

**OPPOSE
APPEAL**

APPEAL OF CENTRAL EASTSIDE INDUSTRIAL COUNCIL

LOCA/ GOAT BLOCKS 1004-1036 SE BELMONT ST

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email

NAME (print)	ADDRESS AND ZIP CODE	Email
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**SUPPORT
APPEAL**

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✓ <i>MaryAnn Schwab</i>	<i>on record</i>	
✓ <i>Eric Campbell</i>	<i>1537 SE 22nd Ave</i>	<i>CCCampbell</i>

October 8, 2014

Dana L. Krawczuk
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D. (503) 727-2036
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BY HAND DELIVERY

Mayor Charlie Hales
City of Portland
1221 SW 4th Avenue, Room 340
Portland, OR 97204

**Re: Appeal of Design Commission Decision on the LOCA (“Goat Blocks”) Project, LU
14-125908 DZM AD**

Dear Mayor Hales and Commissioners:

We represent Belmont Investments LLC, Belmont Investments II LLC and Killian Pacific (collectively, the “Applicant”), who are the owners and developer of the LOCA mixed use development (the “Project”). Please include these materials in the record for the above referenced proceeding.

The Project is the redevelopment of a superblock and a portion of another block to the east with a range of retail uses, 247 apartments and parking in three distinct buildings. The Project also includes generous pedestrian paths and plazas that will offer terrific views of downtown and create a true neighborhood gathering point. The site is predominately EXd zoned, but includes a small amount of IG1 land. The residential and retail uses are allowed outright.

The Project is complex, and was thoroughly reviewed by the Design Commission in two Design Advice Request hearings and three Design Review hearings, which totaled 19 hours of public hearings from January through August of this year. At the conclusion of these hearings, the Design Commission approved the Project, including two minor Modifications (Ground Floor Windows and underground garage parking stall widths to accommodate column posts) and an Adjustment (to retain the existing access point on SE Belmont).

Outside of the public hearings, the Applicant met extensively with neighbors, recognized associations and other stakeholders. Exhibit 1, Outreach Summary. No members of the public offered testimony at the hearings criticizing the design of the Project, while many provided testimony or letters in support, most notably the governing Buckman Neighborhood Association. At the third and final Design Review hearing, a neighboring business owner testified that he was not opposed to the Project or design, but was concerned about the width of the street in front of his business. Despite having provided three letters of support for the Project, following the Design Review approval, the Central Eastside Industrial Council (“CEIC” or “Appellant”) appealed the Project to City Council, raising concerns with the width of the public right of way,

compliance with the Comprehensive Plan and unspecified claims of noncompliance with all of the applicable approval criteria.

As detailed below, the issues raised in the appeal are irrelevant to the Design Review approval. Essentially, Appellant has selected the wrong decision and forum to air its pre-existing grievances and concerns about future administrative decisions. To the extent that Appellant is concerned about the evolution of the Central Eastside and how that may continue in the future, the ongoing legislative SE Quadrant Plan is the appropriate forum, not an appeal of a quasi-judicial limited land use decision that applies the existing code. Right of width decisions are made by the City Engineer, subsequent to Design Review. When a right of way decision deviates from adopted standards and guidelines, an appeal process is available. However, the Project exceeds all standards and guidelines. There is no legal or factual basis for modifying the Design Review approval for the Project.

A. Width of Surrounding Right of Ways

Three neighboring businesses are concerned that once the Project is complete, SE 10th Avenue and SE Taylor Avenue will be too narrow for trucks to maneuver. The width of the right of way is irrelevant to the challenged decision -- no sections of Title 17 are applicable during Design Review and the Design Commission did not make a final decision about right of way widths. Nonetheless, Killian Pacific has taken the operational needs of adjacent businesses seriously, and we believe PBOT has as well.

The post-development right of way widths that are described meet or exceed the City's adopted guidelines. Computer modeling of freight movements and PBOT-attended field tests objectively demonstrate that the post-development there will be no operational impact on surrounding businesses because there is adequate area for truck turning, maneuvering and loading. All adjacent neighbors attended the successful field test. It is important to note that post-development, SE 10th and SE Taylor will continue to be the widest two lane streets in the surrounding area. Exhibit 2, Street Sections, Roadway Sections Table. This key fact allows for successful freight mobility and also safe and robust pedestrian sidewalk environments to coexist.

1. Title 17 is Not an Applicable Approval Criteria and the Design Review Approval Did not Determine the Width of the Surrounding Right of Ways

The only approval criteria that are applicable to the Project are the Central City Fundamental Design Guidelines, Central Eastside District Design Guidelines, the Modification approval criteria (PCC 33.825.040) and Adjustment approval criteria (PCC 33.805.040). Street design and truck maneuverability are not relevant to the applicable criteria. Instead, street design is regulated by Title 17 and implementing standards and guidelines that have been adopted by the

City Council or PBOT, such as *Designing for Truck Movements and Other Large Vehicles in Portland*. Street design, right of way width and dedication decisions are not made as part of Design Review because the Design Commission does not have the authority to regulate the public right of way. Instead, these technical decisions are made by the City Engineer¹ at the time of building permit issuance, pursuant to Title 17.

However, because the street design can affect the land available to a project subject to Design Review, PBOT is consulted during the land use review process to verify that the site area under consideration is consistent with the anticipated street design. That is precisely what happened here, and PBOT went to extraordinary lengths to ensure that the street design that will be presented to the City Engineer not only meets all applicable standards and guidelines, but also protects freight mobility while also appropriately serving other transportation demands, such as pedestrians.

The practice of not including technical administrative review decisions, such as right of way widths or stormwater facility designs, is appropriate because they involve the technical implementation of standards and guidelines. The Project does not seek to deviate from any adopted right of way standard or guideline. However, when discretion is exercised in technical administrative review decisions to vary from standards and guidelines, appeals to the City Engineer or Public Works is available. Therefore, the public is not cut out of any review process and there is no “paper wall.” Instead, the development process is iterative and appropriate levels of public participation are afforded depending upon the amount of discretion employed by the decision maker.

The complaints raised about the post-development street design are irrelevant to Design Review and are no basis for modifying Design Commission’s approval of the Project.

2. The Post-Development Right of Ways Are Expected Exceed City Guidelines

The public right of way must accommodate all modes of travel -- freight, pedestrian, bicycle, transit and passenger vehicles. Accommodating all modes can be challenging, particularly in a mixed-use urban area that experiences high volumes of all modes of travel. In recognition of the need to provide a safe and accessible roadway that accounts for all travel demands and the unique needs of freight, on October 8, 2008 the City Council adopted *Designing for Truck Movements and Other Large Vehicles in Portland*. <http://www.portlandoregon.gov/transportation/article/357099>. The street design guidelines were adopted following an extensive public process, which included a PBOT Technical Review Team,

¹ As described in Chapter 6 of the comprehensive plan, “the city Engineer makes the final determination of elements and widths within the public right-of-way, but such determinations are not intended to support pavement widths that are wider than described in the handbook.” See page 6-19.

Portland freight Committee Technical Review Team, outreach to stakeholders and public hearings. These standard were further refined by PBOT in June of 2009 when it adopted the *Central Eastside Street Plan*, after an extensive public involvement process that included close coordination with the CEIC. <https://www.portlandoregon.gov/transportation/article/256440>

The Project’s design and field test confirm that the implementation of these recently adopted guidelines is successful in implementation. This should give confidence in the pre-emptive work of City Planning staff has done and continues to do (such as the SE Quadrant Plan) to establish rules that balance diverse needs within a densifying urban fabric.

The adopted guidelines for truck movements vary depending upon the applicable Freight Street Classification and are intended to provide desirable lane widths that create more comfortable operating environment for truck drivers to account for the multiple maneuvers trucks have to make to negotiate turns and avoid on-coming traffic. Post-development, the travel lanes on SE 10th Avenue and SE Taylor will exceed 12 feet, which is the preferred lane width recommended by the *Designing for Truck Movements and Other Large Vehicles in Portland* (Table 3) and the *Central Eastside Street Plan* (Table 2.1). The table below summarizes the existing and post-development situations, and the attached street sections and post-development parking plans (Exhibits 2 and 3) provide detailed information.

	Existing Travel Lane Width	Post-Development Travel Lane Width	Recommended Lane Width for Freight District Street
SE 10th between Belmont and Yamhill (Gatto & Sons)	13.5 feet *However, vehicles along the west side of SE 10th currently park in a perpendicular manner, which effectively reduces the travel lane to 11.5 feet	12.2 feet *In some locations there is no on street parking on SE 10th. In those locations, each travel lane is 20.2 feet wide	12 feet

	Existing Travel Lane Width	Post-Development Travel Lane Width	Recommended Lane Width for Freight District Street
SE 10th between Yamhill and Taylor (National Builders Hardware)	13.7 feet	12.4 feet * In some locations there is no on street parking on SE 10th. In those locations, each travel lane is 20.4 feet wide	12 feet
SE Taylor between 10th and 11th (Creative Woodworking)	14 feet	13 feet *In some locations, it may be appropriate to reserve the 8 foot wide on-street parking area for truck loading and maneuvering during certain hours, which increases the travel lane width to 21 feet	12 feet

Achieving the post-development street configuration that is anticipated requires the Applicant to dedicate a foot of right of way along SE Taylor and 3.5 feet of right of way along SE Belmont. In total, approximately 1,310 sf of property will be dedicated as part of the Project. Additionally, approximately 13,000 sf of publically accessible walkways and plazas will be included in the Project as a pedestrian connection between SE 10th, SE 11th and SE Belmont, which is 5,100 sf more than is required for the Superblock. With these dedications, the Project exceeds the City's street design guidelines, and as detailed below, the Project will not negatively impact the freight operations of neighboring businesses. There is a nexus to the required dedications and they are proportional to the impact of the Project. Additional right of way dedication is not needed or supported by a nexus to or impact of the Project.

3. The Evidence Objectively Demonstrates Adequate Truck Turning, Maneuvering and Loading Areas

PBOT and the Applicant take the freight maneuverability needs of surrounding businesses seriously, so even though the adopted *Designing for Truck Movements and Other Large Vehicles in Portland* guidelines are designed to be exceeded, PBOT conducted a field test on July 24, 2014 to confirm that there would be no operational impacts on the freight needs of adjacent businesses post-development. The field test resulted in some minor changes to on-street parking designations and curb bulb-out designs, and confirmed that the anticipated post-development street design does not negatively impact the freight operations of adjacent businesses. Exhibits 4 and 5. Specifically, the street design is expected to accommodate all sizes of trucks moving through and turning movements on the public right of way, and the existing on-site and travel lane truck loading practices will also be accommodated. There are no net-negative impacts when compared to today's conditions, and in certain areas improvements to truck mobility are expected to result.

a. SE 10th Between SE Belmont and SE Yamhill (Gatto & Sons)

Gatto & Sons, a fruit distribution company located at 927 SE 10th Avenue, receives deliveries from large (up to WB-67 sized) and small sized trucks that are too large to fit in Gatto's loading bays.² As a result, some trucks park in the travel lane in front of Gatto's loading bays while they are being unloaded from the rear. This practice will be able to continue post-development and cars will be able to pass the truck in the open adjacent travel lane. Specifically, WB-67 trucks are approximately 10 feet wide and passenger vehicles are no wider than 8 feet wide (the width of a parallel parking space). The travel lane width varies depending upon whether on-street parallel parking is provided (see attached plans), so the total travel lane with will range between 24.4 feet and 24.8 feet wide, which will accommodate a parked truck in the travel lane and a single lane of passing traffic of 15 feet.

We understand that Gatto & Sons has requested that the on-street parking spaces on the east side of SE 10th Avenue that are across from Gatto's loading bays be designated as truck loading zones from 6 am to 2 pm, Monday through Friday. The Applicant does not object to Gatto's request.

Finally, it is important to note that Gatto's also utilizes truck loading on SE Yamhill Avenue, and this will not be affected by the development and will remain available.

² Gatto's loading bays are zero-lot-lien conditions that are not tall enough to accommodate modern box trucks.

b. SE 10th Between SE Belmont and SE Yamhill (National Builders Hardware)

National Builders Hardware ("NBH") is located at 1019 SE 10th Avenue and occupies the entire block bounded by SE 10th Avenue, SE Taylor, SE 9th, and SE Yamhill. NBH's facility consists of a warehouse, showroom and support offices. The building includes loading bays on the northeast portion of the property, facing SE 10th Avenue near SE Yamhill, which are used primarily for deliveries to NBH and are able to accommodate trucks up to WB-40 in size (smaller semi-trucks). There is also a side door and curb cut on SE Yamhill is used for loading and provides larger (WB-67) service.

NBH has testified that since 2002 cars have been allowed to park on the east side of SE 10th Avenue between SE Yamhill and SE Taylor, making it difficult for WB-67 trucks to back into NBH's loading bays. When larger WB-67 trucks are parked in the on-site loading bay, the cab extends over the sidewalk and into the street. The attached sequence of photographs depicts the movements described by NBH being completed by a WB-40 sized truck, which is smaller than a WB-67 truck and fits within their on-site loading bay. Exhibit 6.

NBH has requested that SE 10th Avenue between SE Yamhill and SE Taylor be designated as a truck loading zone. The computer modeling and field test demonstrate that this is unnecessary. The post-development situation is expected to improve NBH truck maneuverability because existing on-street parking near the approach to and across from NBH's bays will be removed due to the location of the Project's driveway and on-site loading area and related curb extension and related ADA ramp locations. Eliminating additional on-street parking on SE 10th Avenue is unnecessary for NBH's truck movements, and would be a detriment to the larger neighborhood because it is a severely parking constrained area.

NBH also objects to the crosswalk that is adjacent to NBH's loading bay. The crosswalk is needed to make a safe connection for pedestrians traveling along SE Yamhill. Due to the elimination of nearby on-street parking on SE 10th Avenue, the crosswalk and pedestrians are expected to be more visible than under the existing situation.

c. SE Taylor Between SE 10th and SE 11th (Creative Woodworking)

Creative Woodworking's facility is located at 1036 SE Taylor Street and occupies the entire block between SE Taylor/Salmon/10th/11th, including a large warehouse that covers the east half of the block, with truck-height garage door access to SE Taylor and SE Salmon, and a fenced parking and storage area on approximately an third of a block on the corner of SE 10th Avenue and SE Taylor with access points to each. Therefore, Creative Woodworking has four street frontages that are available for travel lane and/or on-street loading -- SE 10th (which has

an existing loading zone from 7 am to 6 pm, Monday through Saturday), SE Taylor, SE 11th and SE Salmon -- as well as on-site loading opportunities within the warehouse and yard. Trucks delivering materials to Creative Woodworking range in size, up to the largest WB-67 trucks, and must be un-loaded from the side. The business's current predominate practice is to unload trucks that are parked in the travel lane and/or intersection. Sometimes unloading occurs from trucks that have backed in to the warehouse and/or yard. We understand that Creative Woodworking's employees frequently park on the north side of SE Taylor across from the business, so employees are requested to move their vehicles when large trucks need to maneuver into the warehouse or yard.

The July 24, 2014 field test confirmed that all on-street loading and truck maneuvering would continue to be accommodated post-development. The AutoTURN³ truck turning computer modeling analysis and site observations demonstrated:

- WB-50 trucks can back into the loading dock of the concrete warehouse building located on the eastern portion of SE Taylor Street. The truck maneuvering requires no alteration to the sidewalk or parking configuration on SE Taylor Street to maintain WB-50 loading into the building.
- WB-67 trucks can back into the yard loading area at the corner of SE 10th Ave and SE Taylor Street without altering the existing fencing by converting approximately 2 parking spaces along SE Taylor into a loading zone.
- There is a third loading zone for Creative Woodworking on SE 10th Avenue between SE Taylor Street and SE Salmon Street (WB67 Creative Wood Working Street Loading On SE 10th Ave). Currently there are 2 driveway drops along SE 10th Avenue with two existing loading signs (no parking – loading zone from 7am to 6pm Monday through Saturday) designating a loading zone area. This alignment allows for a WB-67 on SE 10th Avenue to park along the curb by utilizing the loading zone and driveway drop areas.

B. Comprehensive Plan Goals, Policies, and Objectives are Not Applicable Approval Criteria.

Appellant argues that the following Comprehensive Plan policy is applicable to the Project and that the Design Commission erred in not addressing it:

³ AutoTURN is software developed by transportation professionals and is backed by rigorous engineering diligence and regular field tests. AutoTURN is referenced by leading transportation agencies such as AASHTO, FHWA, and many state and local departments of transportation because of AutoTURN's reliability for analyzing safety and accessibility. <http://www.autoturn.com/> and <http://www.transoftsolutions.com/autoturn>

“Goal 10 - Plan Review and Administration, Policy 10.4 Comprehensive Plan Map, (20) Central Employment: ‘residential uses are allowed but should be compatible with the surrounding industrial development.’”

The Design Commission appropriately did not address this policy objective because it is not an applicable criterion. The cited Comprehensive Plan policy is not a basis for modifying or overturning the Design Commission’s decision, and the City Council should not apply it to the Project.

The Land Use Board of Appeals (“LUBA”) has held that a local government commits no error when it does not consider comprehensive plan policies that are not applicable approval criteria. *Hermanson v. Lane County*, 56 Or LUBA 433, 437 (2008). Policy 10.4, Objective 20, is not applicable to the challenged Decision for two reasons. First, the City’s Comprehensive Plan policies are not directly applicable to a Design Review, Modification, or Adjustment because they are not specified as applicable approval criteria. Second, the policy objective cited by Appellant expressly allows residential uses in the EX zone, but also includes an aspirational provision that does not provide adequate specificity for the Design Commission to make a consistency finding. These reasons are explained in detail, below.

A Type III Design Review is a limited land use decision because it involves “the approval or denial of an application based on discretionary standards designed to regulate the physical characteristics of a use permitted outright, including but not limited to site review and design review.” ORS 197.015(12)(a)(B). As a limited land use decision, the issue in a Design Review is not use or intensity of use, but rather the physical design of the proposed development. In order for Comprehensive Plan provisions to be directly-applicable to limited land use decisions as approval criteria, the City must have incorporated such provisions into the stated criteria for such limited land use decisions. ORS 197.195(1).

LUBA has held that comprehensive plan provisions are incorporated into the criteria for a limited land use decision only where they are explicitly set forth as approval criteria:

“In order to ‘incorporate’ a comprehensive plan standard into a local government’s land use regulations within the meaning of ORS 197.195(1), the local government must at least amend its land use regulations to make clear what specific policies or other provisions of the comprehensive plan apply to a limited land use decision as approval criteria.”

Patterson v. City of Bend, 49 Or LUBA 160, 166-67 (2005). In other words, Policy 10.4, Objective 20 is not an applicable criterion for a Design Review unless it is noted as such in the City’s code. The Design Review process involves a single approval criterion: “a design review

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application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.” PCC 33.825.055. As this criterion does not require consistency findings for Policy 10.4, Objective 20, or any other Comprehensive Plan goal or policy, the Design Commission did not err in not making findings regarding Comprehensive Plan goals or policies.

