TO

PORTLAND OFFICE

MARK P. O'DONNELL  
GARY E. RHOADES  
THOMAS A. GERBER  
EDWARD J. SULLIVAN  
CHARLES P. DUFFY  
TIMOTHY RAMIS  
CHARLES J. HUBER  
MARTHA M. HICKS

July 19, 1979

JUL 20 1979

Ms. Linda Schuman  
315 City Hall  
1220 S. W. Fifth Avenue  
Portland, Oregon 97204

Dear Ms. Schuman:

In view of the ongoing investigation by your office concerning the alleged motel on Northrup Street between N. W. 20 and N.W. 21st Avenues, the Northwest District Association will hold off from any legal proceedings on this matter until the City has thoroughly investigated the same, which, you have indicated should be complete at the end of August.

I would appreciate hearing from you with regard to what action, if any, the City decides to take at that time.

Sincerely,

Edward J. Sullivan  
EJS:mch

cc: Northwest District Association

NWDA BOARD OF DIRECTORS MEETING--JULY 24, 1979

The meeting was called to order by Mary Boyle at 5:45 p.m. Sullivan moved that the minutes of July 10 be approved, with "residential purposes" changed to "housing" in the second paragraph. Unanimously approved. Sullivan moved the adoption of the May 15 minutes, and the motion was approved un animously.

Davis reported that the NWDA Economic Development Committee bank account contains mostly funds granted by the McKenzie River Gathering for the purpose of producing and distributing a newsletter for the Credit Union. A detailed accounting is forthcoming. She also reported that she, Winnie Francis, and Mary Irvine are now engaged in reactivating the committee and that a meeting is scheduled for August 6.

Henwood read the letter concerning the Board's support for the Parks and Recreation report. Davis moved that we send the letter, with the addition of specific mention of Couch, Wallace, and Macleay Parks.

Hertzberg reported on the "Board Workshop" Committee. Henwood moved that the Board devote the evening of September 11, from 5:45 to 9:00, to a workshop on neighborhood goals and objectives. The motion was approved with one dissenting vote (Michaelson). Because a large number of Board members want to have a workshop on land use issues, one will be scheduled. Michaelson will report on plans at the next meeting.

Sullivan reported that the city is actively considering the Carriage Inn situation, so no action on our part is now required. The city will act by the end of August. (Our letter of confirmation is attached.)

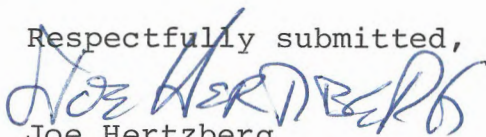
Boyle reported that there are plans to construct a 7-11 on the corner of SW St. Clair and Burnside. The Board discussed the idea of commenting on the application for a liquor license, even though the site is across Burnside. Michaelson moved that the Board write a letter indicating that we share the concerns of the Goose Hollow Foothill League and are concerned with the traffic which would be generated within the Northwest District. The motion failed: 3 in favor, 7 opposed. In favor were Chown, Moore, Hertzberg; opposed were Davis, Sullivan, Samuelson, Michaelson, Francis, McGarrity, Henwood. Sullivan moved to table the discussion, in the absence of any action yet by GHFL. The motion was approved unanimously.

The Uptown merchants are planning a street fair and have asked to use the Neighborhoods West/Northwest insurance coverage in order to meet city requirements for street closure. Samuelson will attend their meeting and report back to the Board.

Hertzberg moved that we ask the APPLE Tool and Service Library to report to the Board on their activities within 45 days. Approved unanimously.

The meeting was adjourned at 6:55.

Respectfully submitted,

  
Joe Hertzberg  
Secretary

OUTLINE APPROACH TO  
LAND USE ISSUES

---

The Application

- A. Specifics of the request (variance, conditional use, zone change, etc.)
- B. Zoning and Policy Area of property included in the application

Northwest District Policy Plan

- A. Policy for the Area in Question
- B. Intent Behind Adopting that Policy
- C. Interpretation of the Policy in the Past (by NWDA Board, Planning Committee, and by the City)

I. Other Considerations

- A. Land Use and Other Impacts on Surrounding Area (includes reactions by immediate neighbors)
- B. Experience of the Neighborhood with the Applicant(s)' Previous Projects



N. W. D. A.  
FINANCIAL REPORT

DATE: ~~August~~ 7, 1979

SAVINGS ACCOUNT:

a. General Account

1. Balance	<u>3,004.21</u>
2. Deposits	<u>0</u>
3. Withdrawals	<u>0</u>
4. Interest	<u>0</u>
Total General Account	<u>3,004.21</u>

b. Special Account \*

1. <u>Legal Fund</u>	<u>1,025.00</u>
2. <u>General</u>	<u>1,979.21</u>
3. _____	_____
4. _____	_____
5. _____	_____
Total Special Account	<u>3,004.21</u>

\*Included in the General Account.

CHECKING ACCOUNT:

a. Balance	<u>424.50</u>
b. Deposits	
1. <u>NeighborFair</u>	<u>294.75</u>
2. <u>* Rose City Frozen Yogh</u>	<u>50.00</u>
3. _____	_____
4. _____	_____
Total Deposits	<u>344.75</u>

\* 10% of gross (474.50 x .10 = 47.45)  
Rose City sent \$50.

NWDA Board Meeting  
Agenda  
August 7, 1979

- 5:45 Meeting is called to Order
- 5:46 Review of Minutes
- 5:55 Presentattion and letter of support for Marshall House
- 6:05 Boys and Girls Aid Society- Carl Gohs
- 6;15 New appointment to Thurman Vaughn Committee
- 6:20 Vista Report, Comprehensive Plan Report
- 6:25 Uptown Shopping Fair- report by Ed Samuelson
- 6:30 Review Board Report- Steve Lowenstein
- 6:40 Question of Scope of NWDA Membership- Joe Hertzberg
- 6:50 Neighborhood Needs Meeting- Penny Davis
- 7:00 Meeting is Adjourned

## MINUTES

### NWDA BOARD OF DIRECTORS

August 7, 1979

The meeting was called to order by Rick Michaelson at 5:50. The minutes of the July 24th meeting were approved unanimously.

Representatives of Marshall Street Group Home, 2334 N.W. Marshall, and Boundary House, 2340 S.W. Boundary, addressed the Board. Both are residential facilities for mentally retarded adults operated by Westside Schools. Boundary House is seeking to expand from 8 to 10 residents, and the Board was asked to draft a letter indicating that our neighborhood had experienced no problems when the Marshall Street Group Home expanded from 8 to 10 residents. Lowenstein moved that the Board write such a letter. It was unanimously approved.

Neighborhood residents Carl Gohs and Jerry Lamb told the Board about problems they have had with persons at Aret House, the Boys and Girls Aid Society facility at 24th and Kearney. In the recent past, the facility was used as a home for pregnant women and delinquent young women. It is now a temporary shelter for children awaiting assignment to foster homes. Messrs. Gohs and Lamb detailed disturbing incidents occurring in all three periods; they stated that their objection was not to the use of the facility but to the apparent deficiencies in supervision of the residents. The incidents they related included instances of unruly or improper behavior by supervisory personnel. They reported that they had repeatedly complained to Jewell Goddard, director of the Boys and Girls Aid Society, and had gotten assurances of action but had seen no results.

Davis reported that other neighbors had complained to the Neighborhood Office about the facility. (Several other concerned neighbors were at our meeting but did not address the Board.)

Davis moved that we invited Mr. Goddard and the Chairperson of the Board of Boys and Girls Aid Society and concerned neighbors to our meeting on August 14th. The motion was unanimously approved.

Neighborhood resident Burt Fox told the Board of plans for a block party on N.W. Kearney between 20th and 21st on Saturday, August 25th. He requested that NWDA cosponsor the event so that it would be covered by our liability insurance. Francis moved that we do so. Unanimously approved.

Davis informed the Board that she has resigned from the Thurman-Vaughn Committee and that committee chairperson Edgar Waehrer had suggested that the Board appoint Ross Day to fill the vacancy. The Board agreed to defer the appointment until Mr. Waehrer is contacted to discuss the possibility of identifying a resident of the Thurman-Vaughn corridor who would make a satisfactory committee member.

8/7/79

The Board voted unanimously to authorize a \$100 check to Joe Hertzberg because funds owed to him by the National Association of Neighborhoods were paid to NWDA.

Hertzberg moved that NWDA cosponsor the September 16th Uptown Merchants' street fair. Unanimously approved.

Lowenstein reported on a meeting of the Review Board of Neighborhoods West/Northwest to consider comments, complaints and suggestions made by Bob Butler concerning NWDA, Neighborhoods West/Northwest, and the Office of Neighborhood Associations. He suggested that our Board invite Mr. Butler to detail his views concerning NWDA both in writing and at a Board meeting. Mr. Butler briefly outlined the history of his concerns and criticized Commissioner Jordan's response to them. He declined to specify a date on which to address the Board with his concerns. He was extended an open invitation, subject only to prior agenda commitments.

The meeting was adjourned.

Respectfully submitted,



Joe Hertzberg  
Secretary

MINUTES  
NWDA BOARD OF DIRECTORS

August 14, 1979

The meeting was called to order at 5:50 by Richard Senders.

A number of neighborhood residents came to the meeting to express their concerns about the Boys and Girls Aid Society's facility at N.W. 24th and Kearney. Representing the Boys and Girls Aid Society was Tod Lundy, chairperson of their Board of Directors. Following a detailed discussion, Mr. Lundy promised to personally look into the matter and report back to the neighbors and the Board within three weeks. Elaine Helfend agreed to serve as contact person for the neighbors. (Two letters addressed to the Board concerning this matter are attached.)

Francis moved that the Board cosponsor a proposed block party on N.W. Johnson between 23rd and 24th. Unanimously approved.

Lee Hames and Rob Bernstein from the Portland Planning Bureau distributed copies of the Industrial Access Study for the Northwest Industrial Area. They briefly outlined their purpose and process and invited input from the Board. Several members of the Board agreed to examine the study carefully, and several other neighbors with specific interest and expertise will be contacted to assist them.

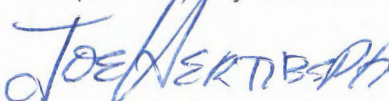
Francis reported on the possibility of marketing wool products as a source of capital for economic development projects. Two specific ideas were discussed: first, a "warehouse sale" to raise funds and explore marketing possibilities; second, a regional distribution franchise. The Board had no objections to a further exploration of these ideas.

Sullivan moved that the August 7th minutes be approved. The motion passed unanimously.

Davis moved that the Board commend Rick Michaelson upon his arrival at "the venerable age of 30". Following spirited discussion, the motion passed unanimously.

The meeting was adjourned at 7:15.

Respectfully submitted,



Joe Hertzberg, Secretary

FILE MEMO

RE: NEIGHBORHOOD NEEDS  
DATE: 8/20/79  
FROM: RDS

---

The following is a list of neighborhood needs suggested at the special meeting of the Northwest District Association:

1. Prototype Articles of Incorporation for Neighborhood Economic Development Corporations;
2. Summer programs for ~~Wash~~ and Couch Park designed for adults, such as concerts;
3. Everett and Glisan should be two-way streets;
4. More bicycle racks;
5. Investigate and reduce noise level on northern edge of neighborhood;
6. Investigate and reduce nauseous smells on the northern edge of the neighborhood;
7. Landscaping coordinator for neighborhood to give advice to residents and businesses on improving landscaping and appearance of their structures;
8. Zoning change requiring landscaping of parking lots of commercial zones;
9. Formation of city policy on condominium conversation and displacement;
10. Ordinance or rule prohibiting recipients of PDC loans from converting structures to condominiums for a set number of years;

11. Information packets prepared by City which informs tenants how to convert their building to a cooperative;
12. Ordinance or law requiring apartment owner to give prior notice of intended condominium conversion and right of tenant to purchase structure and convert to cooperative apartments;
13. City marketing of less desirable neighborhoods;
14. Ombudsman in building permits office to track building permits. A person responsible for definitive answers on where a building permit stands;
15. Same building inspector for entire project;
16. A crosswalk and pedestrian light at 23rd and Irving intersection;
17. Removal of blinking red light on 22nd and Lovejoy;
18. Adjust traffic signal at 23rd and Burnside to give more green time to traffic coming from 23rd Avenue and from Vista.

## MINUTES

### NWDA BOARD OF DIRECTORS

August 21, 1979

The meeting was called to order at 6:00 by Richard Senders.

Francis detailed the Economic Development Committee's plans for a warehouse sale of woolen goods. She submitted a draft proposal to Paris Woolen Mill (attached) and outlined the committee's intention to obtain \$15,000-\$25,000 in short-term no-interest loans from "investors" in the neighborhood who would absorb the losses if the sale loses money. Any profits will go to the Economic Development Committee. Michaelson moved that the Board authorize the sale, subject to the provisions that NWDA be kept free of any liability, and that the committee attempt to retain more flexibility in the sale date than indicated in the draft proposal. The motion carried: 5 in favor, 2 opposed, 1 abstention. In favor were Michaelson, Henwood, Davis, Francis, Hertzberg; opposed were Boyle, Samuelson; abstaining was Senders.

NEIGHBORHOOD NEEDS REQUESTS: The Board considered all of the requests which were submitted as a result of the mailing to the NWDA membership. (these are attached under the heading "Neighborhood Needs Submitted") and those which were suggested at a neighborhood meeting on August 19 (these are attached under the heading "File Memo"). All of these requests will be forwarded to the Office of Neighborhood Associations after being transferred to the required format. The Board voted to also send to ONA a copy of each request in its original form (Davis dissented).

The Board voted to add its endorsement to certain of the requests. Of the requests on the sheets labelled "Neighborhood Needs Submitted" the Board endorsed those numbered 1, 7, 8, 9, 11 (2 separate requests), 12 (3 requests), 16, 17 (2 requests), and 19; and also the third of three separate requests in item 2 and the first two of three separate requests in item 18. Of those requests labelled "File Memo", the Board endorsed those numbered 1 through 6, 8 through 16, and 18.