Even if Comprehensive Plan policies are arguably applicable to a Design Review decision, the policy objective cited by Appellant is too broad and aspirational to enable the Design Commission to make a consistency finding regarding that policy objective. LUBA has held that broad standards establishing policy direction are not approval criteria. *Angel v. City of Portland*, 21 Or LUBA 1, 13-14 (1991). Objective 20 describes the aspirational objectives of the City for the EX zone, but it contains no mandatory language establishing it as an approval criterion for a land use review. Moreover, Objective 20’s use of the word “should” is clear evidence that the policy objective itself is aspirational in nature, and thus not an applicable approval criterion. *Id.*; *Kingsley v. City of Sutherlin*, 49 Or. LUBA 242, 247 (2005); *MEK Properties LLC v. Coos County*, 61 Or LUBA 360, 369 (2010).

With respect to the two approved concurrent Modifications and approved concurrent Adjustment, the applicable criteria for those reviews also do not require findings related to the goals and policies of the Comprehensive Plan. PCC 33.805.040; PCC 33.835.040. Even if they did, Objective 20 is too vague and aspirational to constitute applicable criteria, as explained above. Moreover, the concurrent Modifications and Adjustment do not involve the subject matter addressed by that policy objective. The Modifications are to ground floor window requirements and parking stall size, and the Adjustment is to allow parking access to a Parking Access Restricted Street. These are development standards which are wholly unrelated to whether residential uses are “compatible with the surrounding industrial development.”

The situation in this case is distinguishable from *Central Eastside Industrial Council v. City of Portland*, 137 Or App 554 (1995). In that case, CEIC appealed a resolution by the Portland City Council to request that ODOT not build a new I-5 ramp at Water Avenue. LUBA held, and the Court of Appeals ultimately affirmed, that the City was required to make findings related to Central City Plan 20, which provides: "Preserve the central eastside as an industrial sanctuary while improving freeway access...".

That case is distinguishable for two reasons. First, in *CEIC v. City of Portland*, the City made a legislative land use decision. ORS 197.195(1), which requires any applicable Comprehensive Plan policies to be expressly noted as approval criteria for limited land use decisions, does not apply to legislative land use decisions. Stated differently, because the City was legislatively making new substantive policy in the *CEIC* case, it was required to consider whether its existing policies were consistent with that new policy. With a limited land use decision, such as the one

here, no new policy is being made; rather, existing policies regarding permitted uses, density, etc. are being implemented.

The second reason relates to the wording of the Comprehensive Plan policy itself. In *CEIC*, the policy at issue included mandatory language. However, the policy cited in this appeal is aspirational, using the term “should.” As noted above, LUBA has held that non-mandatory policies are not applicable criteria. See, e.g., *MEK Properties LLC v. Coos County*, 61 Or LUBA 360, 369 (2010).

For the reasons above, the Council can find that the Design Commission did not err in not applying Policy 10.4, Objective 20 when it approved the Project.

1. Compatibility Measures

Although not required by applicable criteria, the Applicant has implemented measures to ensure that the residential component of the Project is compatible with the surrounding industrial uses.

In recognition of the character of the Central Eastside and that residential uses could be incompatible with neighboring industrial uses, and in an effort to minimize the potential conflicts, the Applicant designed the Project so the residential elements are buffered to the extent possible from existing businesses. For example, the majority of housing units within the Project are located toward the east and north, which is the most distant location on site from industrial neighbors. Specifically, of the 247 units that contain 287 bedrooms, only 9 (3%) face SE Taylor or SE 10th Ave (the IG zoned lands). Furthermore, these units have additional acoustic attenuation to reduce resident concerns from industrial operations across the street.

Furthermore, ground floor retail activity, which is encouraged by City of Portland Design Guidelines and review processes, are planned to generally focus towards non-industrially zoned lands and/or towards the northern half of the site. For example, along SE Taylor, no storefront retail uses are proposed. Instead, truck loading and a garden center lie at the street level and thus are uses that are similar in nature to industrial operations.

In addition to the design considerations, in March of 2014 the Applicant presented the attached proposed Good Neighbor Agreement to the CEIC and adjacent businesses. Exhibit 7. Elements of the agreement included the Applicant informing potential tenants of the Project about the character of the Central Eastside and potential off-site industrial impacts, and the need to respect current operations and be willing to be accommodative as future issues arise. The agreement also requires the Applicant to inform Project tenants that the Applicant is the initial point of contact for tenant complaints about off-site industrial impacts. The agreement suggested that neighboring businesses and the Applicant collaborate on solutions if a pattern and practice of

complaints arose. To date, the only formal response to the proposed Good Neighbor Agreement is the attached generalized response from the CEIC that expresses a preference for more robust code protections for industrial uses and a concern that industrial users may need to change their practices. Exhibit 8.

The Applicant's and adjacent business owners' interests are aligned when it comes to avoiding conflicts between residential tenants and existing businesses. The Applicant desires to retain tenants, and not have them try to break their lease due to nearby industrial uses. As a result, the Applicant intends to include a lease rider that notifies potential tenants of the nearby industrial uses, as described in the draft Good Neighbor Agreement.

Another compatible measure included in the Project is the on-site parking for vehicles and bicycles is robust, albeit costly. Additionally, the Project provides on-site loading area for the two anchor uses, which means these delivery trucks will not be competing with existing businesses for space in the surrounding on-street loading spaces.

C. The Project Complies with All Applicable Design Guidelines and Approval Criteria

The Design Commission's review of the Project for compliance with applicable approval criteria was extensive. After three Design Review hearings, Design Commission found that the Project complies with the Central City Fundamental Design Guidelines, Central Eastside District Design Guidelines, the Modification approval criteria (PCC 33.825.040) and Adjustment approval criteria (PCC 33.805.040) for the reasons provided in the August 14, 2014 Final Findings and Decision by the Design Commission. While not the focus of Appellant's written appeal, an attachment to the appeal asserts that the appeal is based upon all of the applicable design guidelines, the Modification approval criteria and Adjustment approval criteria. No specific guidelines or criteria are identified and no alleged deficiencies in the Project are described in either the appeal documents or in the public testimony provided to Design Commission. No issues related to the applicable criteria have been raised with sufficient specificity to afford the City Council an opportunity to respond.

D. Conclusion

The Project was thoroughly reviewed for compliance with the applicable standards, and the approved Project is described by the Design Commission as a "groundbreaking, exciting project" that "will bring needed housing and essential retail services to the area, and create new protected off-street public space" and "will create a truly memorable, urban place that reflects the authenticity, form and character of the Central Eastside...." No legal or factual argument has been presented that alters the Design Commission's conclusions.

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Appellants are sincere in their concerns, but have selected the wrong forum for raising their issues. Concerns about future changes in the district should be raised in the ongoing SE Quadrant Plan.

For the reasons detailed above, we respectfully request that City Council deny the appeal and uphold the Design Commission's approval of the Project.

Very truly yours,



Dana L. Krawczuk

DLK:crl

- Exhibit 1 -- Outreach Summary
- Exhibit 2 -- Street Sections
- Exhibit 3 -- North 10th Ave Temporary Loading and Parking Zones
- Exhibit 4 -- PBOT Memorandum
- Exhibit 5 -- Cardno Field Test Summary
- Exhibit 6 -- Existing Truck Maneuvering for National Builders Hardware
- Exhibit 7 -- March 2014 Draft Good Neighbor Agreement
- Exhibit 8 -- CEIC Respond to Good Neighbor Agreement

From: Noel Johnson <noel@killianpacific.com>
Sent: Tuesday, October 07, 2014 7:56 PM
To: Krawczuk, Dana (Perkins Coie)
Cc: Lance Killian; Adam Tyler
Subject: LOCA Outreach Summary by Noel

Dana,
Per your request, here is a quick summary. I estimate around 35 to 40 specific outreach meetings, presentations, on-site conversations or group meetings... this does not count phone call or emails.

Buckman Neighborhood Association via multiple meetings, from Winter 2013 thru Summer of 2014 (ltr of support rec'd)
I estimate 5 to 6 specific presentation moments. Supplementing this are January 2014 Meetings with individual neighborhood activists, like Anthony Buczek & Doug Klotz who is also a member of the pedestrian advisory committee.

CEIC Board, Land Use and TPAC Committees, multiple meetings from Winter 2013 thru today (3 ltrs of support rec'd). I estimate 6 to 8 presentation moments, and many more emails and phone calls. Concurrently, we have also been in front of them for the PGE and 240 Clay deals.

Portland's Pedestrian Advisory Committee In January 2014 (final stance was neutral)
Portland Commission on Disabilities Accessibility in Built Environment (Letter of support) in March 2014
AIA's Urban Design Panel in May 2014 (generally supportive letter)

Meeting multiple times with nearby individual property/business owners, including:

1. Owners of the historic Hawthorne House (Bajhan and Mars Pointe)
2. Owner of the adjacent auto repair multi-tenant building (Pat Hanlin)
3. Owner of GXI / Landscape (Marianne Zarkin and Brian Scott)
4. Owner of Creative Woodworking (Mike Redmond)
5. Owner of NBH (Myla Fiesterman)
6. Owner of Gatto & Sons (Augie Gatto)
7. Owner of BarTur Foods (Tyler ___?___)
8. Owner of Grand Central Bowl (John Plew)
9. Owner of block NE of 11th/Belmont intersection (Alan Campf)
10. Owner of Yale Union (Curtis Knapp)
11. Multnomah County Elections Bldg Rep (John Lindenthal)
12. Rogue Beer President (owns multiple blocks on 9th Ave) – Brett Joyce

Supplementing this is Lance and Adam's phone & in-person efforts, which are on top of, and supplemental.

Noel Johnson
Managing Director / Vice President

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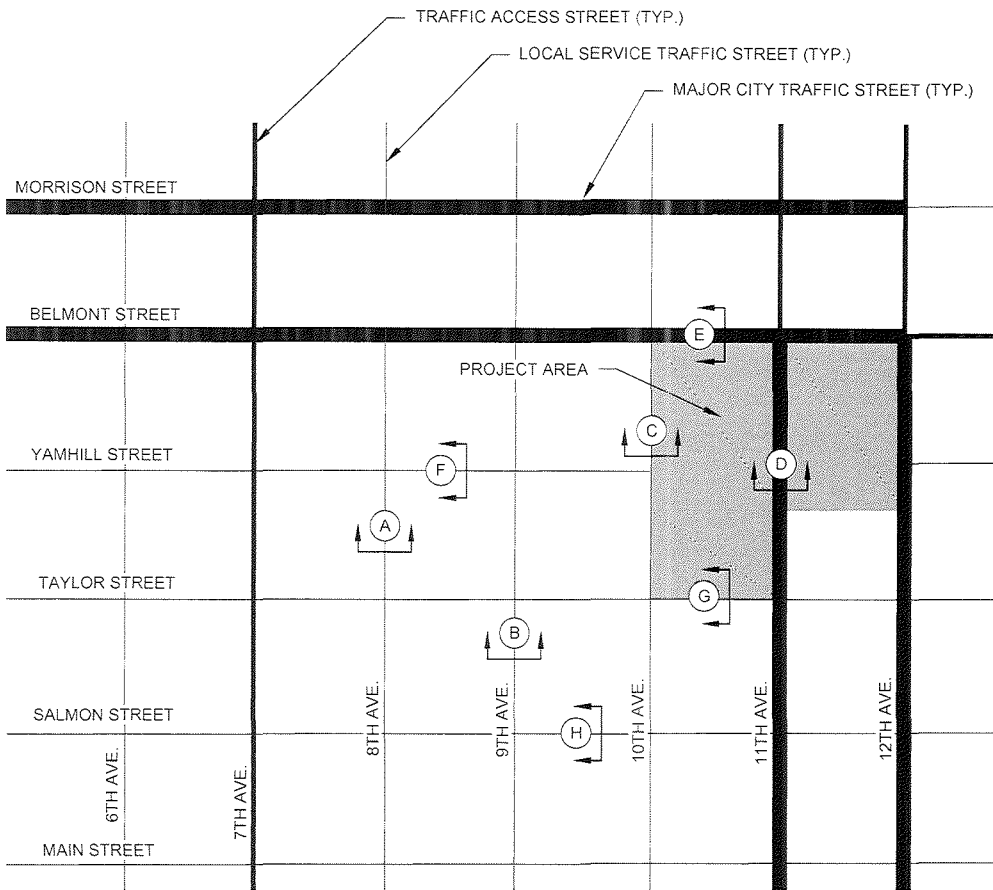
www.killianpacific.com[killianpacific.com]

EXHIBIT 1

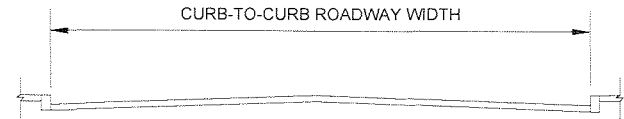
11th and Belmont – Killian Pacific

Public Roadway Facts Sheet

- > The 11th and Belmont project will upgrade the sidewalk widths to City Standards:
 - Belmont – 12' Sidewalk
 - 11th – 12' Sidewalk
 - Taylor – 11' Sidewalk
 - 10th – 11' Sidewalk
- > The roadway widths on 11th and Belmont will not be altered as a part of this project.
- > The proposed roadway widths on Taylor and 10th will meet the city standards for roadway width based on street classification. (See Attached Exhibits)
- > The proposed roadway widths on Taylor and 10th will also adhere to the standards within the City guidelines for truck moment. "Designing for Truck Movements and Other Large Vehicles in Portland", Adopted 9/8/2008 (See Attached Exhibits)
- > All truck movements that occur today are being accommodated with the new design. Field test occurred on 7/24/2014. (Turn movement exhibits available in separate packet)
- > Roadway widths proposed are consistent or greater than many other surrounding roadway widths within the freight district. (See Attached Exhibits)
- > Approximately 1,310 sf of property will be dedicated as a part of this project.
- > There are proposed an additional approximately 5,100 sf of additional publicly accessible walkway/plaza space connecting 10th, 11th and Belmont.



SURROUNDING FREIGHT DISTRICT MAP



XX ROADWAY SECTIONS

	STREET NAME	CURB-TO-CURB ROADWAY WIDTH*	ON-STREET PARKING	ROADWAY CLASSIFICATION	FREIGHT CLASSIFICATION
A	8TH AVE.	35.9'	YES	LOCAL SERVICE TRAFFIC STREET	FREIGHT DISTRICT STREET
B	9TH AVE.	35.8'	YES	LOCAL SERVICE TRAFFIC STREET	FREIGHT DISTRICT STREET
C	10TH AVE.	40.8'	YES	LOCAL SERVICE TRAFFIC STREET	FREIGHT DISTRICT STREET
D	11TH AVE.	36.0'	YES	MAJOR CITY TRAFFIC STREET	MAJOR TRUCK STREET
E	BELMONT (3 TRAVEL LANES)	43.5'	ONE-SIDE	MAJOR CITY TRAFFIC STREET	FREIGHT DISTRICT STREET
F	YAMHILL	35.9'	YES	LOCAL SERVICE TRAFFIC STREET	FREIGHT DISTRICT STREET
G	TAYLOR	42.0'	YES	LOCAL SERVICE TRAFFIC STREET	FREIGHT DISTRICT STREET
H	SALMON	35.7'	YES	LOCAL SERVICE TRAFFIC STREET	FREIGHT DISTRICT STREET

* WIDTHS SHOWN AT PROJECT COMPLETION

- FREIGHT CLASSIFICATION PER 2008 CITY OF PORTLAND MANUAL "DESIGNING FOR TRUCK MOVEMENTS AND OTHER LARGE VEHICLES IN PORTLAND"
- ALTERED LANE WIDTHS MEET THE STANDARDS LISTED IN THE 2008 CITY OF PORTLAND MANUAL "DESIGNING FOR TRUCK MOVEMENTS AND OTHER LARGE VEHICLES IN PORTLAND"
- ROADWAY CLASSIFICATIONS LISTED ACCORDING TO 2009 CITY OF PORTLAND "CENTRAL EASTSIDE STREET PLAN", TSP MAP 6.42.1

11TH AND BELMONT

BELMONT INVESTMENTS, LLC



8-25-2014
NOT TO SCALE



PORTLAND
5415 SW WESLEY GATE DR, 5TH FLOOR, PORTLAND, OR 97201
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SURROUNDING FREIGHT DISTRICT ROADWAY SECTIONS

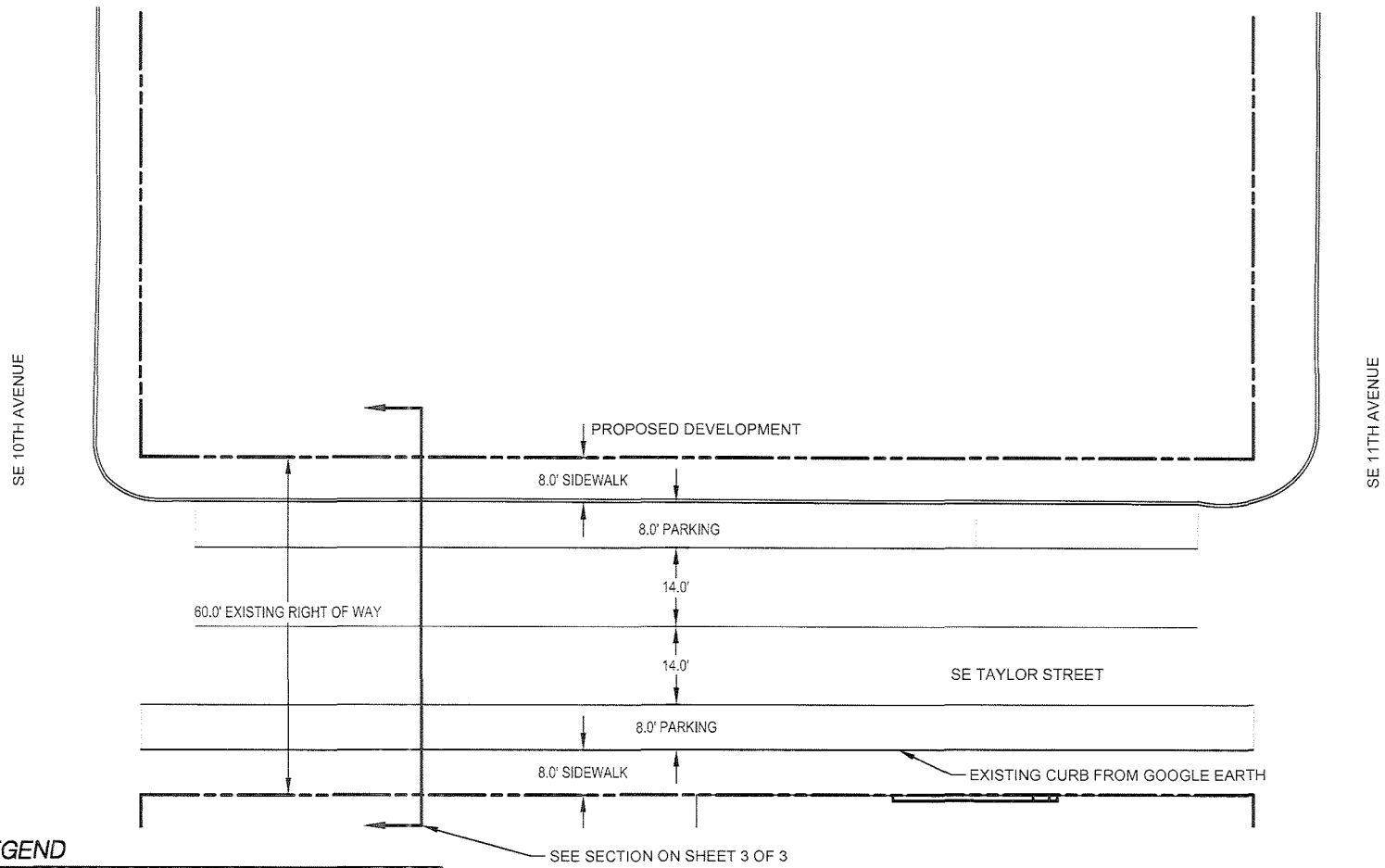
concurs with the geotechnical evaluation provided by the applicant showing that on-site infiltration of stormwater is not advisable due to site soils and high groundwater. Staff is supportive of the overall proposal as the applicant proposes the use of vegetated facilities to the maximum extent feasible before off-site discharge to the combined sewer. Exhibit E.1 contains staff contact and additional technical details.

- The *Development Review Section of Portland Transportation* (PBOT) has reviewed the proposal and responded with a detailed analysis of the proposal. Their original agency response letter (Exhibit E.2) raised several concerns that were discussed at the first and second hearings. Following the second hearing, PBOT staff met on-site with the applicant and neighboring business and property owners to determine whether actual truck movements/maneuvering would be adversely impacted by the reduction in the roadway width as proposed by the applicant. The focus of observations was along SE 10th Avenue and the potential impact to businesses across the street from the site. The applicant arranged for a large truck (68.5-ft. overall length) to maneuver around the site, pursuant to PBOT staff direction. After observing the truck maneuvering around the entire site, and in relation to accessing loading spaces on existing businesses across the street from the subject site, it is PBOT's determination that with some minor parking control measures taken along a portion of the site's SE 10th Avenue frontage, that the proposed reduction in roadway width along SE 10th Avenue (and along SE Taylor) will not adversely impact freight movement/truck access in the general area. Contrary to PBOT's original recommendation provided on June 3, 2014, they are now able to provide full support for the requested Design Review (and associated Modifications). This support includes the r.o.w. improvements as proposed by the applicant (Exhibit H.25).

BDS Staff Comment: Determinations made by Portland Transportation regarding street dedications and the required right-of-way improvements occur under the authority of City Title 17, Public Improvements. Outside of findings specifically related to the Adjustment to allow a driveway onto SE Belmont, and for the Modification to reduce the width of 124 parking stalls, there are no transportation-related approval criteria in this application. Concerns raised with regard to the public street dedications, improvements, and roadway configuration on this project were presented during the public hearings, and responded to by Portland Transportation staff in consultation with the applicant and adjacent property owners.

BDS and PBOT staff work together to coordinate during land use reviews for large projects, primarily to verify that the site area available for development is accurate, and that all public improvements can be completed without further street dedications. The actual requirement for street dedications and public improvements occurs after the land use review is complete and recorded, during the building permit review process. The street dedication and public improvement requirements of PBOT are not otherwise legally or procedurally relevant to the Design Review, Adjustment, and Modification approval criteria which are the subject of this application.

- The *Water Bureau* has reviewed the proposal and responded with information regarding water service. Water service is available to the site, subject to permitting requirements and an analysis of water flow needs for the project. A simple tax lot consolidation will be required for the water services to flow within the larger site, as water service cannot cross internal lot lines. Exhibit E.3 contains staff contact and additional information.
- The *Site Development Section of the Bureau of Development Services* has reviewed the proposal and responded with technical information regarding geotechnical engineering, stormwater disposal and treatment, demolitions, and erosion control. No objections or



LEGEND

- - - - - PROPOSED BOUNDARY LINE
- ===== EXISTING CURB LINE

7/15/2014

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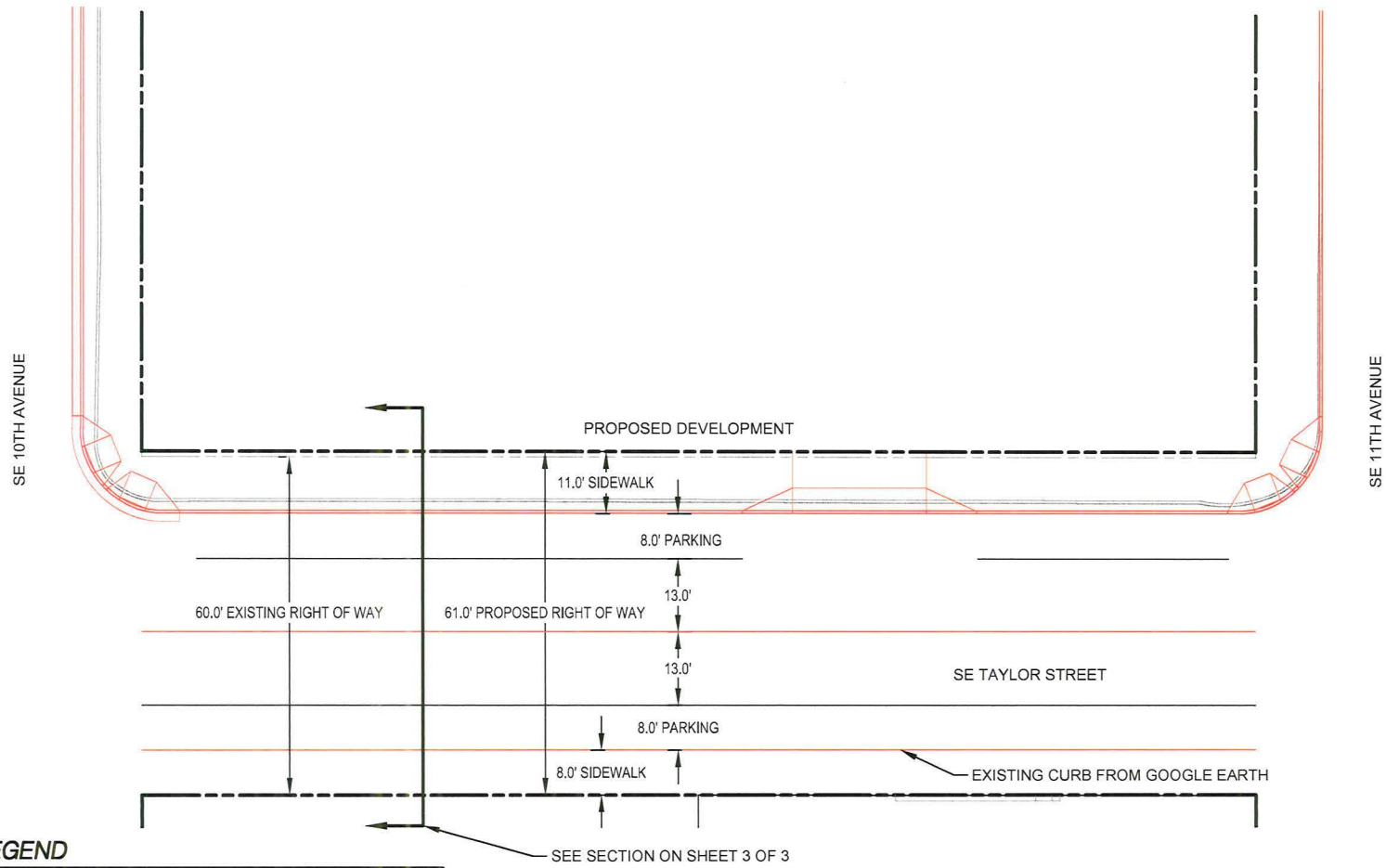
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11th and Belmont

Belmont Investments, LLC

1 of 3 Existing Taylor Street Exhibit



LEGEND

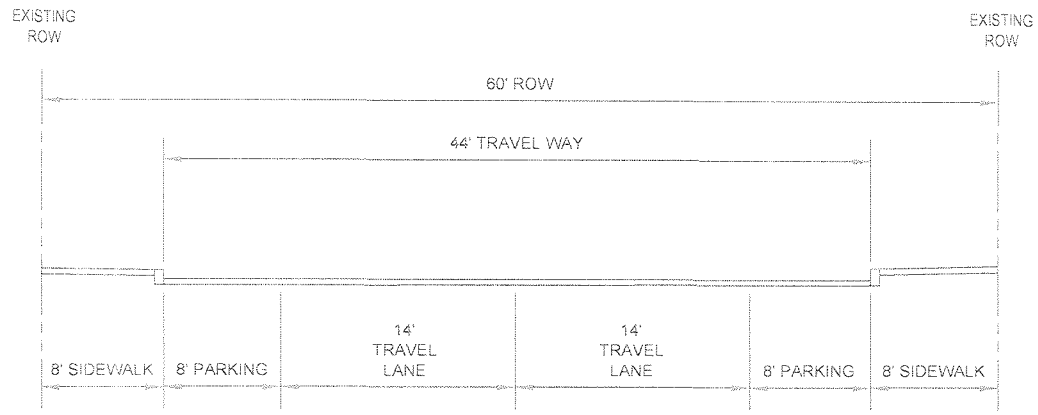
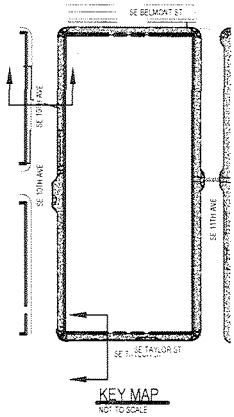
- DEDICATED BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- EXISTING CURB LINE
- POST CONSTRUCTION IMPROVEMENTS

7/15/2014

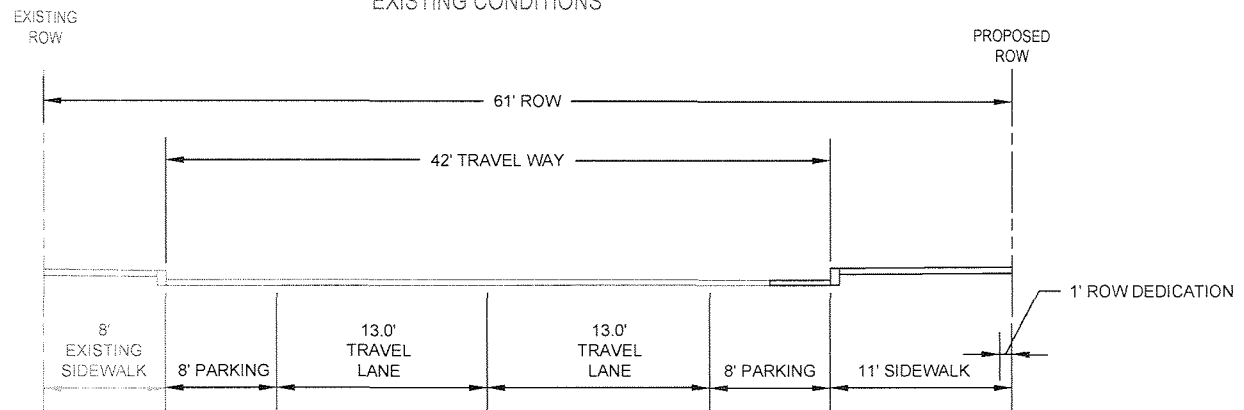
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11th and Belmont

Belmont Investments, LLC



SE TAYLOR STREET
EXISTING CONDITIONS



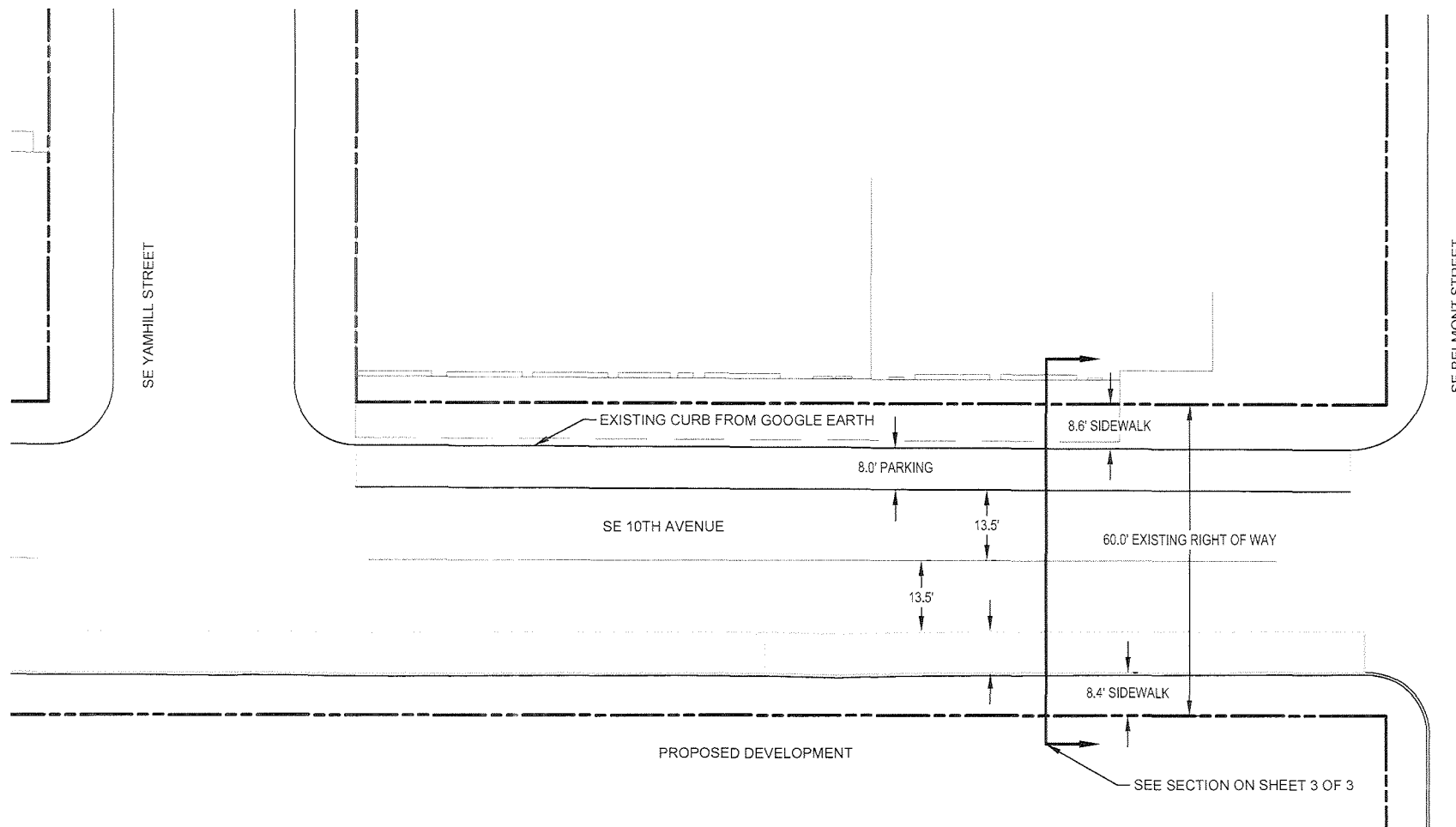
SE TAYLOR STREET
PROPOSED IMPROVEMENTS

7/15/2014



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LEGEND

-  - EXISTING BOUNDARY LINE
-  - EXISTING CURB LINE

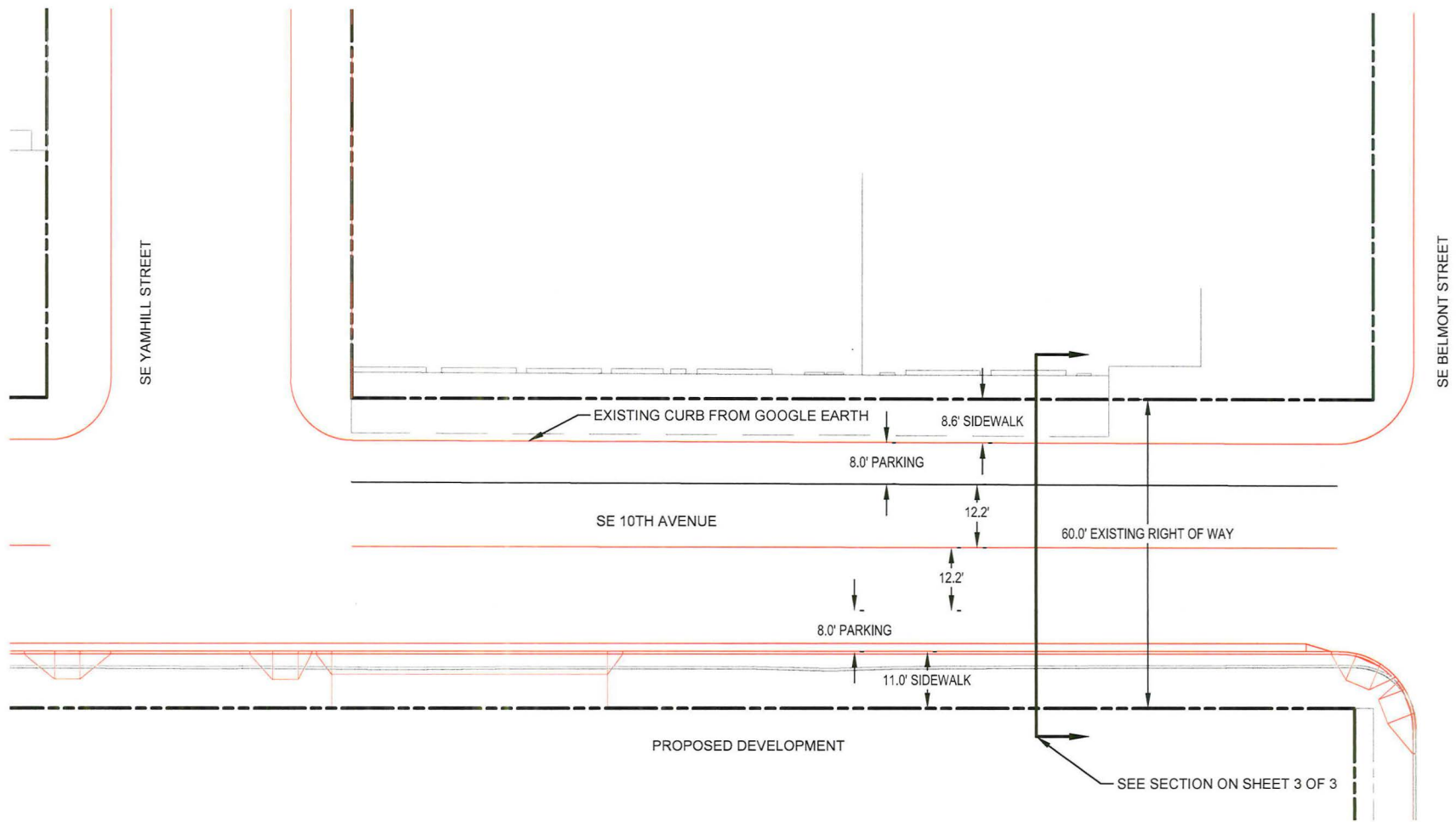


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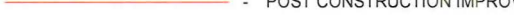
11th and Belmont