All requests relating to parks and recreation were referred to the Parks and Recreation Committee, which will meet this week. The Board voted unanimously to add its endorsement to any requests submitted by that committee which are drawn from the Parks & Recreation Plan, which the Board as previously endorsed.

The Board voted to endorse the request submitted by the Credit Union Board of Directors asking that the city deposit funds in the credit union.



August 21, 1979

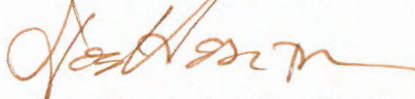
The Board also voted to submit several other requests relating to street cleaning, transportation, displacement, and priority park use for neighborhood residents (copies of these requests are attached).

Hertzberg moved that the Board write a letter acknowledging our longstanding knowledge of Chhwn's expansion plans. Unanimous approval.

The minutes of the August 14th meeting were unimously approved.

The meeting was adjourned at 7:30.

Respectfully submitted,



Joe Hertzberg, Secretary

Proposal to Paris Woolen Mill by Economic Development Committee of the Northwest District Association:

We will rent a store in northwest Portland, to open between Labor Day and Sept. 15 for a period of not less than one month, to sell products of the mill.

We will concentrate on blankets and robes, to be sold at prices not lower than those charged at the mill's retail store, and will advertise extensively in the Portland metropolitan area. We would also like to stock shirts in red-black, gray-black and tan-rust-brown plaids, a limited stock of yard goods to be agreed upon between the mill and the committee, and seconds of blankets and yard goods as they are available from the mill.

All merchandise will be marketed under the name of Paris Woolen Mill.

We will pay for merchandise in accordance with the price list dated September 1, 1978, less 2% for cash. There will be an initial purchase of \$5,000-\$10,000, buyer's choice, to be paid one-half in cash, balance 30 days. All additional stock will be paid for on the same terms.

Merchandise not sold may be returned for cash or credit on other merchandise, at the option of the buyer.

Return allowance will be made for first quality merchandise found to be defective, or allowance will be made for sale of said merchandise as seconds.

Upon demonstration through this sale of our competence an agreement will be negotiated for a distributorship in the five northwestern states, it being understood that existing customers of the mill within that area will remain in that status.

NWDA BOARD MEETING

AGENDA

August 21, 1979

- 5:45 NEIGHBORHOOD NEEDS
- 6:15 Notices & Correspondence
- 6:30 Social Planning Rep.
- 6:35 Meeting Adjourned.

# # #

## NEIGHBORHOOD NEEDS SUBMITTED

1. Drinking fountain in intersection of Westover & Cumberland for walkers and bikers
2. a. Punishment for panhandlers; b. outlaw sale of sex magazines  
c. synchronize stop lights at 23rd & Glisan & additional crosswalk; d. eliminate sexual discrimination at US National Bank
3. Speed up repair/removal of Okie shacks on Thurman from 23rd to 28th
4. Wallace Park - add one more basketball court; Couch Swimming Pool - open on Saturdays
5. Use volunteer help
6. No parking within car length of each corner
7. Require landscaping for parking lots which abut streets with residential or small commercial uses
8. Technical assistance to neighborhoods and small businesses on community economic development.
9. Reinstate PDC multi-family low interest rehabilitation loan programs, with requirements that owner agree to maximum rent scheduled.
10. Development of NW Service Center as recreational center for seniors
11. Upgrading of Couch Park, including security; conversion of 18th and 19th to 2-way streets
12. a. Street cleaning; b. street tree maintenance program;  
c. Recognize & honor major trees and buildings
13. Transportation needs: alternatives to Tri-met such as pedicabs, light rail. Particularly re businesses on 21st & 23rd.
14. Resurface and macadamize Pettygrove St from 27th to end of Pettygrove. No parking signs on south side of street.
15. Vehicle traffic control at all intersections on 23rd between Lovejoy & Burnside
16. Sweep sidewalks, clean around street trees along 21st & 23rd.
17. More street trees, a neighborhood clinic, street cleaning
18. More trees - no more homes torn down, no more commercial buildings
19. No police parked by fire hydrant and over sidewalk inclines.

MINUTES

NWDA BOARD OF DIRECTORS

September 4, 1979

The meeting was called to order at 5:30 by Mary Boyle.

The city's Neighborhood Enhancement Project wants a representative from Northwest. Ed Samuelson will be asked.

The Portland Development Commission wants NWDA to administer the contract with Manuel Izquierdo for the Wallace Park sculpture. The Board agreed to put off the decision.

Tod Lundy, Chairperson of the Board of Boys and Girls Aid Society (B&G), reported on his investigation of the situation at the B&G facility at N.W. 24th and Kearney. He was accompanied by Jewell Goddard, B&G Director. Elaine Helfend, who agreed to serve as liaison between B&G and the neighbors, also attended. Mr. Lundy detailed his findings and reported on the measures B&G has taken to correct the problems which have existed. Mr. Goddard said that -- contrary to claims recorded in the Board's minutes of August 7 -- he has been contacted only twice with complaints from any neighbors, both times by Carl Gohs. He reported that the first time the problems were remedied immediately and the second time he investigated and found the complaints unsubstantial. Mssrs. Lundy and Goddard will meet with a group of neighbors tomorrow morning.

Samuelson reported on the Treasury (report attached). Henwood moved that the Board accept the report. Unanimously approved.

Henwood moved that the Board purchase a plant for Dick and Sylvia McGarrity, both of whom are sick. Unanimously approved.

Michaelson reported that the Planning Committee is in disarray and that the Board will have to deal with some land use issues in the coming weeks.

Next week the Board will meet from 5:45 until 9:00. One-half hour will be devoted to a land use issue concerning the expansion of Chown Hardware. The meeting will then move to Margaret Strachan's home for pizza, goals and objectives.

The meeting was adjourned at 7:30.

Respectfully submitted,



Joe Hertzberg, Secretary

## MINUTES

### NWDA BOARD OF DIRECTORS

September 9, 1979

The meeting was called to order to 5:45 by Mary Boyle.

Neighborhood resident Edgar Waehrer asked the Board to overrule a Planning Committee action in support of a request for a zoning variance by Chown Hardware. Frank Chown and Bing Sheldon also addressed the Board on the issue. The present zoning of the Chown block calls for a 5 foot setback from the sidewalk for new construction (the zoning ordinance is attached). Chown's is asking for a 6 inch setback, proposing to minimize the aesthetic impact of the building through its design and through plantings of vines and street trees. Mssrs. Waehrer, Chown and Sheldon discussed the history of the ordinance and the warehouse plans. Mr. Chown submitted a Planning Bureau staff report on the matter (attached). Henwood moved that the Board deny Mr. Waehrer's appeal. The motion passed with no dissenting votes, Chown and Francis abstaining.

Davis moved that the Board specify in NWDA's statement of support for the Chown proposal that the street trees be as large as practical (2-2 1/2 inch diameters) and that the trees and planting strip extend around the corner from N.W. 17th on to Flanders. The motion passed with no dissenting votes, Chown abstaining.

The Board discussed the City Council's consideration tomorrow of a revokable permit for the construction of an iron fence on top of a stone wall on the property on the southeast corner of N.W. 24th and Northrup. Henwood moved that the Board authorize Michaelson to speak in its behalf at the City Council meeting, that he be directed to express its objection to the policy of not notifying neighborhood associations of such matters, and that he be directed to tell the City Council that while NWDA has not taken a stand on the issue it is our inclination to oppose the permit because the combined wall and fence are too high and unsightly. The motion passed unanimously.

Michaelson moved that the Board write a letter in support of the Northwest Service Center's application for historic designation. The motion passed unanimously.

Senders moved that the Board authorize Michaelson to appear in its behalf at the Planning Commission hearing on the Comprehensive Plan, that he tell the Commission that while the Plan looks

September 9, '79

much improved, there has not been sufficient time to adequately analyze it, and that he ask the Commission to schedule additional meetings not less than 30 days after the last of the supporting documents for the new draft of the Plan is released. The motion passed unanimously.

Following some heated comments on goals, objectives and pizza (or lack thereof), the meeting was adjourned.

Respectfully submitted,

Joe Hertzberg  
Secretary

MINUTES

NWDA BOARD OF DIRECTORS

September <sup>11,</sup>~~9,~~ 1979

The meeting was called to order to 5:45 by Mary Boyle.

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Following some heated comments on goals, objectives and pizza (or lack thereof), the meeting was adjourned.

Respectfully submitted,



Joe Hertzberg  
Secretary

THE CITY OF  
**PORTLAND**



**OREGON**

September 17, 1979

SEP 19 1979

RECORDED  
INDEXED

Mr. James W. Flad  
2025 N. W. Northrup  
Portland, Oregon 97209

OFFICE OF  
CITY ATTORNEY

CHRISTOPHER P. THOMAS  
CITY ATTORNEY

Re: Operation of Carriage Inn Condominium  
at 2025 N. W. Northrup

1220 S.W. FIFTH AVE.  
PORTLAND, OR. 97204  
503/248-4047

Dear Mr. Flad:

The structure at the above address and its use for transient lodging purposes has been brought to the attention of this office as a violation of the zoning ordinances of the City of Portland. If the primary use of the structure at the above address is used for the accommodation of automobile transients, it is a "motel" within the meaning of the City of Portland Code Section 33.120.560 and is not an allowable use in an AO Zone. If the primary use is for permanent or semi-permanent residences, it would qualify as an apartment dwelling and would be allowed in an AO Zone. At this time, it appears that the premises is at least partially used to accommodate transients. Specifically, your advertising and services provided seem to coincide more with the needs of a transient occupancy than with a permanent or semi-permanent occupancy: daily rates, free local calls, daily laundry and maid service, credit card payments for room rental, extra charges for overnight guests, fully furnished rooms with color televisions, and the payment of transient lodging taxes. These indicators all seem to point to a structure which is designed and used primarily for the accommodation of transients, rather than for the accommodation of permanent or semi-permanent dwellers.

If you, in fact, have a majority of dwellers who make the structure their semi-permanent or permanent residence, then your structure and its use would be legal in the zoning in which you are located. To date, there is no evidence of which I am aware which would support your claim to be an apartment dwelling. For this reason, I would request that you forward any

Mr. James W. Flad  
Page 2  
September 17, 1979

records you may have which support your claim that the structure at 2025 N. W. Northrup is an apartment building rather than a motel. Specifically, information regarding the total number of dwellers who reside at the Carriage Inn Condominiums, names of tenants, the length of each tenant's stay, and the amount of turnover per unit would establish the types of residencies in your building. If this information shows semi-permanent or permanent dwellers, no further action will be necessary. If the information does not support your claim or if I have not received this information within 30 days from the date you receive this letter, I will have no choice but to file suit in the Multnomah County Circuit Court for violation of the zoning code of Portland, seeking an order enjoining you from all business activities at that location. You should also be aware that this matter may be referred also to the District Attorney for criminal prosecution.

I have enclosed the recent Court of Appeals decision which is the only legal interpretation of "transient" in our state at this time for your information.

I sincerely hope that this matter can be resolved without the necessity of court action.

Very truly yours,



LYNN W. SCHUMAN  
Deputy City Attorney

LWS:st  
cc: Harry Kallak  
bcc: Charles Duffy

*file*

September 30, 1979

NWDA Board Chairpersons:

I will not be able to attend any NWDA Board meetings October through December as I will be attending a class at Portland State University on Tuesday evenings, which starts at 6:40.

I know how important it is to maintain attendance at the board meetings and I am willing to resign so that you might appoint another person who will be able to participate more fully. However, I would like to remain chairperson for the Park & Recreation Committee. I know there was some discussion regarding chairpersons of a committee needing to be board members and if that is a given; I will have to resign from that committee.

Please let me know what the NWDA board decision is in both regards. I am sorry I could not have gotten a class on another night.

Sincerely,

*Peg*

Peg Henwood

PS: We are short on copies of the NWDA Park & Recreation report if anyone has a copy and would be willing to return it to me, I would appreciate the favor.



NWDA BOARD MEETING

October 2, 1979

AGENDA

5:45 Call To Order

Minutes - Approval of 8-21-79, 9-4-79 & 9-21-79

5:50 Treasurer's Report

5:55 Committee Report : Economic Development- Penny Davis  
& Mary Irvine

OLD BUSINESS

6:00 Carriage Inn Update - Charles Duffy

6:10 18-19th Exchange - Rick Michealson

6:15 Contract for Sculpture in Wallace Park - Jerry Eathan

6:25 General Meeting Dates: Oct. 16, Feb. May

NEW BUSINESS

6:30 NWSC - Letter of support / need for Kitchen Facilities

NWSC, NWDA, Credit Union, Food Front - Potluck, Nov. 6

6:35 Other Business

6:45 Meeting Adjourned.

MINUTES  
NWDA BOARD OF DIRECTORS  
October 2, 1979

The meeting was called to order to 5:50 by Mary Boyle. The minutes of August 21, September 4 and September 11 were approved unanimously in separate votes.

Charles Duffy, NWDA's attorney in the Carriage Inn affair, reported on recent developments in that situation. On September 17th, Lynn Schuman of the City Attorney's office sent a letter (attached) to the property owner, James Fladd, giving him 30 days to submit evidence that the property is not being used as a motel. Fladd has promised that this evidence will be submitted by October 24th. Ms. Schuman will schedule a meeting with Mr. Duffy, a Carriage Inn attorney and herself.

Lowenstein and Ethen discussed the Wallace Park sculpture situation, particularly as it relates to establishment of a contractual relationship by NWDA for the commissioning of the sculpture. Sullivan moved that the Board approve a contract (attached) between NWDA and sculptor Manuel Izquierdo. Unanimously approved.

Samuelson moved that the Board authorize him to pay \$3.66 to Mary Boyle for supplies and \$65.00 to Donald Berchtold for Neighbor-fair lemonade supplies. Unanimously approved.

Davis reported for the Economic Development Committee that the wool sale will begin between October 10-15 and go on until Christmas.

Hertzberg moved that the Board write a letter of support for the Northwest Service Center's effort to get Title III (nutrition) funding from the Older Americans Act for financing of its kitchen facilities.