Belmont Investments, LLC

1 of 3 Existing 10th Avenue North Exhibit



LEGEND

-  - PROPOSED BOUNDARY LINE
-  - EXISTING CURB LINE
-  - POST CONSTRUCTION IMPROVEMENTS

11th and Belmont

Belmont Investments, LLC

7/15/2014

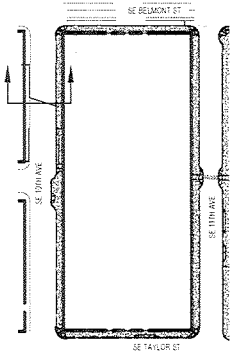


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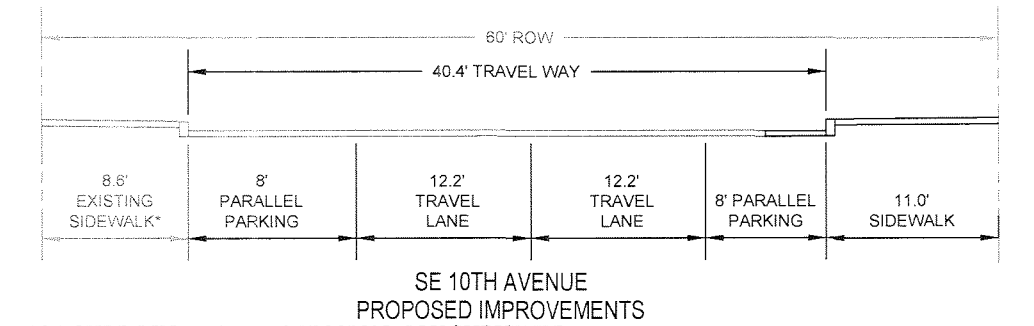
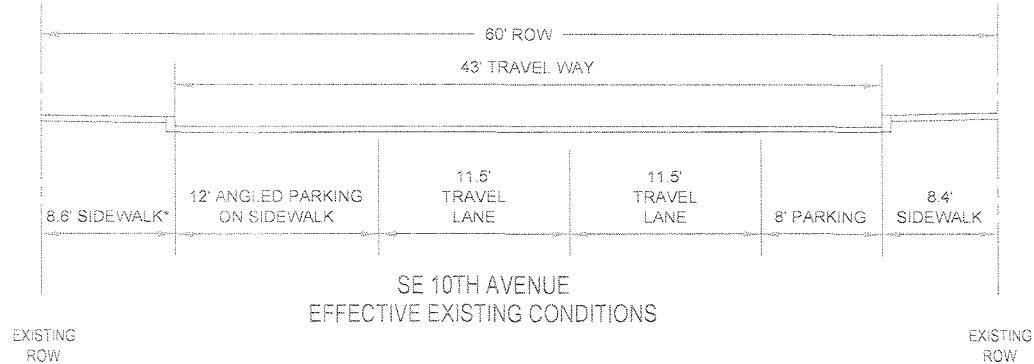
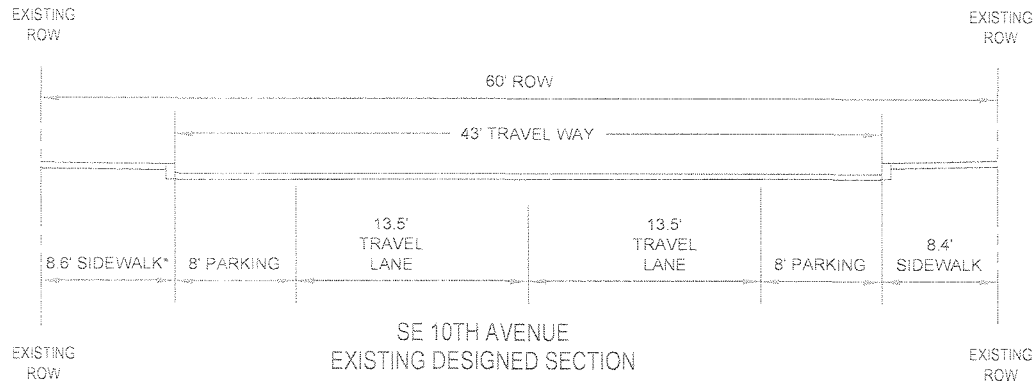


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KEY MAP
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*WEST CURB LINE NOT PROFESSIONALLY SURVEYED

11th and Belmont

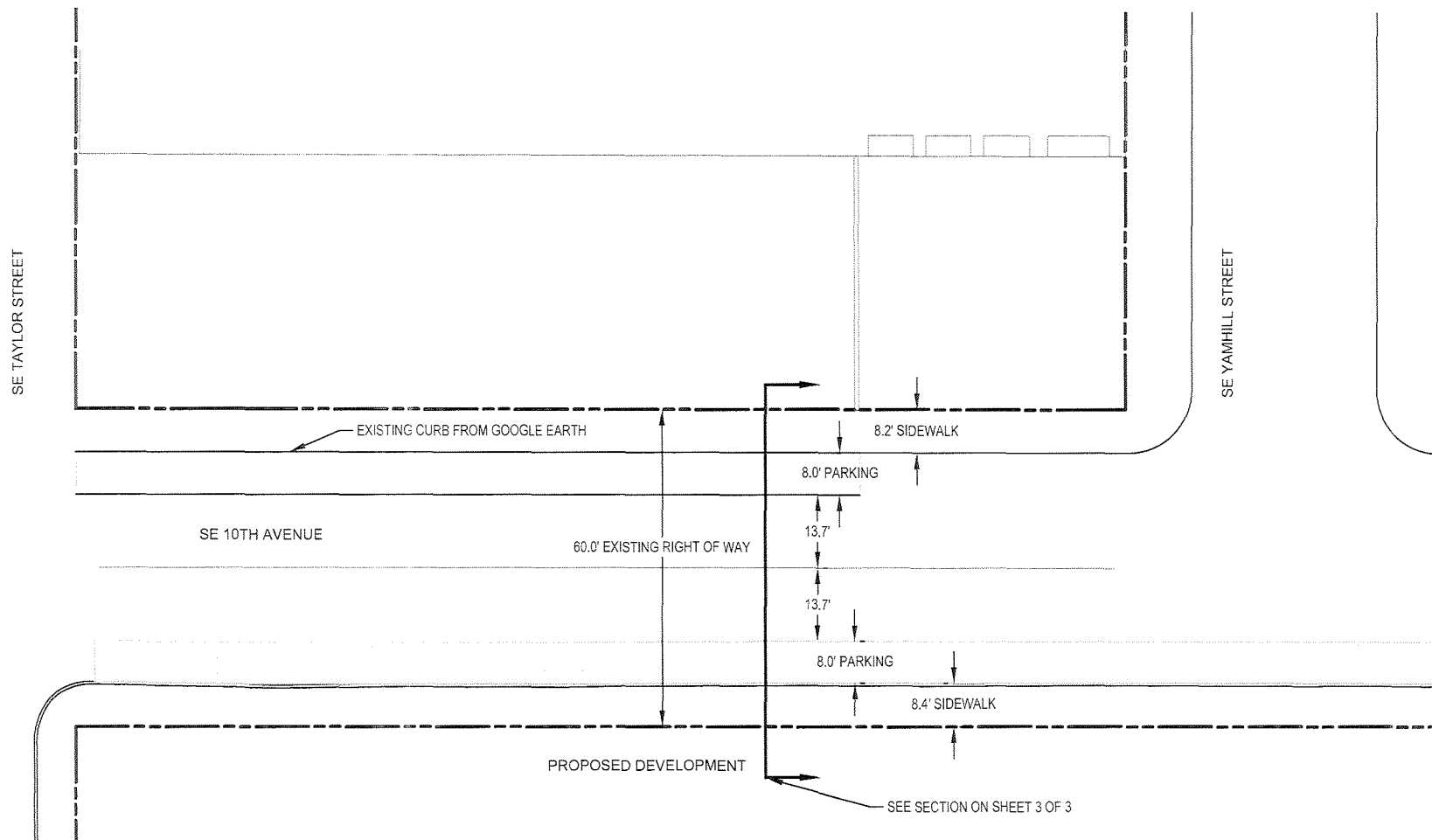
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3 OF 3 10TH AVENUE NORTH SECTION



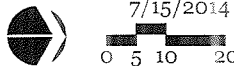
LEGEND

-  - PROPOSED BOUNDARY LINE
-  - EXISTING CURB LINE

11th and Belmont

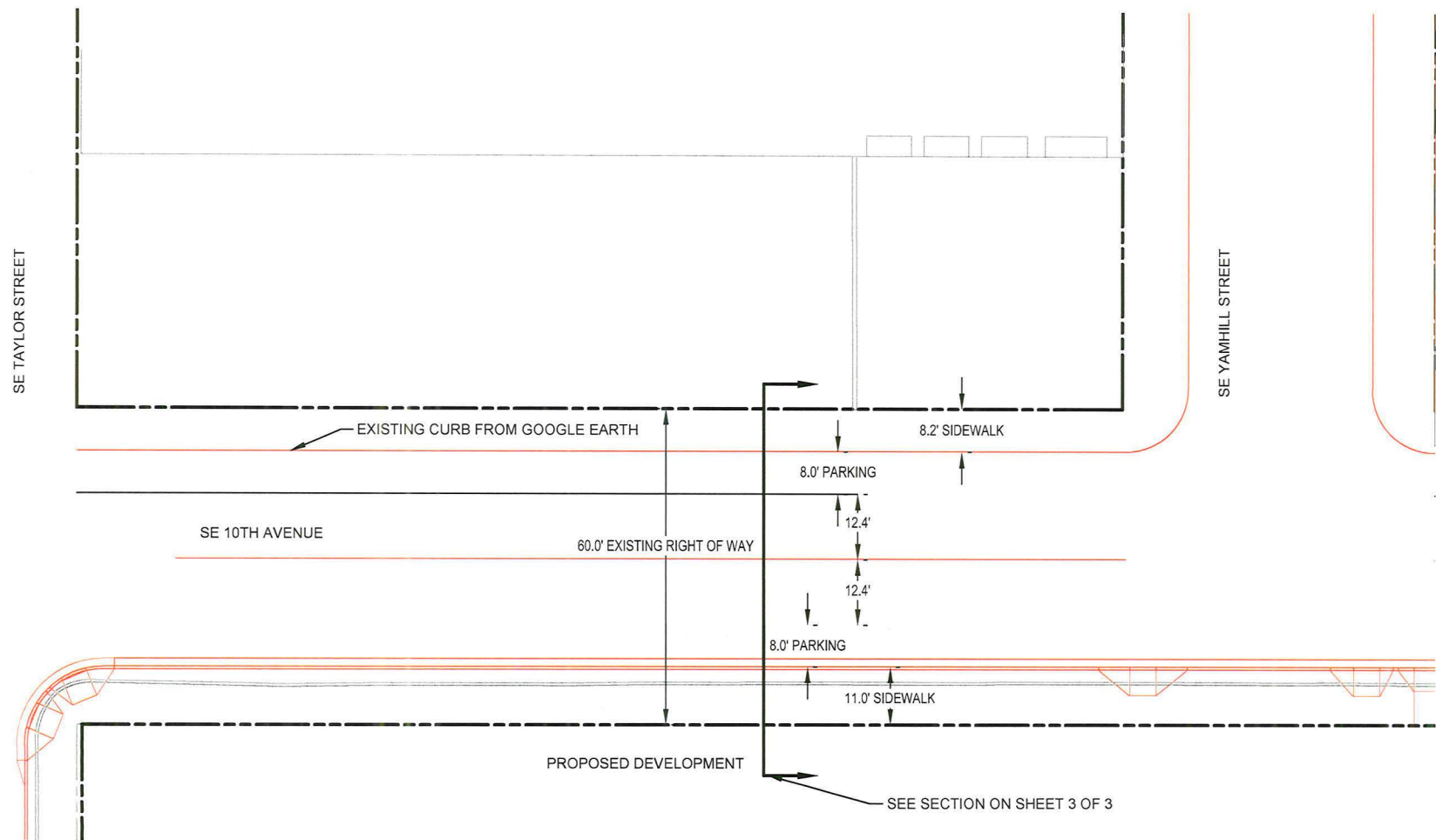
Belmont Investments, LLC

7/15/2014



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LEGEND

- PROPOSED BOUNDARY LINE
- EXISTING CURB LINE
- POST CONSTRUCTION IMPROVEMENTS

11th and Belmont

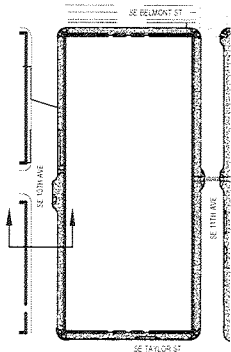
Belmont Investments, LLC

7/15/2014

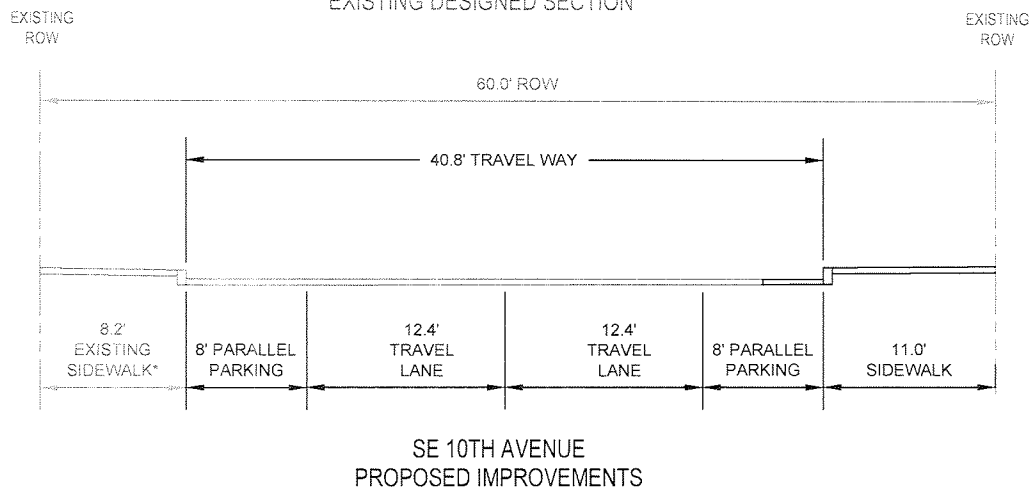
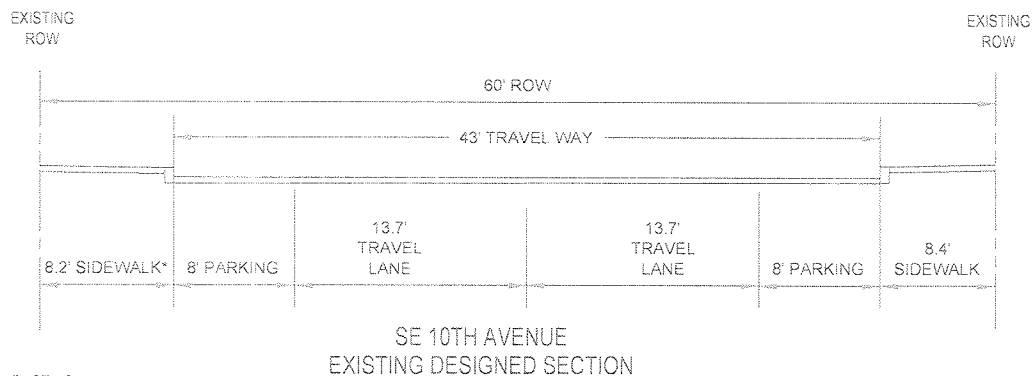
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KEY MAP
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7/15/2014

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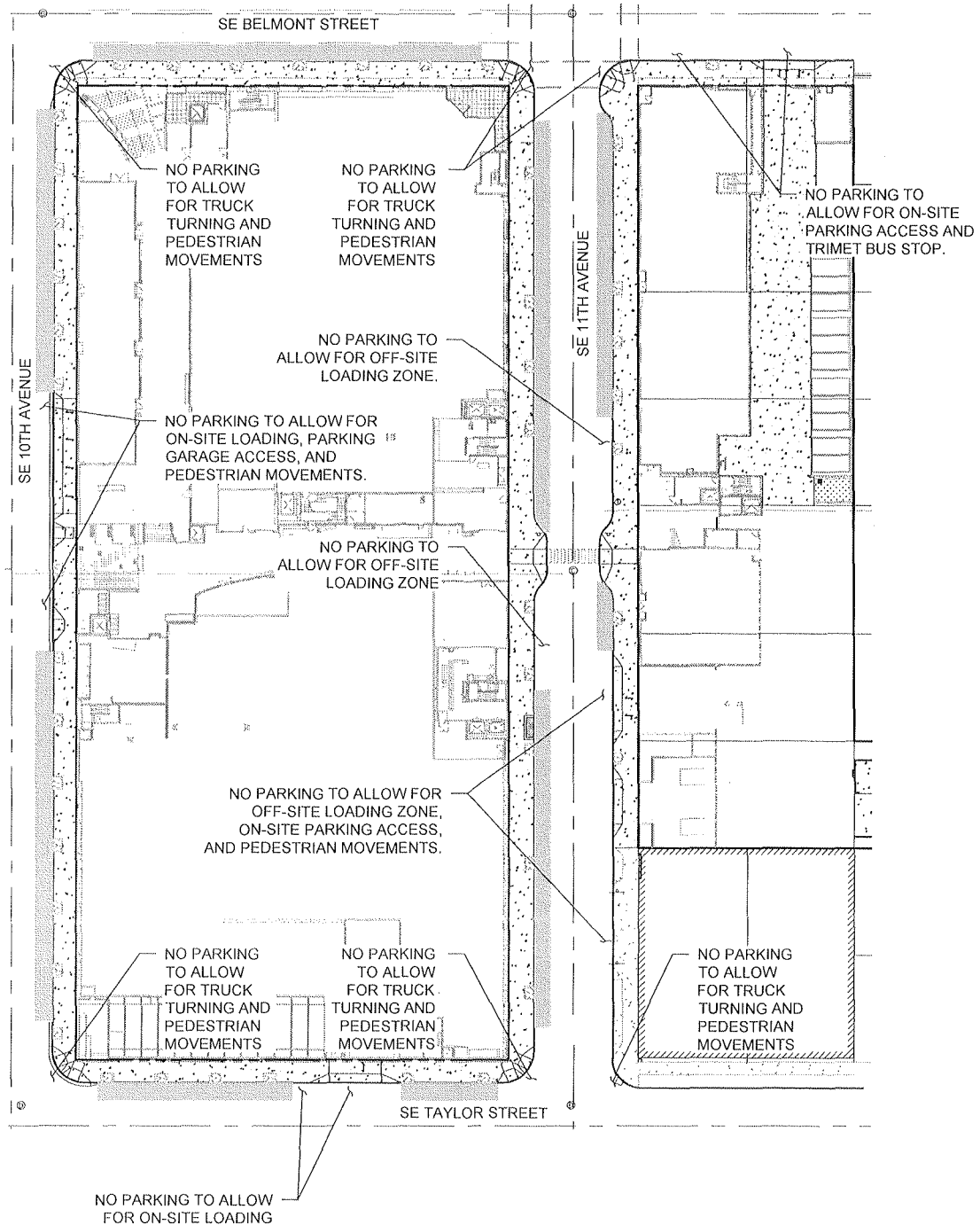
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11th and Belmont

*WEST CURB LINE NOT PROFESSIONALLY SURVEYED

Belmont Investments, LLC

3 OF 3 10TH AVENUE SOUTH SECTION



LOCA

KILLIAN PACIFIC

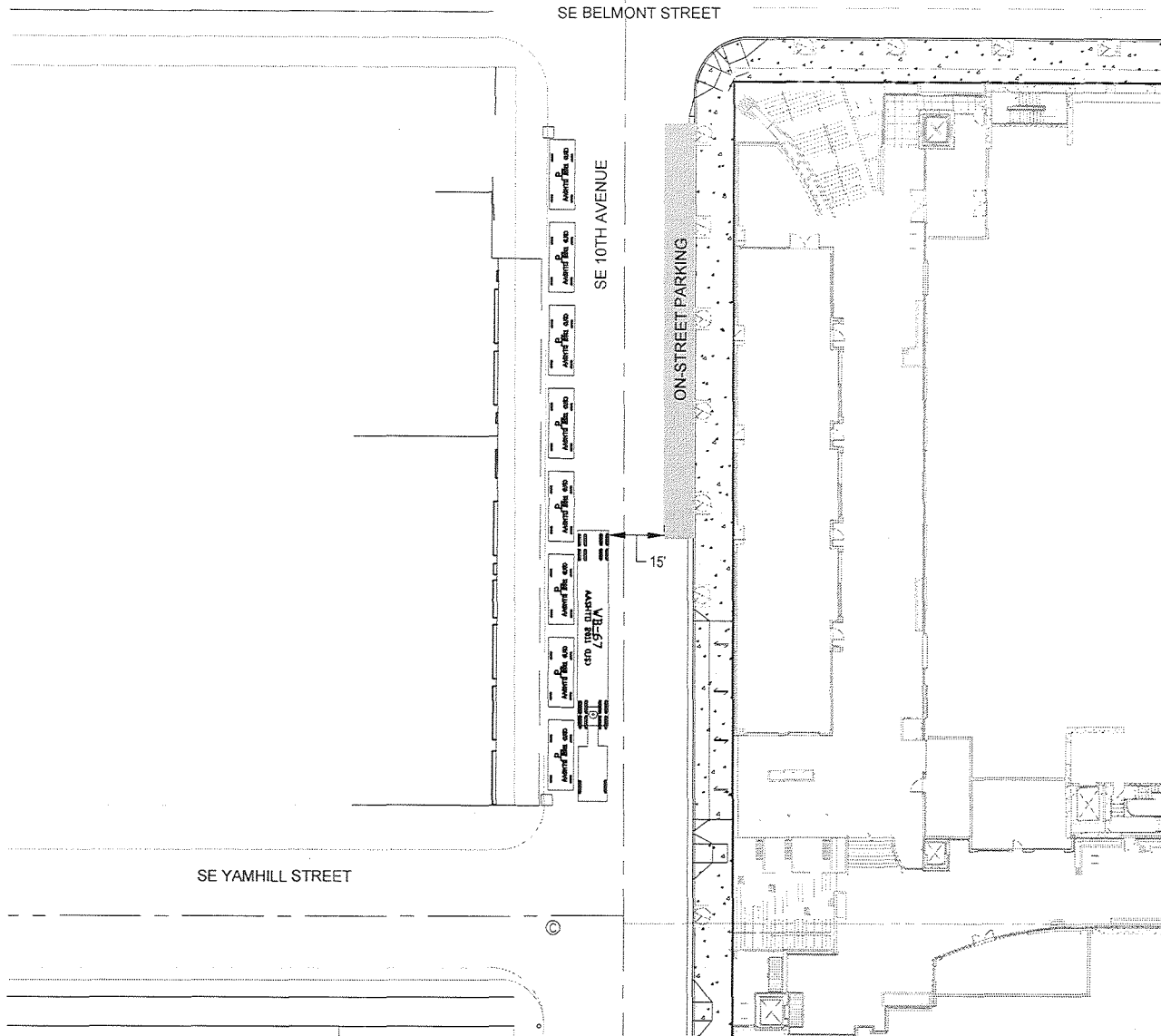
10-7-2014

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PARKING ZONES
EXHIBIT 3



LOCA

KILLIAN PACIFIC

10-8-2014
 0 15 30

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NORTH 10TH AVE TEMPORARY LOADING EXHIBIT



Steve
Novick
Commissioner

Leah Treat
Director

TO: Mark Walhood, BDS
Tim Heron, BDS

FROM: Fabio de Freitas, PBOT

DATE: July 30, 2014

RE: 14-125908 DZ M (LOCA/Goat Blocks)

Since the last public hearing on the above referenced matter, PBOT staff conducted a site visit to make field observations in relation to truck movements along the subject site's various frontages. The purpose of the site visit was to determine whether actual truck movements/maneuvering would be adversely impacted by the reduction in the roadway width as proposed by the applicant. The focus of observations was along SE 10th Ave and the potential impact to the existing businesses across the street from the site. The applicant arranged for a large truck (68.5-ft overall length) to maneuver around the site, pursuant to PBOT staff direction. It is important to note that the truck utilized for the maneuvering exercises is longer than the typical truck used by the business across the street from the subject site. It is also important to note that the entire on-street parking supply along the site's SE 10th Ave frontage was occupied by vehicles. In relation to the proposed site plan, there will be no parking allowed along the driveways serving both the loading space and parking garage entrances on SE 10th Ave. Accordingly, the conditions along that portion of the site frontage (at SE Yamhill) during staff's observations were a worst case scenario that won't be duplicated once the development is constructed on the site.

After observing the truck maneuvering around the entire site, and in relation to accessing loading spaces on existing businesses across the street from the subject site, it is PBOT's determination that with some minor parking control measures taken along a portion of the site's SE 10th Ave frontage, that the proposed reduction in roadway width along SE 10th Ave (and along SE Taylor) will not adversely impact freight movement/truck access in the general area.

Contrary to PBOT's original recommendation provided on June 3, 2014, we are now able to provide full support for the requested Design Review (and associated Modifications). This support includes the r.o.w. improvements as proposed by the applicant.

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FAX 503-823-4554 • TTY 503-823-6868 • www.portlandoregon.gov/transportation

EXHIBIT 4

MEMORANDUM



To: Dana L. Krawczuk, Senior Counsel, Perkins Coie LLP

From: Jeff Shoemaker, PE
Sr Project Manager

Date: 10/08/14

Project: 11th and Belmont (LOCA)
Land Use #: 14-125908 DZM AD
Re: Truck Maneuvering

5415 SW Westgate Drive
Suite 100
Portland, Oregon 97221
USA

Phone (503) 419-2500
Fax (503) 419-2600

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The purpose of this memo to provide testimony on the truck maneuvering field test conducted by PBOT and Killian Pacific on July 24th 2014.

While the streets are proposed to meet the standards in the *Central Eastside Street Plan* published by the Bureau of Transportation in June of 2009 and *Designing for Truck Movements and Other Large Vehicles in Portland*, adopted by the City Council on October 8, 2008, a field test was conducted to insure the trucks could maneuver through the proposed section of 10th Ave from SE Belmont to SE Taylor St.

PBOT staff used survey paint and cones to layout the proposed street configuration and on-street parking on 10th and Taylor (11th and Belmont will remain unchanged). Killian Pacific arranged for a class WB-67 truck (68.5 ft in overall length) to maneuver into and off of the section of 10th Avenue and SE Taylor as directed by PBOT.

No adverse impacts were observed through the street maneuvering.

In addition to the street maneuvering, the truck backed into the National Builder Hardware truck dock. Whereas this test was successful, it was overly conservative for two reasons:

1. The truck used for the testing is longer than what physically fits without obstructing public sidewalk and is not typically used for delivery at these docks. The largest truck that fits into the dock safely is a WB-40 (45.5 ft in overall length), whereas the field test used a 68.5 foot long WB-67 truck.
2. The test was conducted with cars parked across the street within the perspective maneuvering area. In the proposed design, much of this maneuvering area will be a no-parking areas due to the driveway locations, ADA ramps and a fire hydrant.

Therefore, maneuvering into National Builder Hardware truck has been shown to be improved by the proposed development.

In conclusion, the results of the field test conducted on July 24th 2014 showed no adverse impact on the tested truck maneuvering for the proposed configuration of 10th Avenue between SE Belmont and SE Taylor. Furthermore, specific freight movements at National Builder Hardware are expected to be improved by the proposed improvements.



Existing Truck Maneuvering for National Builders Hardware
EXHIBIT 6

March & April, 2014

Noel Johnson
Managing Director
Killian Pacific, project development sponsor
500 E Broadway, Suite 110
Vancouver, WA 988660

RE: LOCA Good Neighbor Letter Agreement

To Whom it May Concern,

A new mixed use development often referred to as “LOCA” or the “Goat Blocks Development” is being planned for the parcels on either side of 11th Avenue, between SE Belmont and SE Taylor. The (“Owner”), Belmont Investments, LLC, is working to see that the development and operation of LOCA will be harmonious with the eclectic, diversity of nearby uses (“Neighbors”). To this end, this letter has been drafted with the intent of summarizing the generally agreed to goals and “rules of the road”, which have been developed through many conversations with adjacent businesses and home owners.

The nearby uses are illustrative of the uses currently existing throughout Portland’s “Central Eastside”. It is important for all parties to recognize that the Central Eastside has a long history as a manufacturing and warehousing district. Now home to more than 17,000 jobs, the area is one of Portland’s major employment centers. Much of the area is designated as an “industrial sanctuary,” which is intended to preserve the area for industrial uses and restrict other uses. While the area continues to be dominated by traditional industrial businesses, they increasingly operate alongside a mix of smaller “incubator” businesses, creative enterprises, retail storefronts and multifamily residential. Enabling the continued viability of all operations in the district is valuable to the city, and of mutual value to all parties included herein.

The neighboring industrial employment uses that exist and are expected to continue to locate in the area generate off-site impacts, such as noise, truck loading and idling and similar impacts that are customary for manufacturing, warehousing and light industrial uses. For example, woodworking equipment, trucks, and forklifts regularly commence operations early in morning (i.e. 6 am). Collectively, the customary impacts from industrial and employment uses that occur within the Central Eastside are referred to herein as (“Industrial Impacts”).

In recognition of the character if the Central Eastside and that residential uses could be incompatible with Industrial Impacts, in an effort to minimize the Industrial Impacts on LOCA residents, Owner has designed LOCA so that the residential portion of LOCA is buffered to the extent possible from existing businesses. For example, the majority of housing units within LOCA are located toward the east and north of the LOCA project, which is the most distant location on site from Neighbors. Furthermore, ground floor retail activity, which is encouraged by City of Portland Design Guidelines and review processes, are planned to generally focus

RE: LOCA Good Neighbor Letter Agreement

towards non-industrially zoned lands and/or towards the northern half of the site. Finally, the building will be built with specific attention paid to attenuate (lower) sound within the housing units. Collectively, these LOCA design measures are referred to herein as (“Designed Mitigation”).

Owner and Neighbors (as well as their future assigns and affiliates and successors) desire to keep lines of communication open, facilitate ongoing positive relationships and anticipate how potential conflicts related to Industrial Impacts may be resolved. Accordingly, Owner and Neighbors enter into this Letter Agreement, which confirms as our mutual agreement related to addressing potential concerns from LOCA residents about Industrial Impacts.

Owner agrees to:

- Inform potential tenants of LOCA about the character of the Central Eastside and potential Industrial Impacts, and the need to respect current operations and be willing to be accommodative as future issues arise
- Inform LOCA tenants that Owner, or its designee, is the initial point of contact for tenant complaints about Industrial Impacts (the “Complaint”) instead of tenants directly complaining to Neighbors.
- Owner, or its designee, will promptly investigate the Complaint, follow up with the LOCA tenant, and provide for mediation as needed. Said investigation may include contacting Neighbors.
- Owner, or its designee, will keep a record of Complaints on file at the project.
- If a pattern of Complaints about particular Industrial Impacts emerge, Owner will work collaboratively with Neighbors to identify potential solutions.

Based upon Neighbors’ review of the LOCA project and Owner’s responsibilities as outlined in this Letter Agreement, Neighbors recognize the Designed Mitigation measures are expected to minimize Complaints related to Industrial Impacts. So that potential conflicts can be minimized, Neighbors agree to:

- Cooperate with the investigation of Complaints as needed.
- If a pattern of Complaints about particular Industrial Impacts emerge, Neighbors will work collaboratively with Owners to identify potential solutions.
- Be particularly sensitive to Complaints if they involved health impacts (i.e. air pollution)
- Be willing to adjust operations to lessen impacts, so as the adjustments to not materially impact economically or functionally their business.

Owner and Neighbors acknowledges acceptance of this Letter Agreement by signing in the space below and returning a fully signed copy to the address above.

RE: LOCA Good Neighbor Letter Agreement

OWNER: _____

Manager, Belmont Investments, LLC

PARTICIPATING NEIGHBORS:

Name: _____ Title: _____ Business: _____ Address: _____	Name: _____ Title: _____ Business: _____ Address: _____
Name: _____ Title: _____ Business: _____ Address: _____	Name: _____ Title: _____ Business: _____ Address: _____
Name: _____ Title: _____ Business: _____ Address: _____	Name: _____ Title: _____ Business: _____ Address: _____
Name: _____ Title: _____ Business: _____ Address: _____	Name: _____ Title: _____ Business: _____ Address: _____
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Name: _____ Title: _____ Business: _____ Address: _____	Name: _____ Title: _____ Business: _____ Address: _____
Name: _____ Title: _____ Business: _____ Address: _____	Name: _____ Title: _____ Business: _____ Address: _____

While not a party to this agreement, the Central Eastside Industrial Council acknowledges and encourages this agreement as an example of positive, respectful development practices.

Debbie Kitchin, President

Peter Finley Fry, Land Use Committee Chair

From: Noel Johnson
Sent: Monday, April 14, 2014 10:27 PM
To: Debbie Kitchin
Cc: Peter Finley Fry; Adam Tyler
Subject: Re: KP's Belmont Project: working with our adj. businesses

Debbie,

Thanks for taking the time to review, and for the feedback. If you don't mind, I'll try to give you a call to chat so I can further understand what sections were of concern (and thus see if I can modify them). It isn't a problem to have the CEIC name OFF or disassociated with this agreement - so no problem. But it is good to have your council on it as you (collectively) can help craft it to be more workable and agreeable. I'll look forward to talking to you further.

Best,
Noel

Noel A. Johnson
Managing Director / Vice President
Killian Pacific
www.killianpacific.com[killianpacific.com]
500 East Broadway, Suite 110
Vancouver, WA 98660
T: 360.567.0626
C: 503.290.4095

On Apr 14, 2014, at 5:17 PM, Debbie Kitchin <dkitchin@interworksllc.com> wrote:

Hi Noel,

Thanks for sending this -- sorry to take so long to get back to you. We discussed this at the Executive committee meeting last week. We appreciate that your team has spent a lot of time working to develop the project in a way that responds to neighbors' concerns. There are definitely some areas of the agreement that we support - having residents agree to send their complaints to the Owner rather than the City is one example. But we also have some concerns. It seems that there is the expectation that there is a burden on the Neighbors to respond or modify their operations in response to complaints. We are concerned that this would evolve into a process whereby industrial users would not be able to operate. I'm not sure what the right forum is to discuss these issues. At this point, I do not feel comfortable having the CEIC name and signature line on the draft agreement since there are some areas we are not comfortable with.

One of the ideas that we are pursuing is to have protections written into the code for industrial uses. At the last SE Quadrant SAC meeting, Debbie Bischoff mentioned that this had been done in the Guild's Lake agreement in NW Portland. I think we will be looking at that agreement to see if it can shed some light on some possible alternatives.

Thanks for sharing the draft agreement. CEIC has appreciated the work your team has done to be accommodating to the concerns of neighbors. We expect to continue to work on this with you to find a mutually agreeable solution. Thanks again.

Debbie Kitchin

InterWorks, LLC

Commercial Tenant Improvement and Renovation

Earth Friendly Remodeler

503-233-3500

cell 971-563-0208

dkitchin@interworksllc.com

www.interworksllc.com[interworksllc.com]

www.facebook.com/InterWorksPortland[facebook.com]

From: Noel Johnson <noel@killianpacific.com>

Sent: Thursday, March 13, 2014 1:50 PM

To: PFINLEYFRY@aol.com; Debbie Kitchin

Cc: Adam Tyler

Subject: KP's Belmont Project: working with our adj. businesses

Debbie and Peter,

Good afternoon. As you know, we have been working with adjacent neighbors and businesses to ensure we are coordinated and developing our project in a responsive way to their worries, needs, operations demands, etc. My next effort will be to return to visiting with them all in order to show them the actual Design Review application package, which provides all the details one would want on the design. I hope we have fully anticipated and accommodated their concerns and interests.

Overlaying all of this is a larger commitment to work together into the future. To this end, I have drafted a "Good Neighbor Agreement" – the goal of it to help lay a strong foundation for success into the future. I would think this approach might be something the CEIC wants to encourage developers on all projects to do in the district. For our project, I would appreciate having CEIC's tacit support and encouragement of this, as I think it lends a sense of legitimacy (and also provides a good example for CEIC to use with future developments / developers). Hopefully a win-win.

To this end, can you please review the attached and let me if you both feel good about it. I plan to start circulating this to the neighbor's next week. Please know this is something that the CEIC does not really need to be involved in if there are worries about it, so if there are please don't fret and just let us know. No pressure at all.

Separately, I would like to present our DR submission to the CEIC for your review, council and (hopefully) general support some in April.

Thanks,

Noel Johnson

Vice President

<image001.jpg>

500 East Broadway, Suite 110

Vancouver, WA 98660

T: 360.567.0626

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www.killianpacific.com[killianpacific.com]

My name is Brian Scott and I own a small business and building across the street from the proposed development (at the corner of SE Taylor and SE 11th). My business has been in this location in the Industrial Sanctuary for fifteen years providing living wage jobs.

My business involves the design, manufacturing and warehousing of tradeshow and promotional materials for a number local companies including Tektronix, Nike, Adidas and Radisys. My business depends on shipping and receiving materials from our loading docks, with trucks of various sizes coming and going numerous times each day

I am asking that the Design Review and PBOT's decision to allow for the narrowing of SE 10th and SE Taylor be given another review. This decision to narrow these streets will effect the flow of traffic in and out of the industrial sanctuary - an area that depends upon the ability to freely transport the goods manufactured and sold in this area.

My major concerns are as follows:

- 1) Pedestrian and bicycle safety:** Truck traffic – already high in this industrial neighborhood – will be increased (by the new grocery and hardware stores) along with bicycle and pedestrian traffic, yet the City is looking to reduce the lane widths of adjacent streets. A demonstration orchestrated by PBOT and the developer to review loading into a dock on SE 10th was significant in that the vehicle, not even a full size tracker-trailer, was barely able to back into the dock given the reduced street width. The loading dock for the proposed development is across the street from existing loading docks, and is adjacent to the proposed entrance to the parking garage for hundreds of new apartments and for shoppers at the new commercial development. How will this street function in the future with all of this truck and automobile traffic, in addition to the bicycle and pedestrian traffic attracted by this shopping center?