Michaelson reported that the owner of the property at 2335 N.W. Flanders (travel agency) wants to negotiate a settlement with NWDA. Davis moved that the Board appoint Rick Michaelson, Mark Whitlow, Ed Samuelson, Bill Scott and Chuck Duffy to negotiate in its behalf and authorize them to agree to a settlement. The motion passed: 6 in favor, 5 opposed. In favor were Davis, Hertzberg, Ames, Moore, Francis, Whitlow; opposed were Michaelson, Boyle, Sullivan, Samuelson, Senders. Michaelson, Whitlow and Sullivan agreed to serve.

Hertzberg reported that the N.W. Neighborhood Federal Credit Union declared a 6% dividend on savings for the third quarter of 1979. NWDA received a dividend of \$45.00 on its savings account.

Strachan read to the Board a letter to the City Council from Edgar Waehrer, chairperson of the Thurman-Vaughn Committee

10/2/79

(attached), urging the Council to approve the proposed vacation of the south side of N.W. Upshur between 26th and 27th.

Boyle reported that Peg Henwood will be unable to attend Board meetings for the next three months and has offered to resign from the Board. Francis moved that the Board express its desire that Henwood remain a Board member. Unanimously approved.

The meeting was adjourned at 7:10.

Respectfully submitted,

Joe Hertzberg, Secretary

# Northwest District Association

*File  
H.V.*

October 2, 1979



*Lets Plan for Livability*



City Council Members  
City Hall  
1220 S. W. Fifth Avenue  
Portland, Oregon 97204

Re: 10/3/79 Council Item #3371

Dear Commissioners:

The Thurman-Vaughn Committee supports the street vacation of the south side of N.W. Upshur between N.W. 26th and N.W. 27th Avenues.

The Committee is a joint committee of the Northwest District Association and the Northwest Industrial Neighborhood Association and participated in the selection of Walsh Construction Company as developers of the adjoining properties and has reviewed and approved the design plans submitted by Walsh.

The Thurman-Vaughn plan adopted by the City Council includes a greater pedestrian emphasis given to Upshur Street between N.W. 26th and Macleay Park. Reduction of on-street parking reflects the limited car ownership by residents of the area. The overall daytime parking fill up occurs because of the overflow of industrial employee parking from the north of Vaughn. Other blocks (albeit, perhaps a block further away) are available for on-street parking. Within the next year additional parking facilities with 20-25 spaces will be created on Wilson between 25th and 27th.

In evaluating all the variables in this case -- number of housing units, community open space, on-street parking, on-site parking lots, Food Front Co-op -- the Committee feels that the present plan is excellent. It provides an appropriate number of parking spaces in a way that minimizes the amount of asphalt surface, provides a significant number of new housing units, provides for



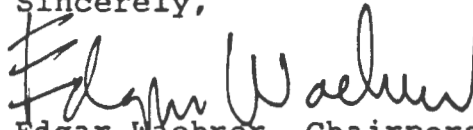
City Council Members  
October 2, 1979  
Page 2

a site for the Food Front Co-op and provides for community open space.

We heartily endorse the request for street vacation and urge the City Council to support it.

Thank you.

Sincerely,



Edgar Waehrer, Chairperson,  
Thurman-Vaughn Committee



Ike Bay, NINA representative

EW:IB:ge

MINUTES  
NWDA BOARD OF DIRECTORS  
October 2, 1979

The meeting was called to order to 5:50 by Mary Boyle. The minutes of August 21, September 4 and September 11 were approved unanimously in separate votes.

Charles Duffy, NWDA's attorney in the Carriage Inn affair, reported on recent developments in that situation. On September 17th, Lynn Schuman of the City Attorney's office sent a letter (attached) to the property owner, James Fladd, giving him 30 days to submit evidence that the property is not being used as a motel. Fladd has promised that this evidence will be submitted by October 24th. Ms. Schuman will schedule a meeting with Mr. Duffy, a Carriage Inn attorney and herself.

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Davis reported for the Economic Development Committee that the wool sale will begin between October 10-15 and go on until Christmas.

Hertzberg moved that the Board write a letter of support for the Northwest Service Center's effort to get Title III (nutrition) funding from the Older Americans Act for financing of its kitchen facilities.

Michaelson reported that the owner of the property at 2335 N.W. Flanders (travel agency) wants to negotiate a settlement with NWDA. Davis moved that the Board appoint Rick Michaelson, Mark Whitlow, Ed Samuelson, Bill Scott and Chuck Duffy to negotiate in its behalf and authorize them to agree to a settlement. The motion passed: 6 in favor, 5 opposed. In favor were Davis, Hertzberg, Ames, Moore, Francis, Whitlow; opposed were Michaelson, Boyle, Sullivan, Samuelson, Senders. Michaelson, Whitlow and Sullivan agreed to serve.

Hertzberg reported that the N.W. Neighborhood Federal Credit Union declared a 6% dividend on savings for the third quarter of 1979. NWDA received a dividend of \$45.00 on its savings account.

Strachan read to the Board a letter to the City Council from Edgar Waehrer, chairperson of the Thurman-Vaughn Committee

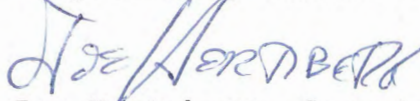
10/2/79

(attached), urging the Council to approve the proposed vacation of the south side of N.W. Upshur between 26th and 27th.

Boyle reported that Peg Henwood will be unable to attend Board meetings for the next three months and has offered to resign from the Board. Francis moved that the Board express its desire that Henwood remain a Board member. Unanimously approved.

The meeting was adjourned at 7:10.

Respectfully submitted,

A handwritten signature in blue ink that reads "Joe Hertzberg". The signature is written in a cursive, somewhat stylized script.

Joe Hertzberg, Secretary

*file*

Donald Hendrix  
2544 NW Savier #D  
Portland, Oregon 97210

4 October 1979

Board of Directors  
Northwest District Association  
817 NW 23rd Avenue  
Portland, Oregon 97210

Dear Board Members:

Please accept this letter as my resignation from the Board,  
effectively immediately.

I have enjoyed my past association with you all and would  
like to be of assistance on specific projects in the future.

My best wishes for your continued success.

Sincerely,

*Donald Hendrix*  
Donald Hendrix

NWDA Board Meeting  
Agenda  
Oct. 9, 1979

1. Minutes
2. Committee Reports: Economic Development.  
A.P.P.E.
3. Treasurer's Report  
OLD BUSINESS
4. General Meeting, Oct. 14, NWSC.  
a) refreshments Chairman  
New: b) Moderator.
5. Political Nov 8, NWSC, Lord Frost
6. Mickelson - report on: 18-19th Exchange  
City Council -  
NW. District Plan  
Letter - Senior  
Housing
7. Open House, Oct. 23.
8. Board Member Signatures - Hadriy  
9. Other Discussion: Jr. Letter for Kitcher

Meeting Adjourned

11.

MINUTES

NWDA BOARD OF DIRECTORS

October 9, 1979

The meeting was called to order at 5:55 by Mary Boyle.

The Economic Development Committee reported that the wool sale will begin on October 19th at the House of Crickets on N. W. 21st near Burnside.

There will be a joint potluck dinner for the boards of NWDA, N.W. Neighborhood Federal Credit Union, N.W. Service Center, and Food Front at the Service Center on Tuesday, November 6th, at 7:00. The Board will meet before the potluck. Davis moved that the Board authorize an outlay of \$15 to cover our share of potluck expenses. Unanimously approved.

There will be a general meeting of NWDA on Tuesday, October 16th.

Samuelson reported that the city has asked NWDA to return \$797 in CETA overpayments. Michaelson moved that the Board authorize this payment. The motion passed, Davis and Hertzberg dissenting.

Michaelson reported that Bing Sheldon has approached the Planning Committee with tentative plans to construct 60-80 units of housing for seniors on the present site of three warehouses on the south side of N.W. Kearney between 21st and 22nd. Michaelson moved that the Board express its support for the concept of mid-rise housing for seniors on that site. Unanimously approved.

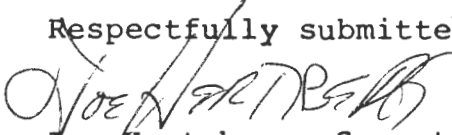
Michaelson reported on a meeting at the Planning Bureau to discuss the 18th-19th and 14th-16th couplets. Another meeting will be scheduled soon.

Donald Hendrix submitted a letter of resignation from the Board (attached). The Board voted to accept his resignation, Hertzberg dissenting.

In accordance with the Board's reorganization of the Planning Committee, Senders moved that the Board appoint a slate of members to the Planning Committee for designated terms (attached). Unanimously approved. Boyle will write a letter to other persons who have attended Planning Committee meetings in the past, explaining the reorganization and inviting them to continue to participate.

The meeting was adjourned at 6:55.

Respectfully submitted,

  
Joe Hertzberg, Secretary

5/22/78

1. Mike R is obtaining addresses & phone numbers (H & W) when he gets info fr paper.
2. Called Elaine Howard in Mayors office 248-4120 and said names available but not all info. Told to send when complete.
3. If her complete -  
Send copies to each member  
2. Nighttime Assoc Chairperson  
3. Chairperson of NWDA Committee  
4. Mary Peterson - ONA  
5. Mayors Office - Elaine Howard  
6. Nancy Wood aka Ben Holcomb.

NWDA Board of Directors  
1978-79

Officers

Co-Presidents

Penny Davis	2420 NW Quimby St. #2 97210	H-226-6319
	817 NW 23rd 97210	W-223-3331
Peg Henwood	2011 NW Irving 97209	H-227-0854
		W-223-9331
Mark Whitlow	714 NW 24th 97210	H-224-0027
	415 NW 18th 97210	W-223-7047

Treasurer

Mike Crownin 2301 NW Kearney H  
W-227-7478

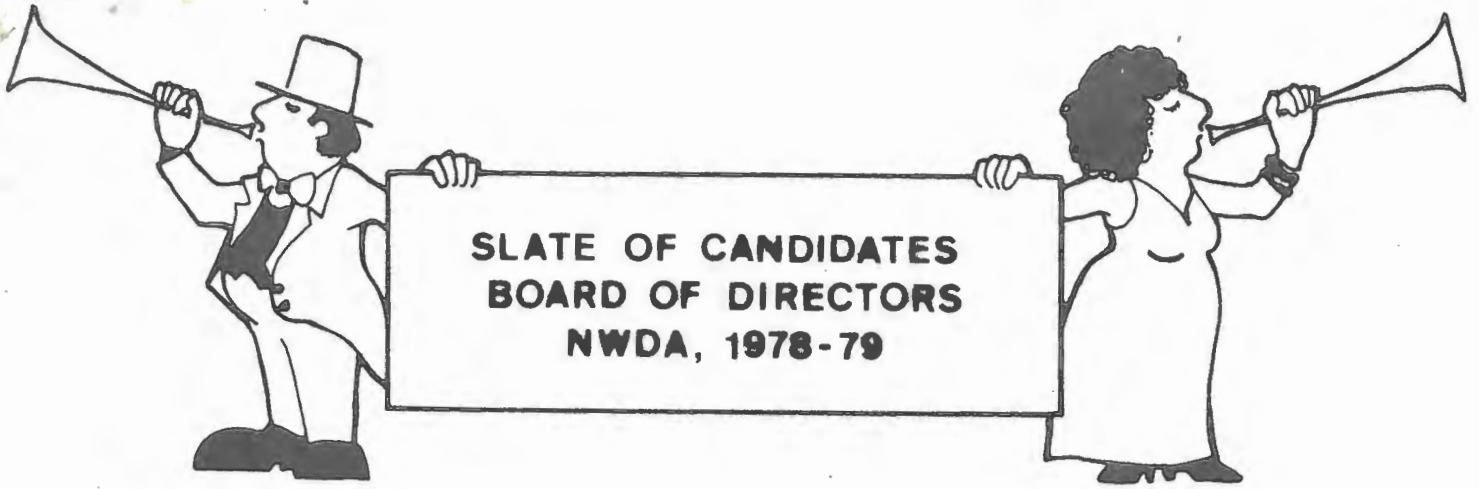
Secretary

Linda Ames 2078 NW Everett H-223-0697  
W-225-1115



Board

Mary Boyle	3443 NW Thurman 97210	H-223-7971 W-
Frances Diemoz	4030 NW Thurman 97210	H-224-9129 W-226-1431 <u>MT</u>
Donald Hendrix	NW Service Center 1956 NW Everett 97209	H- W-223-2595
Jerry Kairis	1221 SW Yamhill	H- W-227-3571
Dick McGarrity	2427 NW Marshall 97210	H-222-2819 W-
LaVerne Moore	2829 NW Upshur	H-227-5869 W-
Eddie Morrill	City of P/and Budget + mgmt.	H-228-5889 W-248-4482
Rob Phillips	1710 NW Hoyt	H-227-3892 W-297-2591
Richard Senders	2756 NW Raleigh 97210	H-228-5073 W-227-2496



(Additional nominations from the floor are welcome.)

NWDA BALLOT 1978/79

OFFICERS

CO-PRESIDENT: Vote for 3

- Penny Davis \_\_\_\_\_
- Peg Henwood \_\_\_\_\_
- Mark Whitlow \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

TREASURER: Vote for 1

- Mike Crownin \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

SECRETARY: Vote for 1

- Linda Ames \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

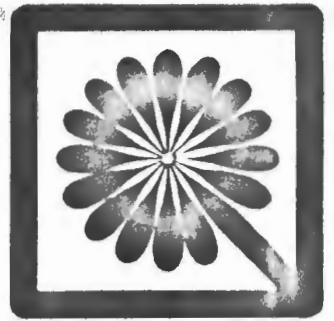
*Bea H. Nangwood*

BOARD MEMBERS: Vote for 9

	Jerry Kairis	39		Bill Madill	
	Dick McGarrity	46		LaVerne Moore	26
	Rob Phillips	33		Edie Morrill	38
	Mary Boyle	33		Marjorie Newhouse	
	Frances Diemox	35		Shirley Mason-Ryerson	
	Rhoda Epstein			Sue Halupowski	
	Donald Hendrix	34		Bill McCase	1
	Richard Senders	33			

# Northwest District Association

*file*



*Let's Plan for Livability*



October 15, 1979

Donald Hendrix  
2135 N.W. Flanders #302  
Portland, Oregon 97210

Dear Donald:

The Board accepted your resignation. At this time we would like to thank you for your service and support to the neighborhood. Your time and expertise have been invaluable to the Board.

It is our hope you will continue to be a friend and we look forward to working with you sometime in the future.

Sincerely,

Mary Y. Boyle  
Chairperson NWDA

# Northwest District Association

You are invited to our =  
General  
Meeting

Date: October 16

Time: 7:30 p.m.

Place: N.W. Service Center

## AGENDA

- 1) Short business meeting
- 2) Demonstrations and Discussions  
by local Cable T.V.

Refreshments will be served.



Let's Plan for Livability



D R A F T

CONTRACT FOR PROFESSIONAL SERVICES

This Agreement, entered into as of this \_\_\_\_\_ day of 1979, by and between the NORTHWEST DISTRICT ASSOCIATION (N.W.D.A., the community association of Northwest Portland, Inc.), hereafter referred to as "NWDA", and MANUEL IZQUIERDO, Portland, Oregon, hereinafter referred to as the "Sculptor".

WITNESSETH

( a. NWDA has entered into a contract with the Metropolitan Arts Commission to install a sculpture in Wallace Park; (commission a sculpture?)

b. Portland Development Commission has reserved \$3,850 for this purpose, the Metropolitan Arts Commission has reserved \$2,800 for this purpose and NWDA has pledged \$1,700 for the commissioning of this sculpture; )

c. NWDA desires to engage Manuel Izquierdo to construct and install a Sculpture for Wallace Park within ~~xxxxxx~~ northwest Portland;

d. Sculptor has assured NWDA that he has available to him the time, materials and facilities necessary to create and construct the proposed Sculpture; and,

e. Both NWDA and the Sculptor wish the integrity and clarity of the Sculptor's ideas and statements in the Sculpture to be maintained;

NOW, THEREFORE, the parties hereto do mutually agree as follows:

1. Scope of Service. The Sculptor shall construct and install a Sculpture for Wallace Park to be composed of stainless steel of a height of approximately 5 feet and to be located in the N.E. corner of Wallace Park. The design of said Sculpture will conform to the model, plans and specifications as approved by the Bureau of Parks, Bureau of Buildings and Bureau of Risk Management. The ~~xxxx~~ Sculpture shall be structurally sound, approved by MAC KENZIE Engineering Company, and designed to conform to all applicable City codes. All exposed edges are to be smooth so as to provide no hazard to the public. The Sculptor shall assume liability for damages to existing Wallace Park improvements which may result from the Sculpture installation.

rding

\*

\*

2. Time of Performance Construction and installation shall commence promptly and shall be completed by May 30, 1979. Sculptor shall not, however, be responsible for any delays occasioned by acts of God, strikes, boycotts, inability to obtain material, or any work in connection with the project to be done (by the Commission or any other agency of the City of Portland???)

3. Compensation and Method of Payment The Sculptor shall be paid the sum of not to exceed \$8,000 for engineering, the sculpture and its installation, to be completed by Sculptor as described in this contract as follows: \$500 upon submittal of engineer's report; \$3,000 upon signing of the Contract by NWDA and Sculptor; \$1,700 upon completion of ~~fifty percent of~~ sculpture fabrication, and \$2,800 upon satisfactory completion of installation.

4. NWDA Responsibilities The NWDA shall provide all data and material readily available to NWDA and coordination with City Bureaus and review bodies necessary for the Sculptor to carry out his responsibilities under this contract, all at no charge to Sculptor.

5. Guarantee. This Agreement is personal to the ~~Artist~~ <sup>Sculptor</sup> (Sculptor??) and ~~Artist~~ <sup>Sculptor</sup> hereby covenants that the Sculpture shall be his original creation and shall be ~~be~~ personally executed by him.

6. Continuing Rights Provisions It is intended, upon satisfactory completion and acceptance by the NWDA that ~~NWDA will initiate transfer of ownership to the City of Portland~~ <sup>will assume ownership</sup> subject to the provisions regarding continued rights of the Sculptor. ~~The city of Portland shall be responsible for upkeep of the sculpture.~~

7. Non-destruction/alteration/maintenance/relocation The NWDA agrees that it will not intentionally destroy, damage, alter, modify or change the Sculpture in any way whatsoever. If any alteration of any kind occurs to the Sculpture whether such change is intentional or accidental and whether done by the NWDA or others, then the Sculpture will no longer be represented to be the Sculpture of the (Artist??) Sculptor without his/her written consent. NWDA agrees that it will not knowingly permit the Sculpture to be destroyed, damaged, or modified and will use reasonable effort to assure that it is properly maintained. In the event the NWDA decides to relocate the Sculpture, Sculptor shall be notified and given an opportunity to present his recommendations to the NWDA, and said recommendations shall be duly considered by the NWDA.

2. Time of Performance. Construction and installation shall commence upon final approval of above mentioned city agencies and will be completed within 150 days. Sculptor shall not, however, be responsible for any delays occasioned by acts of God, strikes, boycotts, inability to obtain material.

3. Compensation and Method of Payment. The Sculptor shall be paid the sum of not to exceed \$5500 for engineering, the sculpture and its installation, to be completed by Sculptor as described in this contract as follows: \$500 upon submittal of engineers report; ~~\$300~~ upon ~~city~~ approval of sculpture, ~~\$1000~~ upon completion of fifty percent of sculpture fabrication, and \$2000 upon satisfactory completion of installation.

WHEN CONTRACT  
IS SIGNED BY  
SCULPTOR & BOARD

4. Commission Responsibilities. The ~~Commission~~ shall provide all data and material readily available to the ~~Commission~~ and coordination with City Bureaus and review bodies necessary for the Sculptor to carry out his responsibilities under this contract, all at no charge to Sculptor.

5. Guarantee. This agreement is personal to the Artist and Artist hereby covenants that the Sculpture shall be his original creation, and shall be personally executed by him.

6. Continuing Rights Provisions. It is intended upon satisfactory completion and acceptance by the ~~Commission~~ that the ~~Commission~~ will initiate transfer of ownership to the City of Portland, Bureau of Parks, subject to the provisions regarding continued rights of the Sculptor.

7. Non-destruction-Alteration/Maintenance/Relocation. The ~~Commission~~ agrees that it will not intentionally destroy, damage, alter, modify or change the sculpture in any way whatsoever. If any alteration of any kind occurs to the sculpture whether such change is intentional or accidental and whether done by the Commission or others, then the sculpture will no longer be represented to be the sculpture of the Artist without his/her written consent. The Commission agrees that it will not knowingly permit the sculpture to be destroyed, damaged, or modified and will use reasonable effort to assure that it is properly maintained. In the event the Commission decides to relocate the sculpture, Sculptor shall be notified and given an opportunity to present his recommendations to the Commission, and said recommendations shall be duly considered by the Commission.

8. Repairs. Major repairs and restorations which are made during the lifetime of the Sculptor shall have his prior approval. To the extent practical, he shall be given the opportunity to accomplish said repairs and restorations at a reasonable fee.

9. Disposition. ~~The Commission~~ agrees that if it desires to sell the sculpture, the ~~Commission~~ shall first obtain a bona fide written offer to buy from a third party at a price and on such terms as ~~the Commission~~ is willing to accept, and shall give the Sculptor the first right to purchase the sculpture at the same price and terms.

10. Waiver. The Sculptor agrees to notify the ~~Commission~~ of changes in his/her address by a letter referencing this contract. If the Sculptor has not notified the ~~Commission~~ of his/her current address and the Commission is unable to locate the Sculptor after reasonable effort, the ~~Commission~~ shall advertise for the Sculptor, three times a week

10. Waiver (continued)

for three weeks, in a newspaper of general circulation in the Portland Metropolitan area. If the Sculptor does not notify ~~the Commission~~ <sup>NWDA</sup> of his/her current address within three weeks of the final advertisement, the Sculptor's rights hereunder shall be deemed to have been waived.

11. Records. <sup>NWDA</sup> ~~The Commission~~ agrees to maintain on permanent file a record of this Agreement and of the location, condition and disposition of the sculpture.

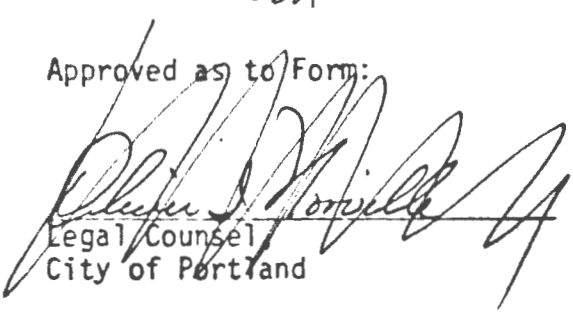
12. Reproduction and Copyright. The right to copy and reproduce the work furnished by Sculptor under this Agreement in any form is, subject to ~~the Commission's~~ <sup>NWDA</sup> approval as hereinafter provided, retained during his lifetime by Sculptor. However, Sculptor shall not copy or reproduce the work without the written consent of ~~the Commission~~ <sup>NWDA</sup> being first had and obtained, which consent shall not be unreasonably withheld. Sculptor grants a permanent license to the two dimensional reproductions of the sculpture without the prior consent of Sculptor if for the sole use and benefit of the public, including but not limited to advertising, descriptive brochures and similar material. All reproductions shall contain a credit to the Sculptor and a copyright notice substantially in the following form: "Copyright, ~~David Cotter~~ <sup>Manuel Izquierdo</sup>, All Rights Reserved" ~~1979~~ <sup>1980</sup>, in such manner and location as shall comply with the United States Copyright Laws.

13. Commission Held Harmless. <sup>NWDA</sup> The Sculptor further agrees to indemnify and save harmless ~~the Commission~~ from liability for any injury or damages to persons or property resulting from the Sculptor's use or application of the materials under this Agreement.

14. Terms and Conditions. This Agreement is subject to and incorporates by reference the provisions attached hereto and described as Part II, Terms and Conditions (HUD 621B, 5-76) and by this reference made a part of this contract.

15. Miscellaneous. This Agreement contains all of the understanding between the parties and shall not be amended except by written agreement signed by the parties. The rights and obligations herein contained shall be personal to the Sculptor only and cannot be sold, transferred, or passed by operation of law; the rights and obligations herein contained shall bind and inure to the benefit of either the ~~Commission~~ <sup>NWDA</sup> or its successors in interest.

Approved as to Form:

  
Philip J. Donnell  
Legal Counsel  
City of Portland

~~MANUEL IZQUIERDO~~  
~~DAVID COTTER~~

BY:   
\_\_\_\_\_

~~NWDA~~  
~~PORTLAND DEVELOPMENT COMMISSION~~

BY:   
\_\_\_\_\_



Board Approval -

Planning Committee

	<u>Term</u>	
Linda Ames	6 months	
Rick McKeelson	1 yr	- Chair
Phyllis Bottomly	1 "	
Charles Ruffy	1 "	
Margie Newhouse	6	
Dick Kuczyk	1	
Dick Mc Garity	6	

Auxiliary Committee (non-voting)

- Bill Scott
- Edgar Wachter
- Mark Colton
- Ed Sullivan
- Summer Sharpe.

MINUTES

NWDA BOARD OF DIRECTORS

November 6, 1979

The meeting was called to order at 5:45 by Mary Boyle.

Three representatives of Catholic Services for Children told the Board about a foster home for Vietnamese children being operated under their auspices in a house at N.W. 19th and Glisan.

Charles Duffy reported that the city attorney has received records from the Carriage Inn and will continue to monitor its operation. He has not had access to the records, however. The Carriage Inn owners have said that they will no longer advertise for or accept overnight lodgers.

Hertzberg detailed efforts which have been made to offer NWDA's assistance as a facilitator in the conflict over increased rents between the owners and tenants of the St. Francis Apartments. (The Board was polled last week on the question of offering to facilitate. Eight members were in favor, one opposed. The others did not vote or were not reached. In favor were Senders, Michaelson, Samuelson, Hertzberg, McGarrity, Chown, Moore, Lowenstein; opposing was Francis.) So far there has been no response to NWDA's offer.

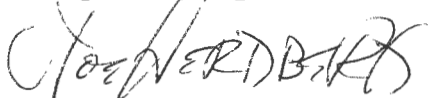
Denise Jolly of the St. Francis Tenants Association urged the Board to support the tenants in the dispute.

Lee Perlman invited NWDA to join the Portland Housing Coalition. He distributed materials in support of a municipal rent control ordinance (attached).

Hertzberg reported that Dick McGarrity has offered to resign from the Board due to poor health. Francis moved that the Board refuse to accept the resignation. The Board voted unanimously not to accept the resignation.

The meeting was adjourned at 7:30.

Respectfully submitted,



Joe Hertzberg, Secretary

## WHY RENT CONTROL

### PORTLAND'S HOUSING CRISIS

Portland is experiencing a severe housing shortage. HUD standards define a vacancy rate of below 5% as a housing emergency; the vacancy rate in Portland is below 2%.

The price of housing in Portland has been skyrocketing. Between May and June of 1979 housing costs increased 4%, well above the national average. This severe housing inflation is forcing many people to lower their standard of living by cutting back on other basic needs.

Only renters in the top 5% income bracket, and homeowners in the top 10% could afford to buy a median priced used home in 1978.

According to a recent survey of people who had to move from Northwest Portland, 44% had to move because they couldn't afford the rent.

21,153 renter households were "in need" in 1978; that is those that paid over 25% of their income for housing and/or are living in inadequate units. That's 29% of all renter households.

### \* SECOND GENERATION RENT CONTROLS

Second generation rent controls allow legitimate rent increases. They do not freeze rents, but allow rent increases for legitimate cost increases such as maintenance, property taxes, and financing costs.