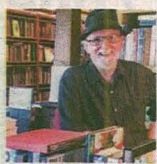
2) Traffic Impacts: The impact of this development has not been sufficiently studied in terms of increased car trips and decreased accessibility to industrial properties.

3) Impacts to our industrial business operations: The narrowed streets will result in reduced access for freight trucks to our shipping and receiving facilities.

4) Reduced parking opportunities for our employees and customers: It is already difficult for our staff and clients to find parking without the reduced street parking resulting from the narrowing of these streets. If the COP is interested in retaining family wage jobs in the Industrial Sanctuary it must retain and expand the availability of parking for people working in this area.

In conclusion, I have grave concerns about being able to continue to have a viable business at my current location if these trucking issues are not addressed.

I have no doubt that the City of Portland is interested in preserving and honoring it's long term commitment to our locally owned businesses, situated within the Industrial Sanctuary, that provide living wage jobs and strengthen our local economy.



by Mary Anne Schwab 10/8/2014

The SOUTHEAST EXAMINER

OCT 2014

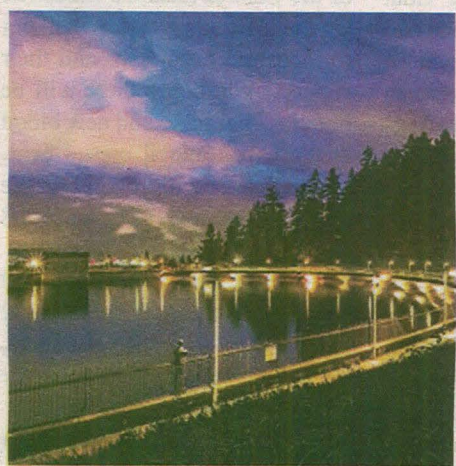


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Protecting Important Functional Icons



By NANCY TANNER

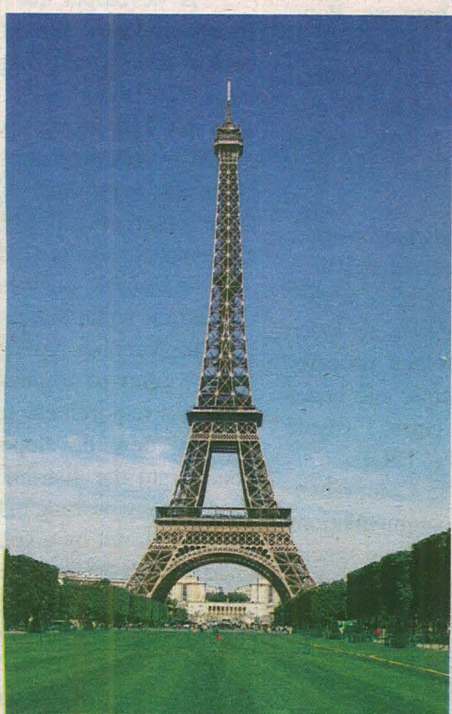
People do have the power to change decisions that governments make.

A case in point is the Eiffel Tower, originally built for the 1889 World's Fair and scheduled to be taken down afterwards. Its function as a radio tower and the outrage of Paris citizens kept that structure standing and it is now the icon of Paris.

In our fair city, the outrage of citizens back in 2004 slowed the demolition of one of our precious icons, the Mt. Tabor reservoirs. Portland Water Bureau (PWB) and the City of Portland had plans to cover the reservoirs permanently. Fortunately a small group of citizens formed the Friends of the Reservoirs and drew attention to the plan and slowed down the process.

On September 24, Scott Fernandez M.Sc. Biology/ microbiology/drinking water chemistry, gave a Town Hall presentation that states why a waiver is still possible to retain our open air reservoirs.

The EPA is reviewing its LT2 ruling to close open air reservoirs because of the fear of cryptosporidium and giardia, which has never been detected in our water system. They will make their final decision in 2016.



Fernandez has written a paper titled *Scientific Basis for Mount Tabor and Washington Park Open Reservoirs EPA Waiver*. It is available as a pdf at www.bullrunwaiver.org. The EPA will only take this document into account if our City Council and Mayor support the idea.

According to Jaymee Cuti, Public Information Officer, PWB, "No waiver for the LT2 "treat or cover" requirements for uncovered reservoirs exists in state or federal law. No water utility in the country has received a waiver to the uncovered reservoir requirements of LT2."

Yet in Colorado 72 waivers were granted to public drinking water systems. How is that possible? (*The Denver Post*, 11/19/2009)

The definition of a waiver is the voluntary surrender of known rights. Fernandez believes that the enforced LT2 ruling takes away our rights to clean, fresh water. That is why he and a group of committed individuals continue to do battle with Goliath: they believe in the rights to challenge the rules of a democracy.

We already have a perfect, gravity-feed delivery system. The reservoirs in the parks are located at different elevations required to serve the customers. This saves on electricity and pumping costs.

The water is cold, security surveillance cameras monitor the reservoirs 24 hours per day and the reservoirs must be cleaned every six months as opposed to once every five years for underground storage.

They are open air reservoirs with exposure to sunlight—an important feature of our fresh water system. (*The Cost of Decommissioning, The Southeast Examiner, August 2013*).

The evening's presentation was focused on the biological effects of water stored in underground storage units like the ones we are using from Powell and eventually Kelly Butte. According to Fernandez, "Once they complete the closed reservoir system there is no turning back."

Fernandez explained why open res-

turn to page 27



Artist rendering of the modernized Franklin HS looking east from 52nd

Final Year For Franklin High Before Modernization

By DAVID S. MAYNE

A milestone was reached as Franklin students begin their final year at the 100-year old Franklin campus before it is completely transformed during an upcoming two-year modernization. Construction is set to begin this summer and exciting changes are ahead.

After a year of working with students, staff, parents and community members, Portland Public Schools Franklin Project Team created a design for the re-imagined high school.

The plan blends Franklin's century old history with new, innovative facilities to prepare students to face the challenges of the future.

Highlights of the modernized school include:

- a new Fine and Performing Arts Center will be the beacon of the modernized campus.

- a dynamic, two-story entry commons provides students and the community a space to gather, work and learn.

- spaces for Career Pathways in STEM, Industrial Arts, Health Science/Biomedical, Culinary Arts, Law/Constitution & Early Childhood.

- realigning the track and field to accommodate new athletic and sports medicine facilities.

- repurposing the existing auditorium as the new Media Center to allow this majestic space to continue to serve the Franklin community.

For this year's Freshman class, it is sure to be a memorable journey since they will be the last class that starts school at the old Franklin campus. They will then be the first senior class at the remodelled campus when it reopens in the fall of 2017 and the first class to graduate at the end of the 2017-2018 school year.

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Division St. Open for Business and a Party

After years of construction and disruption, Division Street is once again Open for Business!

The neighborhood survived the chaos – and can proudly say many of your favorite businesses are still here and lots of new businesses have opened, or are about to open.

Friday, October 24, the street is holding a party and the pleasure of your company is requested. Many local businesses will offer activities, host events and make special offers for customers.

Artifact Creative Recycle; Menagerie bath, beauty, gift and garden shop; Mirador Kitchen and Home, Portland Juice Company, and others will be taking part.

D Street Villages hosts a big open house to showcase all three buildings. The SE Wine Collective celebrates National Champagne Day, offering flutes of champagne at special prices.

A map of participating businesses will be available at Openfest.

Every party needs live music too. Imperial Bottle Company hosts a music stage at 31st and Division from 3 - 9 pm. Local

favorites Love Gigantic provide the headline performance and a variety of bands will play as well. Adults can enjoy the nearby beer garden.

Haven't been to Division St. recently? Come to 31st and Division, Friday October 24 at 10 am for the Grand Opening ceremony. Commissioners Nick Fish and Steve Novik will declare the street open for business and the song of triumph will begin with a brief walk and talk along newly-paved sidewalks to view first-hand improvements that have taken place.

Openfest Schedule October 24 10 am - 9 pm

- 10 am - Ceremony at 31st and Division
- 11 am - Business celebrations from 11th to 50th Streets
- 3 pm - Beer Garden and live music until 9 pm

For more information www.divisionclinton.com, and [facebook.com/DivisionClintonBA](https://www.facebook.com/DivisionClintonBA).

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One Street, Three Zones and 17,000 Jobs

By KAREN HERY

SE Portland has a long history of fostering, preserving and protecting everything from bike lanes to open space and a vibrant local business scene.

That explains why the old Air Filter Sales and Service building at SE 10th and Taylor filled up on one of the last long days of summer with industrial business owners representing many of the 17,000 jobs in the Central Eastside Industrial District.

Local beer from Basecamp Brewery was a welcome incentive, but the real heat in the room was around preserving and protecting the viability of light industrial work space in the city core.

The space between Powell Blvd. and I-84, and the river and 12th known as an industrial sanctuary, sanctioned off by city zoning IG1 to be a work engine that brings wealth and jobs into the city.

The forty owner/operator industrial businesses invited into the warehouse at Creative Woodworking came together to listen to fellow business and property owners, a city planner and board members of the Central Eastside Industrial Council (CEIC).

With the 2035 Comprehensive Plan final recommendations for potential rezoning and special employment overlays just a few months away, there was plenty to talk about.

Right outside the open warehouse doors was a street everyone could see was plenty wide for the turning radius of large trucks and a beehive of busy



A sample of the variety at Wink's Hardware

warehouse forklifts.

A developer for the Goat Blocks recently sought and received special city approval to have SE Taylor St.'s (between 10th and 11th streets) width narrowed by two feet and 10th St. between Taylor and Belmont by three feet to meet newer code requirement for wider sidewalks.

Industrial businesses that depend on wider streets to bring in bulky supplies and drive out a large volume of product need the sidewalk requirement to be met, on any new development that comes into the district, the standard way, by pushing in the building design, not by a special variance to push out into the street.

There is no doubt that some redevelopment efforts get more publicity than others. The potential closing of a favorite food cart lot at SE 12th and Hawthorne Blvd. to make way for more apartments has been the talk of the town and has turned around into new two year leases for all those carts.

Foodies can celebrate a culinary victory while other redevelopment efforts have the potential to slide by almost unnoticed at least until the demolition begins or the first concrete gets poured.

By that time, it's too late to preserve what is being lost. This potential street width loss and several others changes proposed for the 2035 Comprehensive Plan have industrial work space champions working overtime to figure out how to make sure all of Portland, and especially the decision makers for roads and zoning, really understand what will be lost if industrial work space in the Central Eastside Industrial District shrinks and fades.

Debbie Kitchin, co-owner

of Interworks LLC and President of the Central Eastside Industrial Council (CEIC), has put a call out to industrial businesses and their supporters in hopes there will be both familiar faces and new blood at the City Council appeal hearing on the street narrowing for the Goat Blocks case (LU 14-125908 DZMAD).

The appeal hearing will be Wednesday, October 8 at 2 pm in City Council Chambers, 1220 SW 5th St., with time for public comment.

She knows the effort doesn't stop there and Kitchin and many others will be at all the upcoming public Stake Holders Advisory Meetings for the SE Quadrant Plan.

She is proud of the CEIC commitment to take the lead on researching and developing a stronger covenant to be included in the city code. That covenant will better protect industrial businesses' right to make noise, have night shifts, operate large vehicles and do what industry needs to do to be successful.

"There has always been a mix of industry and housing in this district even in, and especially in, the early years when everything grew up together around the river," says Kitchin.

"We aren't opposed to growth, but we see plenty of growth opportunity already in the existing residential and EX commercial zones with only minor adjustments for the kind of mixed development the Comprehensive Plan is calling for."

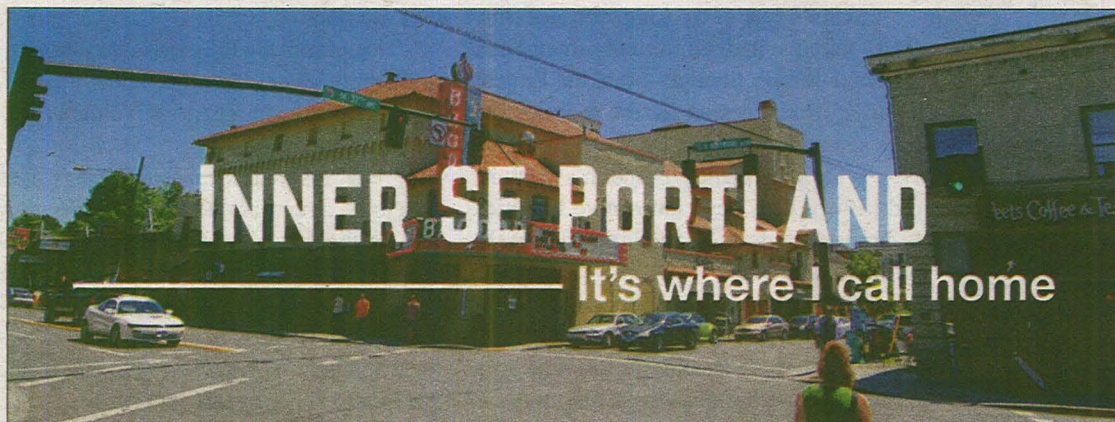
Troy Doss, SE Quadrant Project Manager for the 2035 Comprehensive Plan, knows all too well how important it is to stay vigilant and keep following the pro-

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Published the last Saturday of each month.

PO Box 33663, Portland OR 97292-3663
Phone 503.254.7550
e-mail: examiner@inseportland.com
www.seexaminer.com
Business Directory: www.inseportland.com
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Neighbors address parking and safety on SE 34th

BY COLIN STAUB

These days, SE Portland has a lot less street parking than it used to. Bioswales, bicycle parking corrals, a program that extends restaurant seating into the street, and, of course, apartment complexes without parking lots, have all reduced the supply of available parking and, in many cases, have been met with irritation and complaints.

Mark Zahner has lived on SE 34th Ave. for 20 years, and has watched traffic navigate the block between SE Division and SE Clinton. "The street basically doesn't work," he says.

The problem stems from the width of the street. As 34th crosses Division toward Clinton, it narrows from 30 feet to 24 feet. Factor in the cars parked on both sides of the road, and that makes it at least four feet narrower than adjacent blocks.

To add to the problem, 34th and Division has a traffic light, the only one on Division's newly-popular, redeveloped business district. It provides an easy route and while Division has experienced perennial construction and street paving, motorists have utilized 34th as an escape route out of long delays.

The street is narrow enough

that it is often too dangerous for a car and a bike to pass each other between parked cars on both sides of the street, and traffic backs up in a "courtesy queue".

In an attempt to address the problem, Zahner, an architect, has drawn up plans for a reorganized 34th Ave. His proposal would turn 34th between Clinton and Division into a one-way northbound street for cars.

Bicycles would share the northbound lane with motorists, but would see the addition of a dedicated southbound bike lane. This would make it a safer street to commute, but it would require the removal of parking spaces on

the west side of the street. Because of this, Zahner's plan has been a difficult sell.

"Nobody wants to stick their neck out to remove parking," he says.

Zahner has received 150 signatures on an online petition supporting his plan, adding to the 150+ already received on a hard-copy petition outside his home.

While the Richmond Neighborhood Association (RNA) was divided on whether to support the proposal, it voted last November to send a letter to Commissioner Steve Novick, asking the city to study the block.

Other proponents include

Bike Loud PDX, a bicycle advocacy group formed over the summer by Alex Reed. The group has been working to improve bicycling conditions on Clinton St., and sees Zahner's proposal as another positive change.

"The way that street is laid out is suboptimal," says Reed. "Changing it would make things better for pretty much everyone."

The impact on surrounding businesses is often cited as a reason to preserve parking, but in this case at least one local business owner is in favor of the proposal.

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Openfest

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October 24th, 2014

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Ribbon Cutting at SE 31st and Division 10 AM

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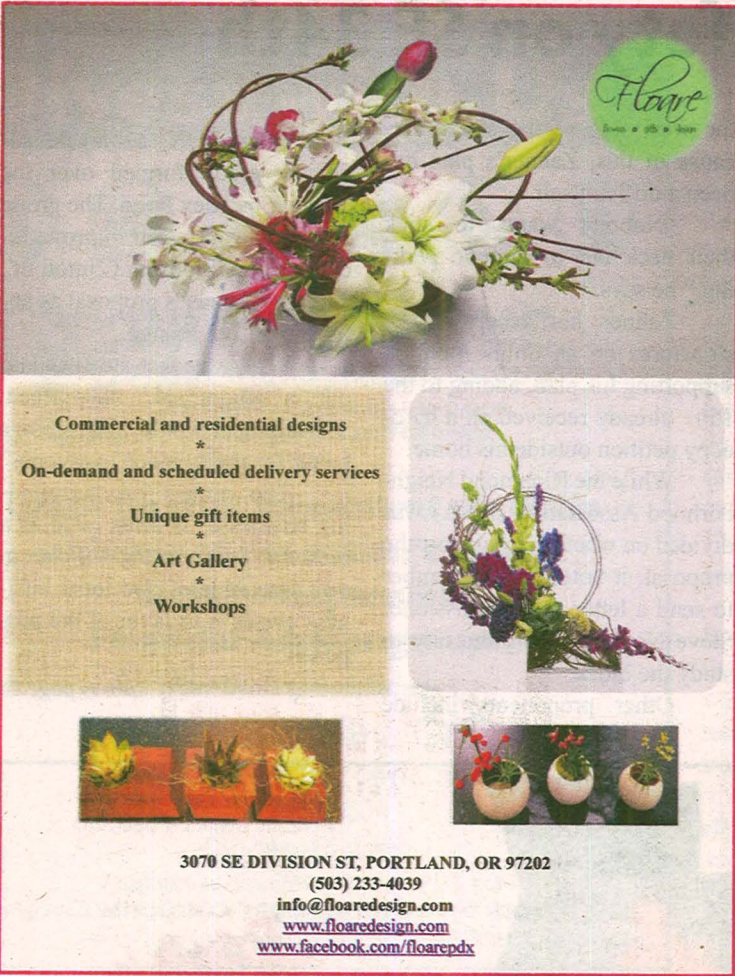
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Locally Famous: volunteering for life

BY NANCY TANNLER

Anyone who has read a copy of *The Southeast Examiner* in the past eighteen years will probably recognize the name of Jean Baker.

A tireless participant in the microcosm of local government, she has chaired neighborhood and business associations, was the President of the APBNA (now Venture Portland) and was on board early on for the Division Vision project (culminating this month in what the city calls the Division Green Street/Main Street Program).

Many are unaware of how much volunteer effort goes into maintaining these healthy inner southeast neighborhoods. Street fairs, block parties, Good Neighbor Agreements, conflict resolu-

tions, stoplights, cross-walks, land use decisions, street trees, bioswales, bike lanes, etc., don't just happen.

Along with paid city employees, there is a faithful group of volunteers watching out for the best interests of the neighborhood. Ms. Baker is one of them.