A rent board is established which has the power to set rents. The board can be appointed by city council or elected by the people. Administration is paid for by a small registration fee for each unit held by a landlord, plus a filing fee for an appeal.

The board decides on a regular basis (for example once a year) how much rent can be increased city-wide. Any tenant or landlord who does not feel this rent increase is fair, either because a landlord is not making adequate profit, or because the unit is not properly maintained, can appeal this decision to the rent board.

### \* WHAT RENT CONTROL DOES

Rent control addresses the problem of inflation in a most basic necessity, housing, in a concrete and workable way.

Rent control encourages responsible, long term investors and landlords while discouraging short term speculation and rent gouging.

Rent control provides incentives for maintaining rental housing in habitable condition, through cost pass alongs, and through making rent increases dependent on decent maintenance.

Rent control helps to stabilize neighborhoods. Without the need to be searching out more affordable housing, and without the threat of arbitrary evictions, tenants have more stake in their neighborhoods and their homes.

Through alleviating the burden of high rent increases on low-income citizens, the demand on public assistance will also be eased indirectly benefiting the taxpayer. In addition, by helping enforce housing codes, rent control not only improves the overall quality of Portland's housing stock, it relieves some of the pressure on the housing inspectors.

Rent control solves, at least for the immediate future, a severe problem for tenants, the financial hardship of unfair rent increases. This is a problem that particularly affects elderly renters, female heads of households, and minority residents.

\* WHAT RENT CONTROL DOESN'T DO

Rent control doesn't discourage new construction. In second generation rent control, new construction is exempt from control. Studies have shown that rent control has not been a significant factor affecting new construction in housing in rent controlled areas.

Rent control doesn't lead to abandonment and decay of housing. By tying rent increases to well maintained housing, and allowing pass-alongs for improvements, rent control encourages well maintained housing.

Rent control doesn't make being a landlord unprofitable. In fact rent control guarantees landlords a fair return on investment.

NWDA  
BOARD MEETING  
AGENDA  
NOVEMBER 13, 1979

5:45 Call to Order  
Approve Minutes

5:50 Neighborhood Noise - Terry Kelly, Bureau of  
Neighborhood Environment

6:05 Displacement Project - Austin/Bob  
Land Use - Zoning - Rick Michaelson  
Treasurer's Report - Ed Samuelson  
Committee Reports:  
Economic Development - Penny/Winnie  
Parks? (letter from Peg)

Other Business/Announcements  
Geri Ethen re Office and Issues

MINUTES

NWDA BOARD OF DIRECTORS

November 13, ;979

The meeting was called to order by Rick Michaelson at 5:45.

Davis and Michaelson will work with Geri Ethan in the hiring process for a new office manager.


The minutes for Oct. 2, Oct. 9, and Nov. 6 were approved unanimously in seperate votes.

Terry Kelly from the Bureau of Neighborhood Environment offered assistance in developing neighborhood noise strategies. NWDA will develop a list of noise problems in the neighborhood and discuss with him possible courses of action. Senders will take responsibility for this with assistance from non-board members.

Austin Chown and Bob Glascock reported to the Board on the progress of the Displacement Project. To this point, they have largely engaged in researching the dimensions of the problem and they plan to have a report completed by the end of the year. In order to move on they need policy direction from the Board. They outlined seven options for NWDA's housing role(attached). The ensuing discussion resulted in no decisions.

Samuelson gave a Financial report(attached). Sullivan moved that Samuelson be authorized to sign for the Wallace Park Sculpture account and for a newly discovered payroll account. Unanimously approved. Samuelson moved that the Board approve expenditures of \$75.00 for a gift to Margaret Strachan and \$22.03 for refreshments at the general meeting. Unanimously approved.

Respectfully submitted,

  
Joe Hertzberg, Secretary

## MINUTES

### NWDA BOARD OF DIRECTORS

November 20, 1979

The meeting was called to order by Mary Boyle at 5:45.

Ross Day commented on the confused budget situation facing the Portland School Board and stated that Bill Scott of that Board had proposed that there be a Budget Advisory Group at each city school. Mr. Day was speaking for the Chapman School. People are needed to serve on that board, hopefully including a representative from Friendly House and one from NWDA. There would be four meetings to attend between December 4th and January 10th. Other committees would be formed later as names were suggested for the Chapman Group. Treasurer Samuelson offered his services and the offer was accepted by general consent.

Geri Ethen reported that she had had a meeting with a woman from the women's halfway house in the neighborhood. They have been asked to move to a vacant state operated halfway facility at S.E. 8th and Ash if the County places a Multnomah County Corrections Facility in thir building. She explained some of the pros and cons and said that Pat Ryan from the county will give the Board further details later. Geri also announced that Malinda Kuczek has been hired as the new Office Manager.

Michaelson reported there have been three City Council hearings on the Hobbs' Travel Agency matter. There were mixed feelings on the Council. However, the Hearings Officer recommended that Hobbs be given a five year revocable permit to allow for the amortization of his investment, with the understanding that he return the building to residential use at the end of that period. Discussion followed on the question of letting the matter ride or taking further action. Following a recommendation by Mark Whitlow, it was agreed to authorize Chuck Duffy to evaluate the likelihood of effective action, then file an appeal and bring the matter to the board. It was mentioned there would be some expenses such as filing fees. The motion passed.

Michaelson reported that there was a conditional use request for 2341 N.W. Everett to convert it to offices, which request was denied by the Hearings Officer.

Portland School Board member Scott alerted NWDA Board members that the first draft of a comprehensive plan for school desegregation in Portland would be presented to the School Board by the Desegregation Committee on Monday evening, November 26th. Early in December a second draft would be presented with public hearings. The final plan will be adopted toward the end of February. He stressed that the provisions of the final draft will likely affect Chapman and Couch Schools and could influence families planning to move to northwest residential areas. He further emphasized the importance that northwest residents be informed and participate in the process. Mark Whitlow

moved that the Social Concerns Committee, Joe Hertzberg as Chairman, be designated to monitor, participate and report to the Board on the desegregation issue being considered by the School Board. The motion carried.

Treasurer Samuelson reported. Payment of \$3.30 to <sup>Michaelson</sup> ~~Boyle~~ for coffee was authorized. Samuelson referred to the suggestion he made at the last meeting for consolidating all association funds into one account, except for petty cash boxes, in an attempt to achieve more efficient handling of the funds. General discussion followed, especially concerning the number of accounts currently active and the reason they seemed necessary. There was general agreement that Samuelson should work out and present to the Board at the next meeting a policy for managing the Board's responsibility for the handling of funds as well as the Treasurer's method of handling independent committee's reporting of use of funds.

The Apple-Tool Bank and CETA financial situation was reviewed and discussed. Samuelson moved that the signatures be changed on the Apple account, the books be brought back, with the lists of all tools, rental, and chages to the Treasurer. Provision would be made for the project itself to continue. Motion carried.

A replacement on the NWDA Board was needed for Don Hendrix. The names of Vera Katz, Bob Denton, John Werneken and Phyllis Bottomly were suggested, with Bottomly receiving the most votes after members tabulated choices.

Penny Davis reported for the Economic Development Committee, detailing its advertising efforts and amount of sales to date. Samuelson moved that Penny and Winnie be authorized to sign checks for the Economic Development Committee. Motion carried.

It was mentioned that Terry Kelly had expressed thanks for the time allowed him last week to outline the work of the Bureau of Neighborhood Environment's project on noise level. He would welcome any suggestions or reporting of problems.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

*LaVerne Moore*

LaVerne Moore, Secretary pro tem



Navala Board Meeting

Agenda Items

Nov. 20, 1979

- 5.415 1. Chapman School - Ross Day.  
Bill Smith, Member School Board.
2. Hobb's Travel Agency - R. Muckelbauer
3. Treasurer's Report.
4. Apple-Fool Bank.
5. Replacement for Board.
6. Economic development - Penny Davis  
Blasket Isl.  
Other Items

NWDA  
BOARD MEETING  
December 4, 1979  
AGENDA

5:45 5:45  
CALL TO ORDER

MINUTES

OLD BUSINESS

5:50 APPLE -TOOL

RENT CONTROL ISSUE

THURMAN-VAUBHAN CORRIDOR

NEW BUSINESS

6:15 MARGARET STRACHAN \_ DISASTER RELIEF

TREASURER'S REPORT

OTHER BUSINESS

Buckman Neighborhood -COOP HOusing

Meeting Adjourned

*- City policy on condominiums*

## MINUTES

### NWDA BOARD OF DIRECTORS

December 4, 1979

The meeting was called to order at 5:50 by Mary Boyle.

An incipient discussion of NWDA's housing policy was postponed until later in the meeting.

Margaret Strachan, an assistant to City Commissioner Lindberg, discussed her intention to spend 2 hours a month in each neighborhood office to learn about issues of neighborhood interest. She asked whether this would be useful to NWDA. Board members indicated that it is worth trying.

Strachan also announced that Tri-County Community Council is attempting to develop a program for neighborhood response to minor emergencies. They would like to use Northwest as a model for developing a plan for self-help networking. Moore and Bottomly will consider possible NWDA participation.

Bill Welsh and Roger Vrillakis, members of the APPLE board, and Vera Johnson, an APPLE CETA employee, discussed the status of the tool bank. The situation is grim, the tools are virtually unused and Ms. Johnson's time is being wasted. Welsh and Vrillakis see no hope for the tool bank's future without spending several thousand dollars annually to totally change the operation. PACT has offered to take the tools off our hands and to provide Ms. Johnson with employment; however, Northwest residents would not be eligible to use the tools. Geri Ethan, Tony Oliveri, and Boyle will look into the terms of under which the tools were obtained and the terms of the CETA contract in order to identify our alternatives. The Economic Development Committee will discuss its possible role at its next meeting.

Up coming events: Hearings for renewal of RCF licenses for Boys and Girls Aid Society facilities at NW 29th and Glisan and NW 24 and Pettygrove; Tuesday, December 18. Open House at Hoyt Square Condominiums (Taco Time site); Friday, December 7, 11:00. Installation of Couch Park sculpture; Wednesday, December 12, 1:00.

The Meeting was adjourned at 7:30.

Respectfully submitted,

Joe Hertzberg, Secretary

MINUTES

NWDA BOARD OF DIRECTORS

December 4, 1979

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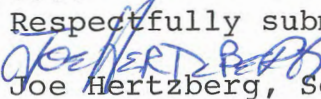
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Respectfully submitted,  
  
Joe Hertzberg, Secretary

NEW BOARD MEETING  
December 11, 1979

TG/F  
Jamie Kim - 8  
Chuck Duffy  
John Munkin

8:45 Call to Order

Minutes Approval Dec. 3 & Nov 20  
Treasurer's Report

NEW BUSINESS

*Pat Ryan*

~~Paul Ray~~ - Multnomah County Corrections

Andy Robensum - Burnside Consortium

- Contract w/ NW Pilot  
Project  
4 comm. kitchens  
4 yr. lease  
24 units now / 22 people

OLD BUSINESS

Housing Problems - Rick Michaelson

Committee Report  
Economic Development  
Parks & Recreation

Other Business

Meeting Adjourned

**MINUTES**  
**NWDA BOARD OF DIRECTORS**  
**December 11, 1979**

The meeting was called to order at 5:45 by Mary Boyle.

Pat Ryan from the Multnomah County Corrections Division, detailed a plan to set up an RCF for misdemeanors and Class C felony offenders at 930 N.W. 20th. (see attachment). The RCF currently operated by the state for women offenders at that location is being relocated. Lowenstein moved that the Board endorse the proposal. The motion passed unanimously.

The minutes for Nov. 13, Nov. 20, and Dec. 4 were unaimously approved in seperate votes.

Davis moved that the Board support the Boys and Girls Aid Society in its application to relicense RCF's at 24th. and Glisan and 24th. and Pettygrove. Unanimously approved.

Andy Raubeson, from the Burnside Consortium, outlined a plan to house former alcoholics in an apartment building at 18th. and Hoyt. The building has 22 rooms available for residence and might house as many as 30 people. All residents will have undergone treatment and have been detoxed for at least 16 weeks. They will be referred by Harmony House, Aguila, NARA, and St. Vincent de Paul, and the Northwest Pilot Project will have maintenance responsibilities.

Francis moved that the Board endorse the plan in principal, subject to notification of nearby neighbors and discussion of their response at our next meeting. The motion passed unanimously. Raubeson agreed to take responsibility for notifying the neighbors.

Geri Ethen announced that a representative of the North Community Action Council will be at the NW Service Center on Wednesdays, and Thursdays to process applications for emergency energy assistance.

Davis moved that the neighborhood coordinator be allocated time at the begining of each Board meeting to make announcements. The motion passed unanimously. Ethen thanked the Board.

A brief discussion of housing policy ensued. It was agreed that the Board should work from a draft policy derived from principles in the NW Policy Plan. Several Board members agreed to work on a draft in January. Next week, the Board must consider recommendations concerning condominium conversion since the City Council plans to discuss the issue this month. Recommendations based on the displacement research of Austin Chown and Bob Glasscock should be available.

Bottomly reported on the neighborhood crisis-intervention plan. NWDA's role will be limited to distributing brochures in January.

The meeting was adjourned at 7:15.

Respectfully submitted,

Joe Hertzberg, Secretary

NWDA BOARD MEETING

12 18, 79

5:45 AGENDA

CALL TO ORDER

NEIGHBORHOOD COORDINATOR REPORTS. - GERI ETHAN

MINUTES

TESTIMONY on 18th and Hoyt Residence - neighbors

Park & Rec. Report Peg Henwood

6:15 HOUSING POLICY - Rick Michealson & Board

Treasurer's Report

Meeting Adjourned



MINUTES  
NWDA BOARD OF DIRECTORS  
December 18, 1979

The meeting was called to order at 5:50 by Rick Michaelson.

Our scheduled discussion of the Burnside Consortium proposal to house former alcoholic in an apartment building at 18th and Hoyt was postponed in order to give the Consortium staff more time to contact neighbors.

The minutes of the Dec. 11 meeting were approved unanimously.

Geri Ethen announced (on behalf of Parks and Recreation Committee Chairperson Peg Henwood) that \$146,000 in public funds are slated for Wallace Park improvements.

Hertzberg reported on the school desegregation issue and introduced a draft of a letter to be sent to the Board of Education specifying conditions under which the NWDA Board would support changes to Chapman and Couch Schools and the Metropolitan Learning Center. Davis expressed concern that our community school program at Couch School might be adversely affected by charges designed to achieve desegregation. Francis moved that the Board send the letter, adding a paragraph expressing our feeling concerning the community school program. The motion passed unanimously.

Hertzberg moved that the Board express its support of the proposed joint effort to create cooperative housing by the Buckman Neighborhood Association and the Portland Development Commission, and that the following points be made: (1) The Board supports the concept of housing cooperative; (2) the Board applauds the participation of the city in this effort; (3) NWDA would never interfere in a land-use issue in another neighborhood, but the Board does believe that the specific objections to this project must be balanced against the enormous benefits which the project would bring to the entire city; and (4) the Board wishes to underscore its conviction that mixed land-uses contribute to the livability of our neighborhood. The Motion passed unanimously.. Chown agreed to testify to this effect before the City Council.

Michaelson introduced an outline of a proposed housing policy (attached-headed "Policy Plan Housing Goals"). Following extensive discussion, it was agreed that housing policy will be the subject of a general neighborhood meeting on January 22 and that the Board will try to consider some policy proposals before that date.. This time frame is important because the City Council will consider proposals concerning condominium conversion late in January.

The meeting was adjourned.

Respectfully submitted,

  
Joe Hertzberg, Secretary

(With special thanks to LaVerne Moore)

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The meeting was adjourned.

Respectfully submitted,

Joe Hertzberg, Secretary  
(With special thanks to LaVerne Moore)

# Northwest District Association

December 20, 1979

Board of Education  
Portland, Public Schools  
P.O. Box 3107  
Portland, Oregon 97208



*Let's Plan for Livability*



Dear Board Members,

No issue is more important to a neighborhood than the education of its children. Because both of the public schools in our neighborhood figure prominently in desegregation plans now under consideration, it is incumbent upon the Northwest District Association (NWDA) Board to record our position on this issue.

We are basically satisfied that both Chapman School and the Metropolitan Learning Center are doing good jobs of educating our children. If it is possible to achieve desegregation without substantially changing their program, we would be happy to see them continue unchanged. However, this is the case in only one of the ten variations proposed by the Desegregation/Integration Committee.

If meaningful desegregation can be achieved only through substantial changes in our neighborhood schools, we are prepared to support these changes. However, we are prepared to do so only under the following conditions.

First, we will support changes to Chapman and MLC only if sufficient capital and program funds to provide quality education are guaranteed.

Second, we will support changes at Couch School only if a suitable facility is found for MLC--one which is easily accessible by public transportation and which is equipped for arts, sciences, crafts, etc.... Furthermore, this facility must be prepared to serve MLC's needs before any other program is located at Couch.

Board of Education

December 20, 1979

page 2

Third, we will support a middle school at Chapman only if it is assigned a racially balanced student body. We are not willing to let its racial balance depend on the choices of parents in other westside neighborhoods. (The assigned population in the Committee's vision of a 6-8 Chapman is 51.4% minority.) It is both fair and reasonable to demand that all westside neighborhoods--and certainly those in the Lincoln cluster--share equally in desegregation.

Moreover, we fully expect that the introduction of middle schools on the westside will be considered thoughtfully, and not merely used as an expedient vehicle for desegregation.

Finally, we cannot support any change which adversely affects our community school programs located at Couch School.

We believe that these conditions closely resemble the sentiments of Chapman and MLC parents who live in Northwest. Those conditions concerning Chapman are essentially identical to the terms of a resolution adopted at a meeting of Chapman parents on December 12, 1979.

We do not envy your task of both achieving desegregation and attempting to balance the needs of numerous diverse communities. We hope that you adopt a plan which we can support wholeheartedly. If we can assist you in any way, please contact us.

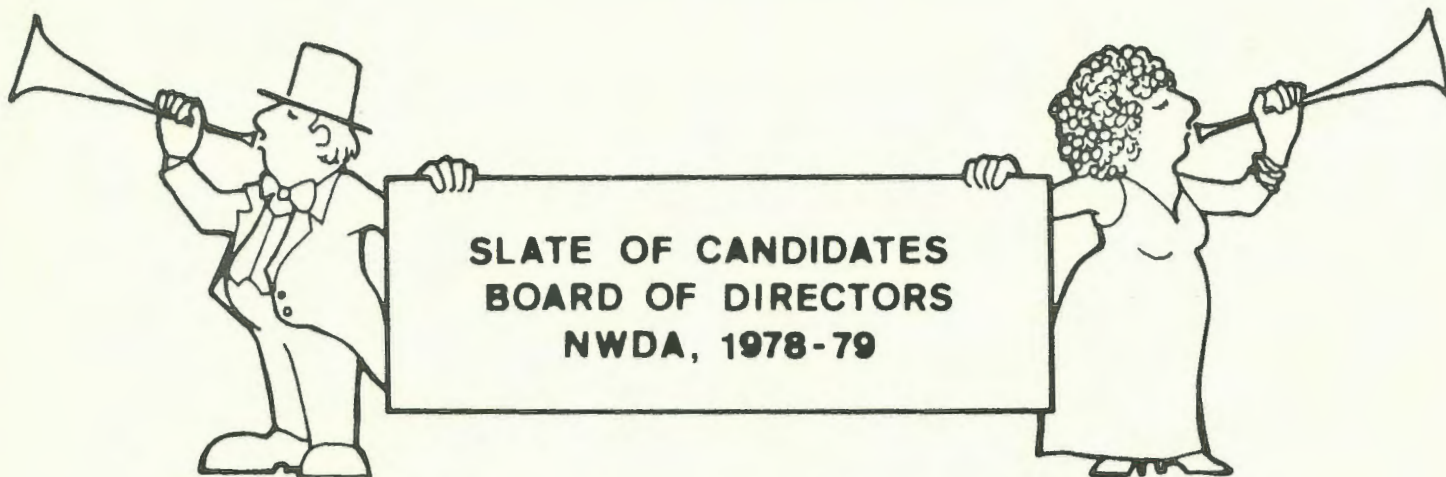
Yours truly,



Rick Michaelson  
Co-President  
NWDA Board of Directors

RM/lk

cc: Chapman and MLC Principals  
Chapman and MLC PTA's



(Additional nominations from the floor are welcome.)

OFFICERS

**CO-PRESIDENT:**

Penny Davis  
Peg Henwood  
Mark Whitlow

**TREASURER:**

Mike Crownin

**SECRETARY:**

Linda Ames

BOARD MEMBERS

(total board members number 11)

**PRESENT BOARD MEMBERS NOT UP FOR ELECTION:**

Bee Holzapfel  
Nancy Wood

**PRESENT BOARD MEMBERS STANDING FOR REELECTION:**

Jerry Kairis  
Dick McGarrity  
Rob Phillips

**NEW CANDIDATES:**

Mary Boyle  
Frances Diemoz  
Rhoda Epstein  
Donald Hendrix  
Bill Madill  
Shirley Mason-Ryerson

Gary Merkel  
LaVerne Moore  
Edie Morrill  
Marjorie Newhouse  
Richard Senders

ist for Board of Directors NWOA 1978-79

Board = Officers  
11 Board Members

Officers

- President : Penny Davis  
Peg Henwood  
Mark Whitlow
- Treasurer Mike Crownin
- Secretary Linda Ames

Board Members

- past election
- Bee Holzappel
  - Nancy Wood

future election

current members

- Jerry Kairis
- Dick McGarrity
- Rob Phillips

new candidates

- Shirley Mason
- Margie Newhouse
- Mary Boyle
- Eddie Morrell
- Gary Merkel
- Rhoda Epstein

Annual Meeting

	Christy - Revit	
	Bee - Social Action	
Mary - Gary Merkel	Andrea or Winnie	Park & Rec
Mary - Charlie or Edie		Econ Committee
Mary - Don		Traffic
		N.W. Service Center

- Bill Madell
- La Verne Moore
- Dick Senders

- Don Hendrix
- Francis Demoz
- Vida Lee Mick?
- Elsa Eric?
- AIF Edelman? — 227 3026
- Pat Sposito? — 228 1063
- Ron Schuffman? — 222 3486

SL  
SL  
SL

# NWDA - Election Summary

Board  
Present Members  
Not up for re-election

Bee Holzappel  
Nancy Stood

Board  
Present Members  
Standing for re-election

Jerry Kairis  
Bliss McGarity  
Rob Phillipis

Board  
New Candidates

Mary Boyle  
Francis Diemoz  
Donald Hendrick  
Bill Madill  
Shirley Mason-Ryerson  
La Verne Moore  
Eddie Morrill  
Marilyn Newhouse  
Richard Sanders

Officers

Co-Presidents

Penny Davis  
Peg Henwood  
Mark Whittow

Treasurer

Mike Crownin

Secretary

Linda Ames

WRITE INS!

Sue Halpowski  
Bill McCabe

Elected  
New Board

Bee Holzappel  
Nancy Stood

Jerry Kairis  
Bliss McGarity  
Rob Phillipis

Mary Boyle  
Francis Diemoz  
Donald Hendrick

La Verne Moore  
Eddie Morrill

Richard Sanders

Officers

Co-Pres.

Penny Davis  
Peg Henwood  
Mark Whittow

Treas

Mike Crownin

Sec

Linda Ames

List for Board of Directors NWOA 1978-79

Officers

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Peg Henwood  
Mark Whitlow
- Treasurer Mike Crownin
- Secretary Linda Ames

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Andrea or Winnes	Econ Committee	
Mary - Charlene or Edie	Traffic	
Mary - Don	N.W. Service Center	

new candidates

- Shirley Mason
- Margie Newhouse
- Mary Boyle
- Edie Morrell
- Gary Mentle
- Rheda Epstein

- Bill Madell
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For 1978-79

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Mickie McMarrity  
Rob Phillipson

Board  
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Donald Hendrix  
Bill Madill  
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La Verne Moore  
Eddie Morrill  
Marilyn Newhouse  
Richard Sanders

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Co-Presidents

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Mark Whitlow

Treasurer

Mike Crownin

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Linda Ames

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Bill McCabe

Elected  
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Nancy Stood

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Rob Phillipson

Mary Boyle  
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Richard Sanders

Officers

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Peg Henwood  
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Mike Crownin

Sec

Linda Ames

1978-79

NWDA - Election Summary  
For 1978-79

<sup>Board</sup>  
Present Members  
Not up for re-election

Bee Holzappel  
Nancy Hood

<sup>Board</sup>  
Present Members  
Standing for re-election

Jerry Kairis  
Alicia McHarity  
Rob Phillipis

<sup>Board</sup>  
New Candidates

Mary Boyle  
Francis Diemoy  
Donald Hendrix  
Bill Madill  
Shirley Mason-Ryerson  
La Verne Moore  
Eddie Morrill  
Mayorie Newhouse  
Richard Sanders

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Eddie Morrill

Richard Sanders

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Co-Pres.

Penny Davis  
Peg Henwood  
Mark Whitlow

Treas

Mike Crownin

Sec

Linda Arnes



NEIGHBORHOOD ASSOCIATIONS

*Neighborhoods West/Northwest*

Margaret D. Strachan  
Neighborhood Coordinator  
817 N.W. 23rd Avenue  
Portland, Oregon 97210  
(503) 223-3331

*Statements  
for NWDA  
Board Election*

Shirley Mason-Ryerson

Since becoming a resident of NW Portland in 1973 I have been on the staff of The Neighbor, a member of the APPLE board and one of the organizers of the 1977 SPLASH Festival.

I would consider it a privilege to further serve the neighborhood as a member of the Northwest District Association Board.

My apologies for not attending this evening as I had a previous commitment to a baby shower.

Shirley

16th

STATEMENT OF PENNY DAVIS, CANDIDATE FOR N.W.D.A. CO-PRESIDENT

Penny Davis is an attorney, and she lives in an apartment at N.W. 24th and Quimby Street.

For the past year, Penny has worked for Northwest Housing, Inc., which is the non-profit housing corporation that grew out of N.W.D.A.'s concern for housing. During that time she has learned a lot about the neighborhood, the people who live and work here, and the pressures from outside of the neighborhood that affect us.

Penny has been active on the Planning Committee of N.W.D.A. since she started working. Together with representatives from the other neighborhoods in our planning district, she helped to draft a 4th Alternative to the city's Comprehensive Plan. She has also been attending meetings of the Thurman-Vaughn Committee. And Penny was involved in the recent Taco Time fight.

As you can tell, she is very concerned about how the issues of housing and land use affect us. Neighborhood residents are feeling the crunch of rising housing costs, and some are being forced to leave. New people are constantly moving into the neighborhood, but many of them are not aware of the existence of N.W.D.A. and its many activities.

Penny feels that we need to continue<sup>U</sup> to improve the physical features of our neighborhood while we search for solutions to the high costs of housing. And she thinks that it's ~~very~~ important to involve new residents in N.W.D.A. They make up a large part of the neighborhood and they are an untapped source of both energy and ideas.