The child of a serviceman, Baker's early years were itinerant and she attended sixteen schools until the family moved to McChord Air Force base out of Tacoma. It was a jumping off point for her. She was college age and went to school in Seattle receiving a degree in mathematics.

She recalled a special memory of all the different types of small businesses the family shopped at, especially in Tacoma: "I remember buying vegetables from the back of a truck and the milk and the meat trucks stopping at our house," Baker said.

Our present day farmer's markets have resurrected this special way to get what we need while supporting small businesses.

Baker watched her mother go from a behind-the-scenes housewife to taking charge of family finance, mortgages, house sales, moving from state to state taking on all the jobs generally relegated to the man of the house plus doing her own work.

Her father was a pilot and was sent on missions during the Korean War that lasted months at a time. "Mom did everything and really rose to the occasion," she said.

Baker's first job out of college was as an actuarial student for Milliman and Robertson, where her enthusiasm shifted from analytic and statistical math to computers, programming, and writing.

She updated statistical programs from Fortran to Fortran II and documented a security system by reading the computer code, becoming one of the first batch of computer programmers.

"I practically lived in the room where the computer was kept. They took up a lot of space," she said.

Along with great hands-on technology experience, another good part of the job was that she met her husband Jim. He was from SE Portland and eventually they settled here to raise their three children.

Except for a few years while her children were young, Baker worked as a freelance technical writer. She wrote a history of OMSI's first 50 years – in her words, very factual and rather dull reading. She researched and wrote numerous grant requests, newsletters, and newspaper articles. "I had the best of all worlds in my work because I love to learn new things and I love to write."



Jean Baker

Volunteering was always a natural part of Baker's makeup too. She began in high school and continues to this day sharing her time and energy for her causes. On the national front, she has collected donations for Easter seals and the American Cancer Society.

Appointed to the Parks department budget committee for three years, she volunteered for the Hawthorne, Division, and Foster street fairs for years; served on the board of Division/Clinton Business Association, the APBNA, OHSU Family Medicine at Richmond's, the Richmond Neighborhood Association, the PTA for Piedmont Grade in California, Tiller/Trail Grade, and Metropolitan Learning Center.

The Southeast Examiner chose to spotlight Jean Baker because of her involvement on the citizen's committee for the Division Green Street/Main Street Plan.

"We began the project back in 2002 when we called ourselves the Division Vision Coalition," she said.

At that time, Division St. was mainly a contractors street with a little retail. The original plan was to improve the image of the street by improving small businesses, making the street more friendly to pedestrian, bicyclists and drivers while encouraging a culturally rich community.

"In the early stages, we had no idea about the plans of private investors or all the apartment buildings," Baker said. "It's a part of the progress."

The City of Portland established Division St. as one of their redevelopment priorities. A collaborative effort in 2004 between the City, a 17-member Community Working Group and a 16-member Technical advisory Group commenced planning with work scheduled to begin in 2007.

The name was then changed to the Division Green Street/Main Street Plan and was funded in part by a grant from ODOT and \$2.5 million in federal transportation funds.

The City has finished most of their work on SE Division St. and will be celebrating on October 24 with Open Fest.

When *The SE Examiner* asked Ms. Baker what's next now that this big project is over she said, "I can't imagine my life without social involvement, conversation or writing. I'll find a cause."



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FYBERWORKS BOUTIQUE

Neighborhoods organize around random home demolition

BY DON MACGILLIVRAY

Portland's random home demolitions and unpopular construction practices will continue unabated indefinitely if something isn't done.

One of Portland's greatest treasures is the distinct character of its neighborhoods. New construction should not tower above existing homes and impinge on neighbors' privacy. However, older affordable homes in neighborhoods are being demolished and replaced, with houses many times their size and sold for twice the value.

On the evening of September 9, 60 neighborhood leaders and residents from twenty neighborhoods gathered at Grant Park Church in NE Portland to address citywide concerns over residential demolition and development practices.

A continuation of last spring's summit meeting on the same issue, the evening was intended to gather suggestions for a reform proposal that a wide range of neighborhoods could support and that city officials could not ignore.

The proposal was initially conceived over the increasing number of demolitions and the resultant loss of affordable quality homes replaced by more expensive ones lacking the character of the surrounding neighborhood.

At a City Council meeting

July 31, the Historic Landmarks Commission noted a "demolition epidemic" threatening the very character of Portland. Following testimony at the July 31 Council meeting, Mayor Charlie Hales assured the partisan crowd that they would see action soon in this matter. Other commissioners were equally concerned about the many complaints voiced by the public.

Some neighborhoods have well thought-out plans, but the city wide organization, tentatively named "United Neighborhoods For Reform," is working to formulate a collective program.

Here are a few ideas they are considering.

The City must:

- appropriately define the word "demolition" that is left undefined and ambiguous in the city building code
- refine the demolition delay ordinance so that neighborhood notifications are timely and 35-day delay period not be avoided by a and unfortunate loophole in the City building code

• encourage homeowners to sign a nonbinding "Neighbor Pledge" to not sell their home to developers for demolition thereby preserving the existing character of a neighborhood.

On September 21, even *The Oregonian* editorial board, agreed that the City should address this issue writing "...The

City Council this year can take a few smart steps. First would be to embrace an ordinance-in-the-making that removes a loophole in a code now requiring a 35-day waiting period before a property buyer can demolish the old home...Closing the loophole would not ... pose too heavy a burden on the developer."

Portland prides itself on its commitment, as stated in many land use plans, to sustainable practices and little has been done little to stem the tide of these demolitions.

Portlanders do their best to recycle everything, yet developers are allowed to destroy and throw away whole houses of valuable and reusable material.

The neighborhoods will continue to meet and refine their proposals, collaborating with other neighborhood associations in the drafting of a joint action plan to the City to address demolition and development concerns.

The next meetings is October 9 at the Grant Park Church, 2728 NE 34th Ave. An invitation from Beaumont-Wilshire Neighborhood Association (BWNA) and Central Northeast Neighbors(CNN) to attend. Contact Chair Al Ellis editor@bwna.us for more info.

Open to the public, but with priority given to representatives from neighborhood associations.



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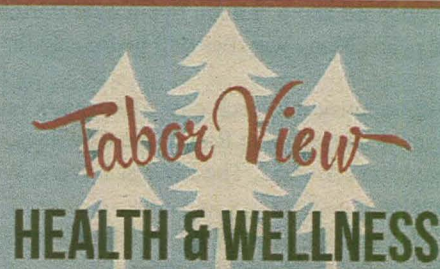
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CN Community News

Master Gardener program

"Lessons from the Leach Botanical Garden" is the topic of the Oct. 14 meeting of the Multnomah County Master Gardeners. The program will be presented by Carol Mayer-Reed, principal partner at Mayer/Reed.

The program will be held at 6:45 pm at Mt. Tabor Presbyterian Church, 5441 SE Belmont St. (Park on SE 54th Ave.) and is part of the monthly OSU Extension Multnomah County Master Gardeners speakers series.

Mayer-Reed shares her vision for the expansion of the Leach Botanical Garden, a seventeen-acre public garden operated by the Leach Garden

Friends non-profit group and owned by Portland Parks & Recreation.

This landmark site on Johnson Creek started as the former 1930s "Sleepy Hollow" estate of John and Lilla Leach, noted plant collectors.

As a result of their efforts, the garden and the story continue as a legacy of plant collections, natural resources conservation, social celebrations and respite.

Carol Mayer-Reed will describe the new entry, display gardens, botanical collections and woodland pavilion for educational activities and special events.

27th Apple Tasting

A Portland Nursery, 5050 SE Stark St. will have a two-weekend free event with over 60 varieties of apples and pears to taste and fun activities for the whole family. This is the 27th annual and it is scheduled for October 10-12 & 17-19 from 10 am - 5 pm.

Follow the big red apple balloon flying over Portland Nursery to taste apples and pears. Many varieties will be for sale for only 99 cents per pound.

There will be music too each day. This year's lineup includes: Little Sue & Lynn Conover, Jake Ray & the Cowdogs, Water Tower, Libertine Belles, Mood Area 52, The Earnest Lovers, Wild Rose Trail and Fellow Traveler.

The kids' tent will be busy with a variety of hands-on activities, face-painting and a scavenger hunt.

It wouldn't be Apple Tasting without Wild Bill's cider Press demonstration. Taste fresh cider straight from the press.

Sample local treats from vendors such as Bee Local Honey, Hot Lips Pizza, Portland Creamery, Summerville Mustards, as well as Portland Nursery's famous Apple Strudel.

Bring donations of non-perishable food for Oregon Food Bank and enter to win one of three Portland Nursery gift cards. A percentage of sales of apples and pears will benefit **Elders in Action**.

See the website for more details, including schedule, band descriptions, and rules for a scarecrow contest: portlandnursery.com/events/appletasting.shtml

JUMBLE* SALE AT ST DAVID'S

November 1, 10 am - 3 pm, 2800 SE Harrison

A Jumble Sale is a community effort to find good homes for good stuff. There's a room filled with goodies that could be yours, tools for work or hobbies, fine linens for your table, frames for your pictures and refreshments for your pleasure.

See lovely items, odd items, and "what in the world were they thinking of" items. There's plenty of new and used and vintage items. There are baked goods and coffee too.

Join us at St David of Wales on Saturday, November 1 in the Parish Hall at 2800 SE Harrison for food, fun, and shopping. The sale benefits New City Initiative's Village Support Project.

*A jumble sale is a pastiche of the required and the ridiculous.

Recycle

BONITA DAVIS
CERTIFIED MASTER RECYCLER
SUNNYSIDE NEIGHBOR

October in Portland is an ideal time to enjoy our outdoor living spaces. On the autumn 'to-do' list might be fall plantings and storing outdoor furniture and structures.

If you are planning to plant, a reminder that rigid plastic pots from 4" to 5 gallons can be recycled curbside in the blue roll cart. An exception is the 'crinkly' type of plastic pot or tray that can be crumpled in your hand.

For information, contact the Curbsider Hotline at 503.823.7202 or go to www.portlandoregon.gov/bps for the latest edition of the Curbsider.

Patio furniture or outdoor play structures you no longer use? Consider passing items on to friends and neighbors, swapping, donating to a local charity or locating a new owner through www.freecycle.org

Maybe creative reuse is an option, using parts to create something new. Far West Recycling, recycles large, rigid, bulky plastics. Before making the trip visit www.farwestrecycling.com to see what they can accept.

Leaky garden hose? Before sending it to the landfill, a repair kit from you local hardware could keep the hose serviceable.

GMO public forum

Warner Pacific College and Ecumenical Ministries of Oregon's Interfaith Food and Farms Partnership are bringing together scientists, teachers, and faith leaders at a free public forum to consider questions and contemplate how our faith traditions can inform our thinking about the positive uses and risks of GMOs.

This public forum includes a brief presentation explaining what GMOs are and how they are used, followed by a Q&A time with the panelists.

Theological and Ethical Perspectives

Wednesday, October 15
at 6:30 pm

This forum is free and open to the public.

Warner Pacific College's Schlatter Chapel located at 2219 SE 68th Ave.

Friends of Trees turns 25

To commemorate its 25th anniversary, Friends of Trees is offering residents a wide variety of street trees for \$25 in Portland, Vancouver, Salem, and Eugene while inventory lasts.

The price includes inspection, permits, delivery of a healthy young tree, and planting the tree in the strip between the sidewalk and the street. Street trees are regularly priced at \$35-\$75.

"Our goal is to bring the benefits of trees to even more neighbors," said Scott Fogarty, Friends of Trees' Executive Director. "Trees not only beautify our neighborhoods, they help lower power bills, raise home values, and clean our city's air and water."

Residents may sign up for trees at FriendsOfTrees.org/plant or call 503.282.8846.

Once signed up, a city inspector will visit the resident's home to assess planting space and conditions. Residents then order trees from a list of approved species and may show up to help on their neighborhood's planting day, when Friends of Trees organizes volunteers to plant. Friends of Trees invites residents to match their tree purchase by sponsoring additional \$25 trees for residents who can't afford them.

Founded in 1989, Friends of Trees empowers people to improve the natural world around them through a simple solution: plant trees.

In 25 years, Friends of Trees has planted more than a half a million trees in neighborhoods and green spaces in the Portland metro area, Vancouver, Eugene and Salem.

The Neighborhood Trees program provides homeowners with affordable trees to plant at their homes with their neighbors. Through its Green Space Initiative, trained crew leaders guide volunteers at weekend events to restore natural areas. www.friendsoftrees.org

MCL Fall Used Book Sale

Oregon's largest used book sale, organized by the Friends of the Multnomah County Library, takes place October 24-27 at the DoubleTree Hotel Exhibit Hall at Lloyd Center, 1000 NE Multnomah St.

Friends of the Multnomah County Library (FOL) advocate for and support our outstanding public library district by funding programs and services. They sponsor activities to bring people together who value libraries. Proceeds from the sale benefit the MCL.

Admission is free to the public on Saturday 9 am to 6

pm, Sunday 11 am to 5 pm, and Monday 9 am to 3 pm.

The Friends Fall Used Book Sale will have 100,000 items at great prices.

Hardcover and quality trade paperbacks start at \$2, mass market paperbacks and children's books at 50 cents, CDs at \$2, and DVDs at \$3. Audio books, LPs, videos, pamphlets, sheet music, and maps are also available sorted and in good condition.

For more information or to join the Friends, see www.friends-library.org or contact the Friends at 503.224.9176 or foladmin@europa.com or.

Comprehensive Plan Hearings

Portland Planning and Sustainability Commission welcomes public testimony at these hearings.

Tuesday, October 14, 5 - 9 pm, Park Rose HS Student Center, 12003 NE Shaver; Tuesday, October 28, 5 - 9 pm Portland Community College, Community Hall, 2305 SE 82nd Ave.; Tuesday, November 4, 4 - 8 pm, 1900 SW 4th Ave., Room 2500A.

The Planning and Sustainability Commission wishes to receive comments from the community on the city's new long-range plan for growth and change toward a prosperous, healthy, equitable and sustainable future. The Comprehensive Plan Proposed Draft comprises goals, policies and a land use map. Portland residents are welcome to testify in person at the upcoming Planning and Sustainability Commission hearings public hearings. Tips for Testifying can be found at: www.portlandoregon.gov/bps/article/383909

Contact the BPS District Liaison for SE Portland; Marty Stockton, at 503.823.2041 with questions.



Join us for a fun afternoon of BINGO!

Saturday, October 11
2:00 p.m.

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- Haunted House
- Trick or Treating
- Fortune Teller
- Costume Contest
- Pumpkin Contest (bring your own carved pumpkin)
- Games

Friday, October 31, 2014
6:00 p.m. to 8:00 p.m.

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- How does it affect your family
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Thursday, October 23
6:00 p.m.



Community News

Seeking members for BAC

The City of Portland's Bicycle Advisory Committee (BAC) is seeking new members. The BAC has been advising city staff and elected officials on matters related to bicycling since the 1970s. Committee members meet monthly to review and make recommendations on: planning and policy documents affecting bicycling, funding priorities for bicycle-related projects and designs for specific bikeways.

The committee is made up of 13 members with full standing and up to seven alternate members. To qualify, applicants must be an adult resident of the Portland Metropolitan area, have an interest in promoting the use of the bicycle for transportation and recreation and make a commitment to attend monthly meetings and participate in the work of the committee. Members are appointed to 3-year terms.

If you're interested, find more information and application materials online at www.portlandoregon.gov/transportation/37435

Applications must be received no later than Friday, October 24.

Free Sustainable Landscaping Workshops

Learn how to create low-maintenance landscapes that conserve water, prevent pollution and create healthy habitat for local birds and wildlife at a free workshop.

These workshops offer low-cost, sustainable gardening tips and resources for do-it-yourselfers who want for their yards and gardens. Register online at emswcd.org/workshops-and-events/upcoming-workshops/ or call 503.222.7645 for information.

Rain Gardens 101 – Learn to build a rain garden. Explore the critical role rain gardens can play in urban stream restoration, and how they add landscaping to your yard. *Saturday, 10/11 from 9 am – 1 pm at Cavalry Lutheran Church, 8026 SE Woodstock Blvd. AND Saturday, 10/25 from*

9 am – 1 pm at SE Uplift, 3534 SE Main St.

Naturescaping Basics – Learn to design a landscape to reduce water use, decrease stormwater runoff and save time, money, and energy – all while providing a habitat for birds, wildlife, and you. *Sunday, 10/12 from 1 – 5 pm at SE Uplift, 3534 SE Main St.*

Site Planning 1 – An extension of Naturescaping Basics. Learn the steps involved in planning a landscape or project: how to map your property, assess your garden style and needs, and work on a group design scenario.

(Note: You must attend Naturescaping Basics before attending Site Planning 1.) *Saturday, 11/1 from 9 am – 1 pm at Trinity United Methodist Church, 3915 SE Steele*

The Pea Pod

BY NATASHA STANLEY

Are you a family with young children looking for a social outlet? Maybe you're a stay-at-home parent who needs a little time to yourself?

A new 501(c)(3) non-profit, The Pea Pod Family Resource Center, Inc., was created by Tara Sawyer with these needs in mind. Its mission is to empower families and build community in an environment of shared responsibilities and benefits.

The Pea Pod was started by a group of parents with a collective experience and vision of providing support for families, especially with children from 0-6 years.

Resources include parenting workshops, adult wellness and children classes, support groups, open-play, afternoon play groups, and a play-based cooperative early preschool. Wait-lists are now forming, and interested families can contact them through www.peapodpdx.org.

The organization is looking for space in inner NE Portland, with a target opening date of January 2015. Want to get involved? Come to the Northeast Community Center's Halloween Party, 1630 NE 38th Ave., open to members and non-members on October 25, from 1 - 4 pm.

Pea Pod is one of the community partners for this free event. Bring a food donation for the Oregon Food Bank and feel free to dress up. Check the website for details, and contact Tara at peapodpdx@gmail.com.

59TH ANNUAL ALL SAINTS HOLIDAY BAZAAR—Saturday Nov. 8, 9 am - 5 pm Over 40 local artisans and crafters showcase handmade goods for that perfect gift. The popular Treasure Table will be back with antiques and collectibles. The Kids-only shopping room will be open where little ones can shop with nickels and dimes. Homemade baked goods will be for sale and the Cafe offers fresh coffee, pastries and a full lunch menu. Contact the parish office for \$1 raffle tickets—win an Apple iPad + many other wonderful prizes. . There's something for everyone! 3847 NE Glisan St. 503.232.4305 www.allsaintsportland.org

BREAKFAST FORUM REPAIRING THE SUPREME COURT AND/OR THE CONSTITUTION with speaker David Delk October 16, 7:30-8:30 am Mt. Tabor Presbyterian Church Library, 5441 SE Belmont. Delk is an activist for civil liberties and the President of the Alliance for Democracy. He will present information about the history and activities of the group. The Breakfast Forum is an informal group whose members meet monthly to learn about and discuss political issues in respectful ways. Members choose both topics and speakers. No registration required. Free. For information call 503.774.9621.

PARKE DIEM REGISTRATION is officially open! Parklandia.org/parkediem not only lists info and descriptions of each volunteer project taking place on Friday, October 10 and Saturday, October 11, but allows you to filter the projects to find the perfect fit for you, your friends and family. Parke Diem is a two-day volunteer event consisting of 70 projects around the city. Projects take place in parks, gardens and natural areas. Register now for dibs on your perfect project and be a part of the park celebration!