---

## RESUME

For consideration as member of Board of N. W. District Association

LA VERNE H. MOORE  
(Mrs. Ralph A.)  
retired  
(Mandatory at age 65)

2829 N. W. Upshur  
Portland 97210  
(Homeowner -- 1954)

### EXPERIENCE

- 1946-1965 Owner--Moore Insurance Service--sales and service of general insurance accounts
- 1965-1976 Caseworker in Oregon Public Welfare and Children's Services Division.  
Mandatory Retirement from CSD, August 1976.
- 1977 Three month temporary employment in Oregon Welfare Nursing Home caseload

### EDUCATION

Pacific College(George Fox). B.A. in Social Science, 1932  
Portland State College(part-time). Graduate Business Administration  
courses and Certificate in Social Work, 1962-67  
Portland State University(evening). Interdisciplinary Master of Urban  
Studies degree in 1976  
P.S.U. Additional graduate courses in Gerontology, 1977-78

### MEMBERSHIPS

American Society for Public Administration  
Oregon Environmental Council  
1,000 Friends of Oregon  
League of Women Voters  
N.W. Service Center, Inc.  
First Baptist Church

### INTERESTS

Photography, fishing, trailer travel  
Continuing interest in urban problems and neighborhoods and the Northwest  
District  
Current interest in N.W. Revitalization Project, N.W. Service Center, Inc.,  
Comprehensive Planning, and services for the elderly(especially  
Legal Services)

Shirley Mason-Tyerson

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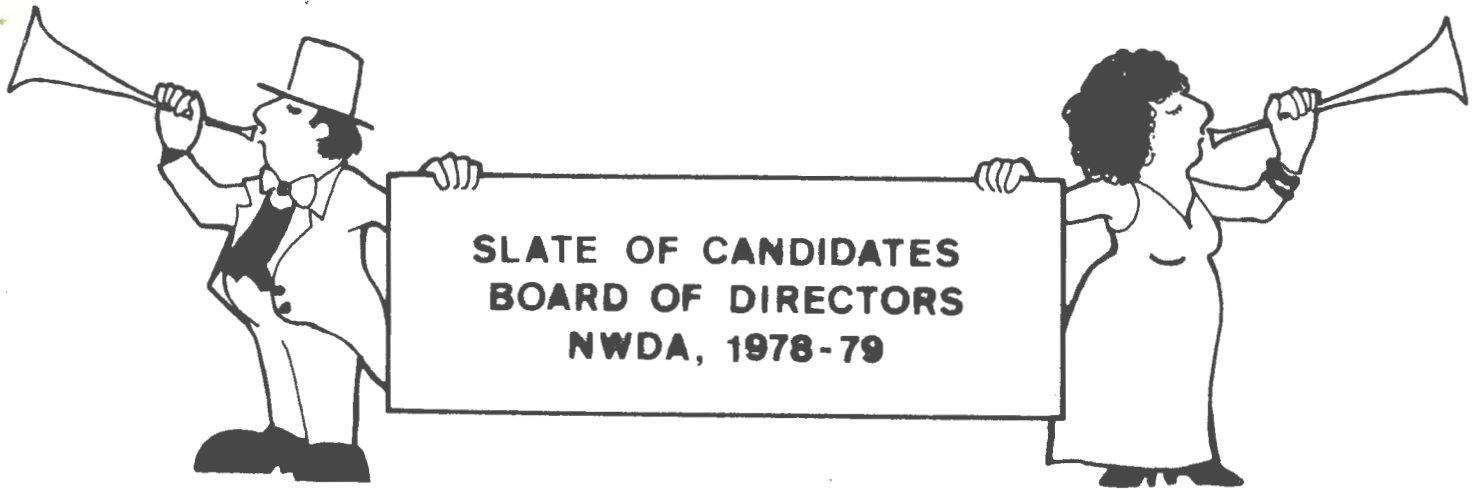
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(Additional nominations from the floor are welcome.)

NWDA BALLOT 1978/79

OFFICERS

CO-PRESIDENT: Vote for 3

- Penny Davis \_\_\_\_\_
- Peg Henwood \_\_\_\_\_
- Mark Whitlow \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

TREASURER: Vote for 1

- Mike Crownin \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

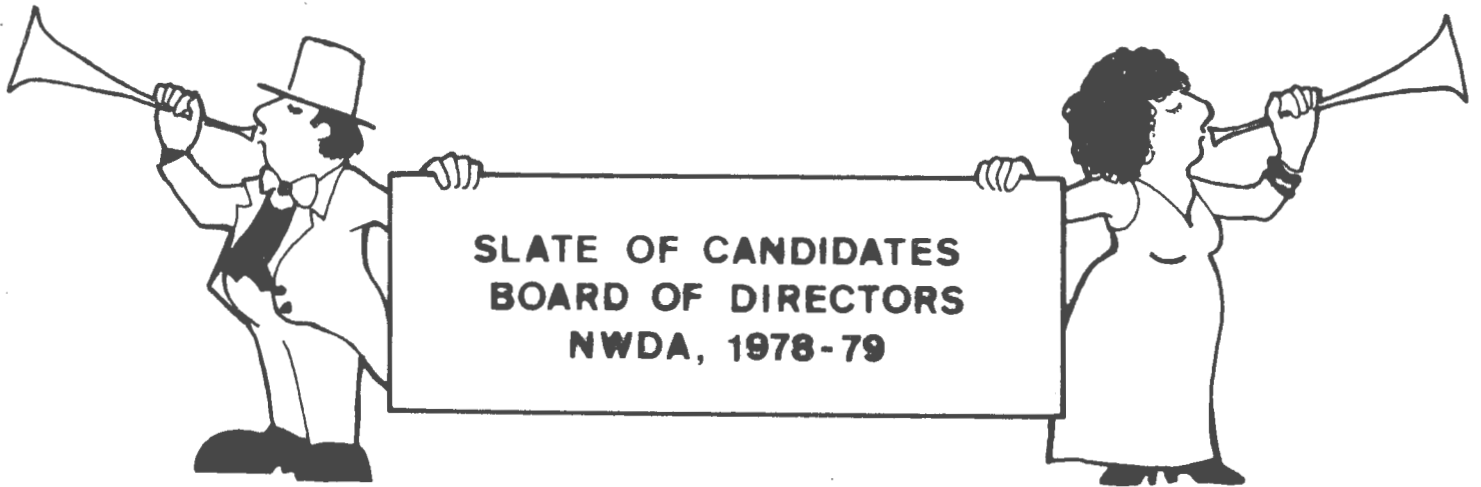
SECRETARY: Vote for 1

- Linda Ames \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

*Board Members*

BOARD MEMBERS: Vote for 9

- |                       |                             |
|-----------------------|-----------------------------|
| Jerry Kairis _____    | Bill Madill _____           |
| Dick McGarrity _____  | LaVerne Moore _____         |
| Rob Phillips _____    | Edie Morrill _____          |
| Mary Boyle _____      | Marjorie Newhouse _____     |
| Frances Diemox _____  | Shirley Mason-Ryerson _____ |
| Rhoda Epstein _____   | _____                       |
| Donald Hendrix _____  | _____                       |
| Richard Senders _____ | _____                       |



(Additional nominations from the floor are welcome.)

NWDA BALLOT 1978/79

OFFICERS

CO-PRESIDENT: Vote for 3

- Penny Davis \_\_\_\_\_
- Peg Henwood \_\_\_\_\_
- Mark Whitlow \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

TREASURER: Vote for 1

- Mike Crownin \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

SECRETARY: Vote for 1

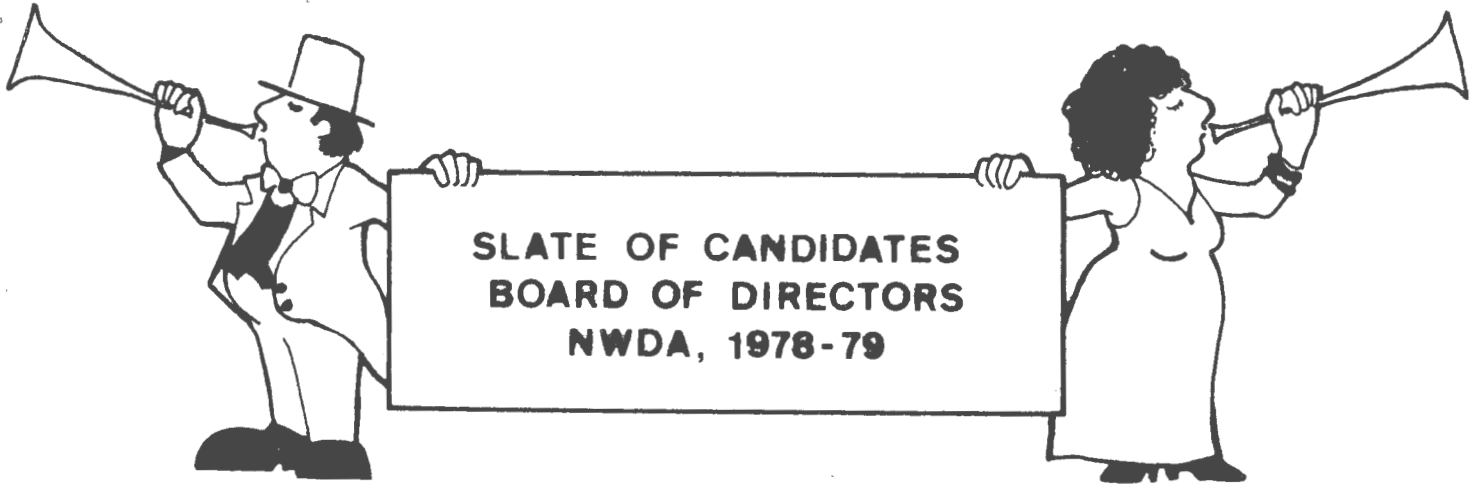
- Linda Ames \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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BOARD MEMBERS: Vote for 9

- Jerry Kairis \_\_\_\_\_
- Dick McGarrity \_\_\_\_\_
- Rob Phillips \_\_\_\_\_
- Mary Boyle \_\_\_\_\_
- Frances Diemox \_\_\_\_\_
- Rhoda Epstein \_\_\_\_\_
- Donald Hendrix \_\_\_\_\_
- Richard Senders \_\_\_\_\_

- Bill Madill \_\_\_\_\_
- LaVerne Moore \_\_\_\_\_
- Edie Morrill \_\_\_\_\_
- Marjorie Newhouse \_\_\_\_\_
- Shirley Mason-Ryerson \_\_\_\_\_
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(Additional nominations from the floor are welcome.)

NWDA BALLOT 1978/79

OFFICERS

CO-PRESIDENT: Vote for 3

- Penny Davis \_\_\_\_\_
- Peg Henwood \_\_\_\_\_
- Mark Whitlow \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
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TREASURER: Vote for 1

- Mike Crownin \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

SECRETARY: Vote for 1

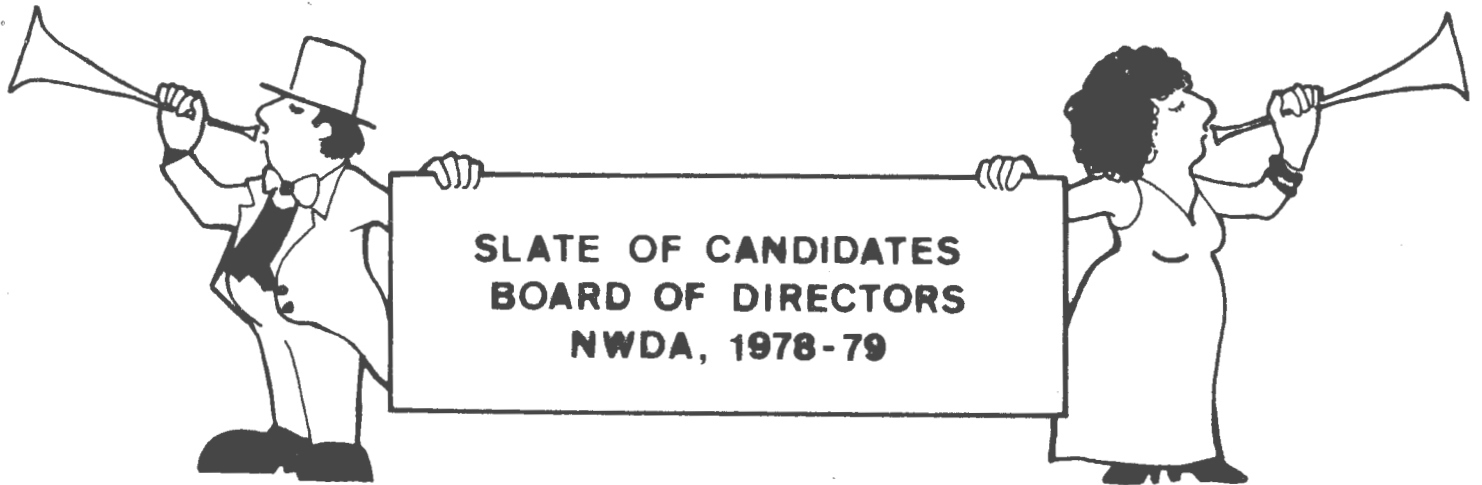
- Linda Ames \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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BOARD MEMBERS: Vote for 9

- Jerry Kairis \_\_\_\_\_
- Dick McGarrity \_\_\_\_\_
- Rob Phillips \_\_\_\_\_
- Mary Boyle \_\_\_\_\_
- Frances Diemox \_\_\_\_\_
- Rhoda Epstein \_\_\_\_\_
- Donald Hendrix \_\_\_\_\_
- Richard Senders \_\_\_\_\_

- Bill Madill \_\_\_\_\_
- LaVerne Moore \_\_\_\_\_
- Edie Morrill \_\_\_\_\_
- Marjorie Newhouse \_\_\_\_\_
- Shirley Mason-Ryerson \_\_\_\_\_
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- \_\_\_\_\_
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(Additional nominations from the floor are welcome.)

NWDA BALLOT 1978/79

OFFICERS

CO-PRESIDENT: Vote for 3

- Penny Davis \_\_\_\_\_
- Peg Henwood \_\_\_\_\_
- Mark Whitlow \_\_\_\_\_
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- \_\_\_\_\_
- \_\_\_\_\_

TREASURER: Vote for 1

- Mike Crownin \_\_\_\_\_
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- \_\_\_\_\_

SECRETARY: Vote for 1

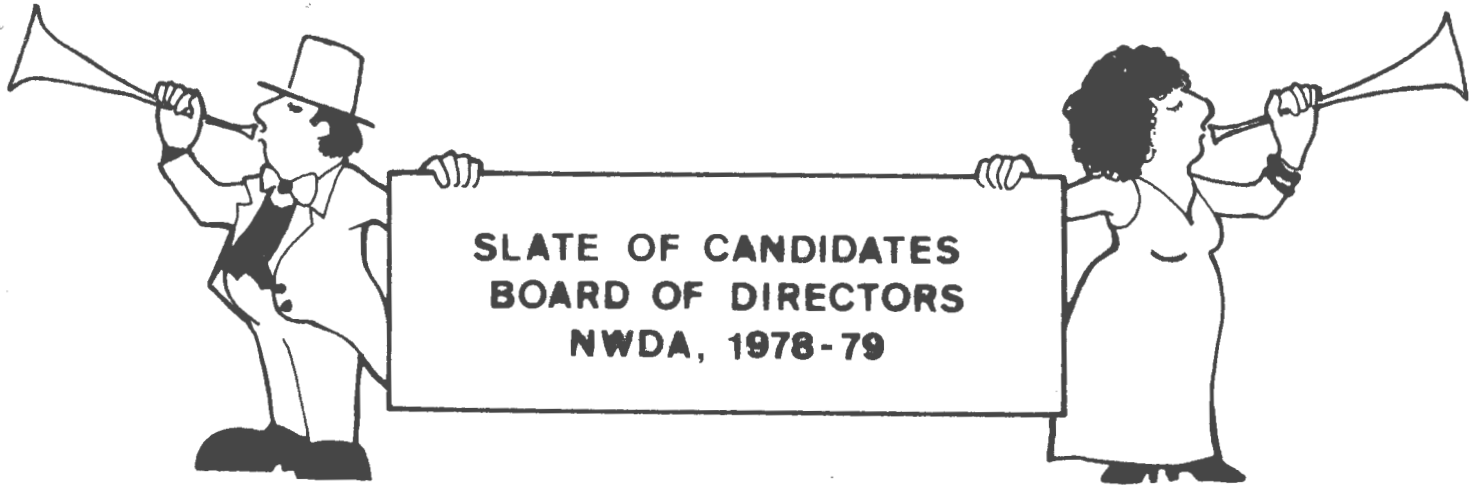
- Linda Ames \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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BOARD MEMBERS: Vote for 9

- Jerry Kairis \_\_\_\_\_
- Dick McGarrity \_\_\_\_\_
- Rob Phillips \_\_\_\_\_
- Mary Boyle \_\_\_\_\_
- Frances Diemox \_\_\_\_\_
- Rhoda Epstein \_\_\_\_\_
- Donald Hendrix \_\_\_\_\_
- Richard Senders \_\_\_\_\_

- Bill Madill \_\_\_\_\_
- LaVerne Moore \_\_\_\_\_
- Edie Morrill \_\_\_\_\_
- Marjorie Newhouse \_\_\_\_\_
- Shirley Mason-Ryerson \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



(Additional nominations from the floor are welcome.)

NWDA BALLOT 1978/79

OFFICERS

CO-PRESIDENT: Vote for 3

Penny Davis \_\_\_\_\_

Peg Henwood \_\_\_\_\_

Mark Whitlow \_\_\_\_\_

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TREASURER: Vote for 1

Mike Crownin \_\_\_\_\_

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SECRETARY: Vote for 1

Linda Ames \_\_\_\_\_

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BOARD MEMBERS: Vote for 9

Jerry Kairis \_\_\_\_\_

Dick McGarrity \_\_\_\_\_

Rob Phillips \_\_\_\_\_

Mary Boyle \_\_\_\_\_

Frances Diemox \_\_\_\_\_

Rhoda Epstein \_\_\_\_\_

Donald Hendrix \_\_\_\_\_

Richard Senders \_\_\_\_\_

Bill Madill \_\_\_\_\_

LaVerne Moore \_\_\_\_\_

Eddie Morrill \_\_\_\_\_

Marjorie Newhouse \_\_\_\_\_

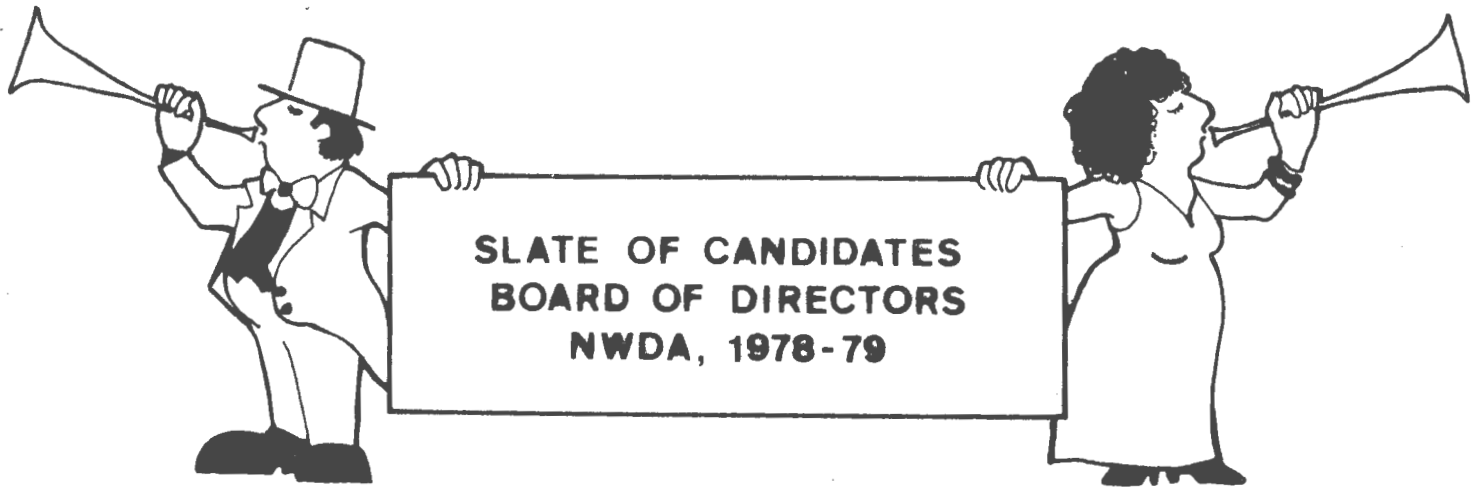
Shirley Mason-Ryerson \_\_\_\_\_

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(Additional nominations from the floor are welcome.)

NWDA BALLOT 1978/79

OFFICERS

CO-PRESIDENT: Vote for 3

Penny Davis \_\_\_\_\_  
 Peg Henwood \_\_\_\_\_  
 Mark Whitlow \_\_\_\_\_  
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TREASURER: Vote for 1

Mike Crownin \_\_\_\_\_  
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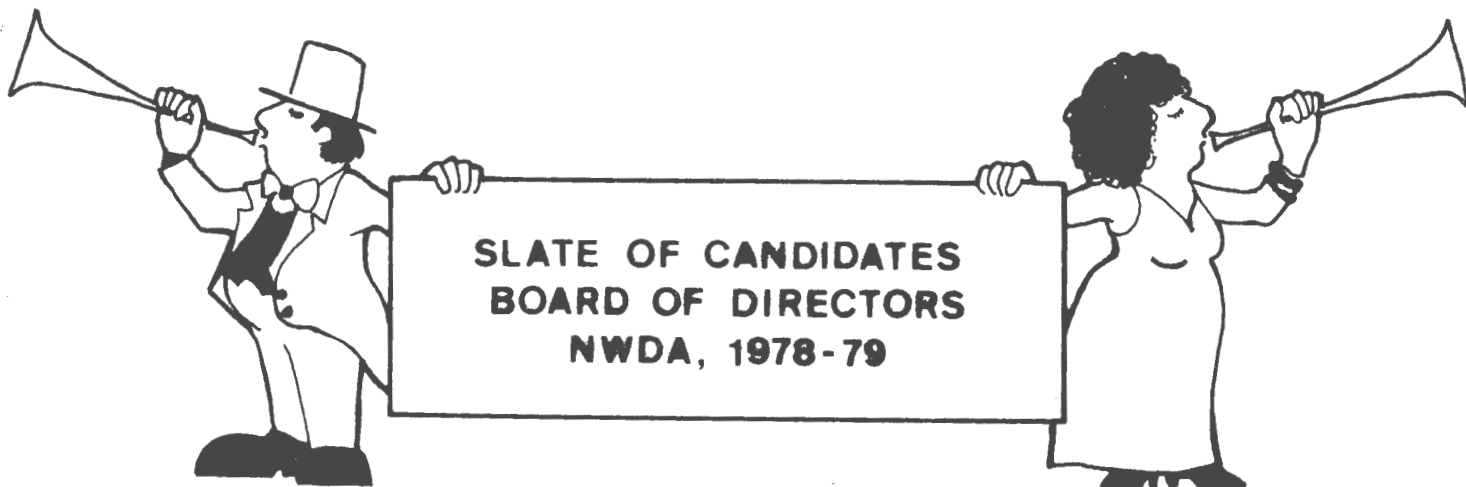
SECRETARY: Vote for 1

Linda Ames \_\_\_\_\_  
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BOARD MEMBERS: Vote for 9

Jerry Kairis \_\_\_\_\_  
 Dick McGarrity \_\_\_\_\_  
 Rob Phillips \_\_\_\_\_  
 Mary Boyle \_\_\_\_\_  
 Frances Diemox \_\_\_\_\_  
 Rhoda Epstein \_\_\_\_\_  
 Donald Hendrix \_\_\_\_\_  
 Richard Senders \_\_\_\_\_

Bill Madill \_\_\_\_\_  
 LaVerne Moore \_\_\_\_\_  
 Edie Morrill \_\_\_\_\_  
 Marjorie Newhouse \_\_\_\_\_  
 Shirley Mason-Ryerson \_\_\_\_\_  
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(Additional nominations from the floor are welcome.)

NWDA BALLOT 1978/79

OFFICERS

CO-PRESIDENT: Vote for 3

Penny Davis \_\_\_\_\_

Peg Henwood \_\_\_\_\_

Mark Whitlow \_\_\_\_\_

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TREASURER: Vote for 1

Mike Crownin \_\_\_\_\_

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SECRETARY: Vote for 1

Linda Ames \_\_\_\_\_

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BOARD MEMBERS: Vote for 9

Jerry Kairis \_\_\_\_\_

Dick McGarrity \_\_\_\_\_

Rob Phillips \_\_\_\_\_

Mary Boyle \_\_\_\_\_

Frances Diemox \_\_\_\_\_

Rhoda Epstein \_\_\_\_\_

Donald Hendrix \_\_\_\_\_

Richard Senders \_\_\_\_\_

Bill Madill \_\_\_\_\_

LaVerne Moore \_\_\_\_\_

Eddie Morrill \_\_\_\_\_

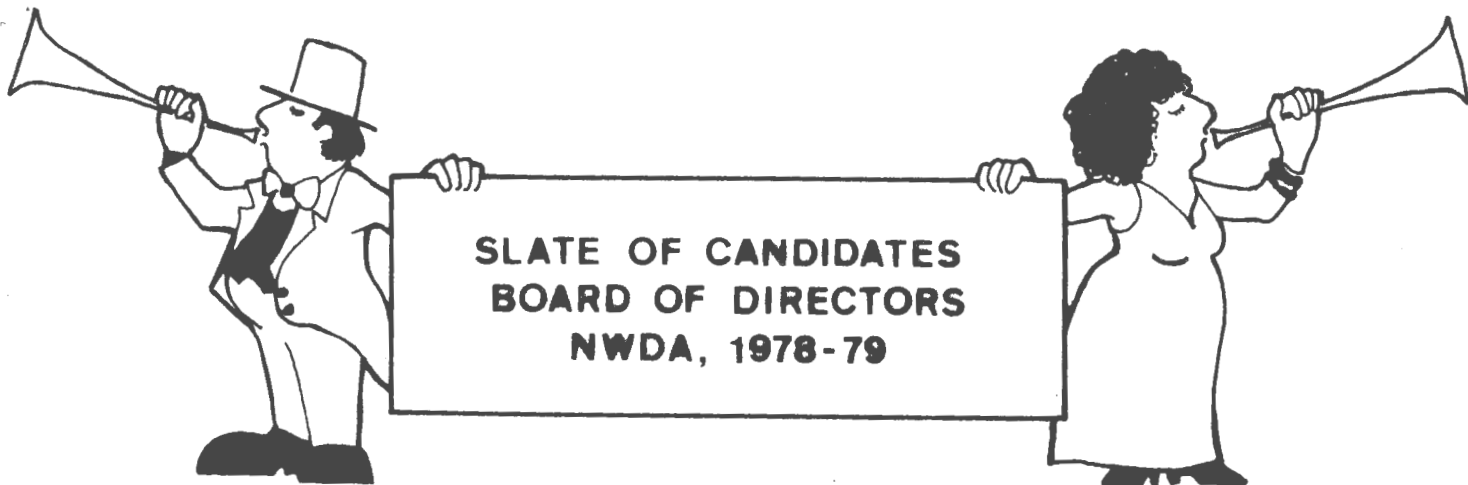
Marjorie Newhouse \_\_\_\_\_

Shirley Mason-Ryerson \_\_\_\_\_

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(Additional nominations from the floor are welcome.)

NWDA BALLOT 1978/79

OFFICERS

CO-PRESIDENT: Vote for 3

- Penny Davis \_\_\_\_\_
- Peg Henwood \_\_\_\_\_
- Mark Whitlow \_\_\_\_\_
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- \_\_\_\_\_
- \_\_\_\_\_

TREASURER: Vote for 1

- Mike Crownin \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

SECRETARY: Vote for 1

- Linda Ames \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



BOARD MEMBERS: Vote for 9

- Jerry Kairis \_\_\_\_\_
- Dick McGarrity \_\_\_\_\_
- Rob Phillips \_\_\_\_\_
- Mary Boyle \_\_\_\_\_
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- Bill Madill \_\_\_\_\_
- LaVerne Moore \_\_\_\_\_
- Edie Morrill \_\_\_\_\_
- Marjorie Newhouse \_\_\_\_\_
- Shirley Mason-Ryerson \_\_\_\_\_
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