PORTLAND PROGRESSIVES TOASTMASTERS hosts a Halloween celebration with spooky stories and treats October 30. The meeting is at 2408 SE 16th Ave. in the building on the west side of St. Philip Neri parish. The purpose is to promote leadership and public speaking. Everyone is welcome to attend. Costumes are optional. Questions? See our website: www.progressivetoastmasters.org.

PORTLAND COMMUNITY COLLEGE SOUTHEAST CAMPUS IS COMING - Saturday, Oct. 18, from noon to 4 pm, PCC is celebrating the transformation of the Center to its fourth comprehensive full-fledged campus. The event is free and open to the public, with free parking, too, and will include food, fun, festivities, live music from Maleo de Cuba, and more.

FOOD THERAPY FOR PETS WORKSHOP – October 21, 7 - 9 pm, People's Food Co-op (Community Room), 3029 SE 21st Ave. Free and open to all. Call People's to register: 503.ORGANIC. We are what we eat, and the same applies to our pets. According to Traditional Chinese Medicine (TCM) principles, food is considered medicine with special properties to balance Yin and Yang energies within the living body. Dr. Cornelia Wagner of Hawthorne Veterinary Clinic will teach in this 2-hour workshop how to build and maintain your pet's health and prevent seasonal or climatic related problems by feeding them according to the principles of TCM food therapy. She will address how specific foods may be used to help balance the body to aid in healing while a pet is receiving treatment for a specific condition.

DIY INSULATION WORKSHOP – This free, limited time workshop teaches participants how to weatherize a flat attic. Topics covered include safety, air sealing, baffling, blown-in insulation, and incentives to help cover the cost of your project. Learn more and register for the workshop at www.communityenergyproject.org or call 503.284.6827 x106. The workshop takes place Sat, Oct 18, 10 am - 1 pm at the Community Energy Project, 422 NE Alberta St. Free workshop on how to stop drafts in your home, especially around doors and windows. Tues, Oct 28, 6 - 8 pm *Cherry Blossom Apartments 10570 SE Cherry Blossom Dr.* Register for the workshop at www.communityenergyproject.org or call 503.284.6827 x108.

THE WEDGE—Portland cheese festival, Saturday October 4, 12 – 5 pm at the Green Dragon Pub & Bistro, 928 SE 9th Ave. Taste and buy artisan and farmstead cheese from throughout the Northwest, and meet the people who make them.

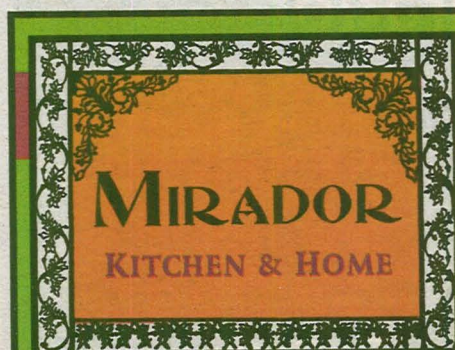


BUSINESS BEAT

THE MOUNTAIN & ROSE BOFFER CLUB offers fencing classes at TaborSpace, at 54th and Belmont. beginning October 13 on Mondays and Wednesdays from 3 to 5 pm. Instructors will train students in a unique combination of western fencing and traditional martial arts, all within a fantasy framework similar to Dungeons & Dragons. Children accepted from grade 4 through high school seniors. The crafting aspects (building armor and foam weapons) are difficult for most grade schoolers, so they tend to focus on building fencing skills. See grantlaw8.wix.com/mountainandrose

NIBS & GREENS - Owners, Hallie and Reya Tobias, create raw, vegan, gluten-free treats and cakes that are full of superfoods and give a whole new meaning to healthy indulgences. Their decadent cakes can be purchased directly and products will soon be in grocery stores. Visit www.nibsandgreens.com or email nibsandgreens@gmail.com.

OFF THE WAFFLE has come to Portland – A favorite in Eugene and at Oregon Country Fair, they are located at the corner of 26th and SE Clinton. Serving Liege (pronounced Lee-Age) waffles a rich, sweet waffle invented by the chef to the prince-bishop of Liège, Belgium. Chunks of pearl sugar are folded into the dough that melt during the rising process and form a crispy, caramelized exterior when baked in the cast iron waffle press. A family business started by Omer and Dave now includes their dad Shimon and sister, Vered. The menu and hours of operation are available at offthewaffle.com



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MON-SAT 8:30 AM - 7:00 PM

System Development Charges – For Better or Worse

By DON MACGILLIVRAY

Livability is important when businesses decide to locate or relocate. System Development Charges (SDC's) help maintain Portland's quality of life as city infrastructure grows.

Most people have heard of System Development Charges or Impact Fees, but few know what they are and how they work. If a developer or contractor is applying for a building permit in the City of Portland, SDCs usually apply to the project. New developments create increased pressure on infrastructure so SDCs are critical to maintaining city services for new and current residents and businesses.

SDCs are one-time fees charged to new development to help pay for the costs associated with the building of the public facilities needed for the additional users of our city. They apply to both new commercial and residential construction projects.

Charges for storm-water drains and sanitary sewers, parks and recreation facilities, domestic water usage, new roads, street improvements, and new or expanded school facilities are included. As SDCs are collected, they are often set aside for specific types of projects.

SDC money can be spent only on capital improvements that increase the capacity of the infrastructure and offset the impact of new development. They may not be used for routine operational and maintenance costs.

While charges can vary greatly depending on the size of the development, the charges for a standard new home would generally be about \$22,000. The Bureau of Environmental Services would charge about \$5,600, the Portland Department of Transportation \$2,800, the Water Bureau from \$2,000 to \$5,500 depending on size, and Parks and Recreation \$8,600. A \$2,000 charge would go to the School District.

The SDC Exemption Pro-

gram assists developers by reducing their development costs when building affordable residential housing administered by the Housing Bureau of Portland. Accessory Dwelling Units (ADU's) will also be exempt until July 31, 2016.

Impact fees are an accepted form of financing in many communities in the country, but also controversial in many locations.

SDCs are one of the most significant costs to new development. It is voiced that impact fees hurt the local economy, reduce the jobs the an area, and act like a tax that slows growth and development. The fees increase the price of housing, especially new construction, where developers pass the SDCs on to the future homeowners.

Representatives of the Portland Business Alliance, Building Owners and Managers Association, Home Builders Association, Small Business Advisory Council and Commercial Real Estate Economic Coalition often express their lack of enthusiasm for SDCs.

Impact Fees or System Development Charges have become a generally-accepted fact of life. The city must keep pace with its growth and there are no better ways that have been found to pay for it.

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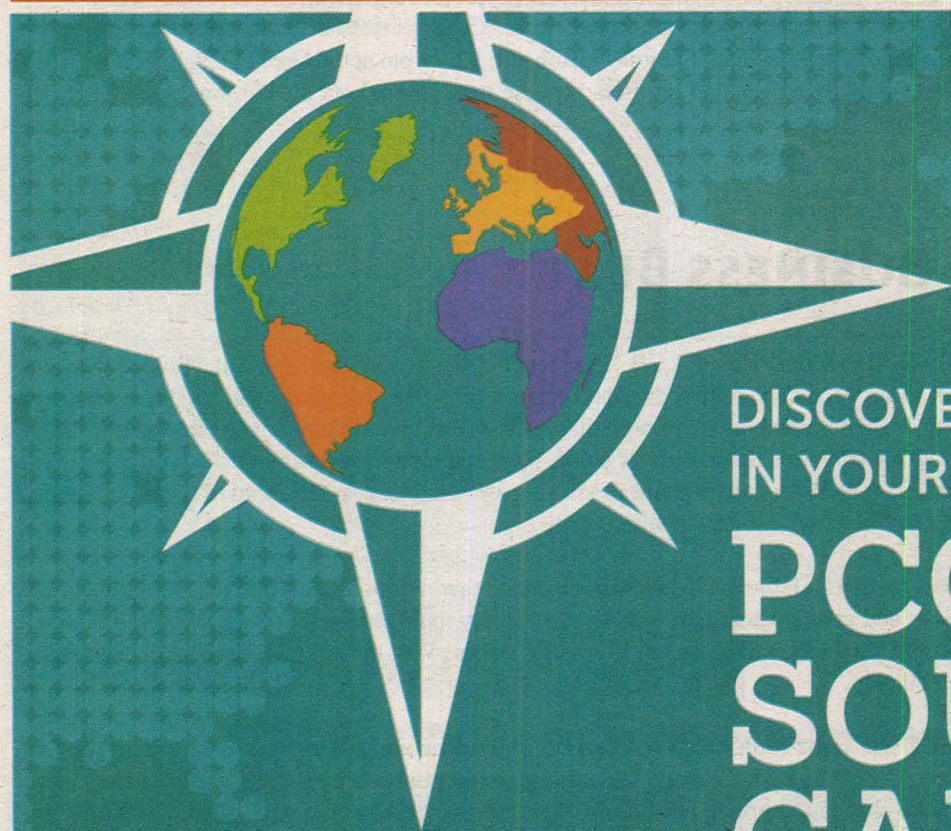
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Neighborhood Notes

North Tabor

By Dana Savoie

The North Tabor Neighborhood Association (NTNA) has been gaining momentum and exploring more ways to help the neighborhood.

The Land Use and Transportation Committee is preparing to write a final letter to the Bureau of Planning and Sustainability with long term zoning and transportation recommendations for the neighborhood related to the Comprehensive Plan. This Committee will meet next Tuesday, October 7 from 6:30 - 8 pm at the Laurelhurst Cafe.

There are two new committees that have just began some exciting work:

The Arts Committee is chaired by Max Goldenkranz and is centered around improving the arts and aesthetics of the neighborhood. Current projects include intersection mandalas and a large mural along the wall separating the neighborhood from I-84.

The Communications Committee is headed by Devlyn Keith. This group is focused on finding better ways to promote and facilitate communication throughout the neighborhood. Their major project will be focused on bringing back the North Tabor Newsletter in early 2015.

Finally, NTNA holds its annual board elections next month Tuesday, October 21, 6:30 - 8:30 pm at 5600 NE Glisan St.

Interested in becoming a board member? Like to join a committee? Visit www.northtabor.org or contact board@northtabor.org.

Sunnyside

By Tony Jordan

Sunnyside Neighborhood was host to great events in the last month-or-so – from the first car-free Hawthorne Street Fair, to SE Sunday Parkways, the Belmont Street Fair and many neighborhood block parties. Thank you to all who sponsor, plan, and volunteer for these events, they really make our neighborhoods special.

Moving into October, the Sunnyside Neighborhood Association (SNA) will discuss comments on the Comprehensive Plan at our Land Use and Transportation Committee meeting October 13 at 7:30 pm at SE Uplift. We welcome all neighbors to attend that and all meetings, General/Board meetings will be on October 9, starting at 7 pm at SE Uplift.

Finally, SNA is always in need of fresh volunteers to help deliver our monthly newsletters. If you like to walk in the neighborhood and would like to help out, email newsletter@sunnysideneighborhood.com and check out the back side of the newsletter to see where we need coverage. We are in need of a “quad leader” to deliver packets of newsletters in the northwest quadrant of the neighborhood.

Richmond

By Denise Hare

Richmond Neighborhood Association (www.richmondpx.org) held its monthly meeting Sept. 8.

Sewallcrest Park Safety: Galina Burley, Security Manager at Portland Parks & Recreation, described recent concerns about Sewallcrest Park, in addition to providing guidelines about how neighbors can respond to those concerns.

If you observe a crime in process (attacks, theft, or drug dealings), call 911. The line between calling

Turn to page 23

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CITY OF PORTLAND

working for clean rivers

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FRIDAY OCTOBER 24

CELEBRATE THE COMPLETION OF THE DIVISION STREETScape PROJECT

Visit the Division/Clinton Business Association website at **divisionclinton.com** for more OpenFest information.

We appreciate the community's cooperation and patience during construction.

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The power of accurate observation is frequently called cynicism by those who don't have it.

— George Bernard Shaw

Treebates are back by popular demand

BECAUSE EVERY TREE planted in Portland contributes to clean rivers and healthy watersheds, Environmental Services offers a one-time credit on stormwater utility bills to Portlander homeowners who plant qualifying trees on their residential properties. Trees purchased, planted and submitted through April 30, 2015 may be eligible.

The credit amount depends on the tree's mature canopy size because larger trees intercept more rain. The Treebate credit is up to 50% of the tree's purchase price with a maximum of \$50 for large trees, \$25 for medium trees, and \$15 for small trees. Learn more at www.portlandoregon.gov/bes/Treebate.

Restore Mt. Tabor Park natural areas!

The Friends of Mt. Tabor Park have two Saturday neighborhood events left this year on September 27 and October 25. Meet at 9:00 a.m. at the kiosk near the main parking lot next to the amphitheater. Go to www.taborfriends.org for more information.

TABOR to the RIVER

partnerships for sewer, green stormwater, and watershed improvements

FREE WORKSHOPS!

Naturescaping Basics
Sunday, October 12

Rain Gardens 101
Saturday, October 25

Both workshops at the Southeast Uplift offices, 3534 SE Main St
Sign up at emswcd.org/workshops-and-events



ENVIRONMENTAL SERVICES
CITY OF PORTLAND
working for clean rivers



Tiny houses for affordability and social conscience

By DON MACGILLIVRAY

Portland is considering offering low-income residents and the homeless "tiny houses" that are safe, clean and inexpensive places to live so folks may be able to get off the street and into decent housing.

Each night more than 2,000 people sleep outside under bridges, on streets, in cars and in empty lots with a variety of makeshift shelters out of sight to most of the city.

Tiny houses offer an inexpensive and positive method of addressing the city's 30 year homeless issue. Tiny homes can be built very simply with durable materials designed to be tough and low maintenance.

It is suggested that 25 tiny houses be located on a vacant half acre together with an on-site laundry, administrative services, and other amenities making a micro-community for about \$20,000 a unit.

In Multnomah County there is a shortfall of over 21,000 affordable housing units for extremely low income households i.e., those making from 0% to 30% of the median family income.

Before people can get back on their feet and take advantage of job training or substance abuse counseling they need a good place to live. People making less than \$15,000 a year are hard-pressed to find any affordable rentals at their income level.

The 200 square-foot homes, which would cost \$250 to \$350 per month to rent, would allow individuals making just \$5,000 to \$15,000 a year to be able to afford them.

Each unit could house two single adults and would be equipped with a bathroom and a small kitchen. The structures could be made of reused and recyclable materials and can be tailored to include additional features such as composting toilets.

The buildings take about a month to build and can be assembled with basic hand tools. A prototype of the tiny home concept is being engineered by Techdwell, a Sherwood-based company, and the nonprofit Micro Community Concepts.

Costs would be offset by money Portland would save housing the homeless population instead of having them disturb the community and overuse medical and other services repeatedly.

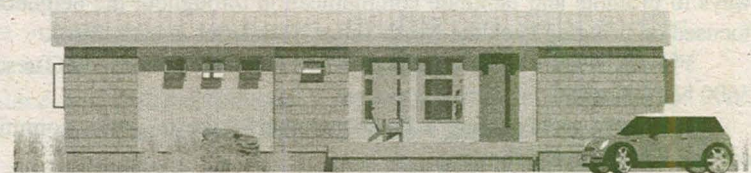
The City of Portland is partnering with Multnomah County to make the vision of

micro-communities a reality. They are expected to be built on land owned by the City, TriMet, Portland Public Schools, and Multnomah County. Surplus land inventories may also provide options for suitable sites, but everyone is aware that land is at a premium in Portland and it is often difficult to find suitable locations.

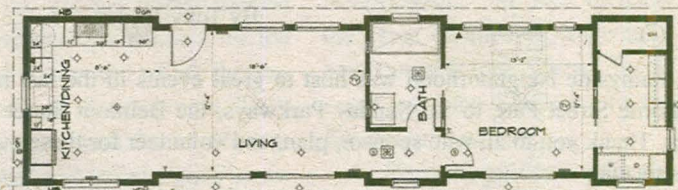
Dignity Village may be considered a forerunner of

including the city's financial role. A task force is working to investigate the legal, zoning, and financial challenges of making tiny homes a reality.

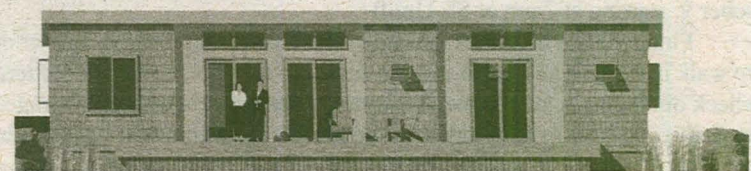
ideabox builds manufactured and modular pre-fab homes. The Aktiv was shown at the Portland Home and Garden Show. It is designed with a socially conscious owner in mind and it arrives fully constructed with a bedroom, kitchen and bathroom



"front door" elevation



floor plan



"living" elevation

AKTIV by ideabox. Picture courtesy of ideabox.us

a micro-community for the homeless. After several years of moving from place to place around downtown Portland they located on city property near the airport.

Villagers live in tiny houses, many that are less the 200 square feet and have a community center for basic services, meeting space, and recreation. It is a self run operation that has thirteen years of successful experience and it is a model for other cities. There are now a total of 39 tent cities in half of the America's 50 states

In eight years, Utah has quietly reduced homelessness by 78 percent and is on track to end homelessness by 2015. In 2005, Utah figured out that the annual cost of emergency room visits and jail stays for homeless people were about \$16,700 per person.

This is compared to \$11,000 to provide each homeless person with an apartment. Each participant in Utah's Housing first program also gets a caseworker to help them become self-sufficient, but they keep the apartment even if things don't work as expected.

Portland officials hope that the first of the homes will be ready for occupancy in a micro-community by in the first quarter of 2015. Many unknowns remain,

The Aktiv interior can be built with either ikea finishes or the ideabox palate of materials.

The 745 square foot one bedroom home is actually a creation of Oregon's ideabox in collaboration with IKEA of Portland and is priced at \$86,500.

The Aktiv is designed with a socially-conscious owner in mind and it arrives constructed and partially furnished, with an IKEA bedroom, kitchen and bathroom installed. IKEA is the world's largest furniture maker and they have been making prefab homes since 1996 in Sweden.

Tiny "apodments" are becoming another affordable housing alternative in Portland. Two 51 unit, four story apartment buildings are being built in Portland on standard 5,000 square foot lots; one in Hollywood and one in NW Portland.

Units are very small with as little as 200 square feet per unit. This is a new trend that has been successful in New York City, San Francisco, and Seattle.

These units rent for about 60% of the standard \$1,000 rate for a studio apartment. One of the controversial features is that units share a kitchen. The zoning code identifies this as group living and does not require on-site parking for any of the 51 units.

This will be a concern to nearby businesses and residents. However, the U. S. Census says one in four apartment residents in Portland do not use a car and only about 15% of the micro-apartment residents in Seattle own cars. The tenants are encouraged to use bicycles and urban transit rather than automobiles.

Three years ago, Portland built the \$47 million Bud Clark Commons in Old Town, including 130 apartments that cost on average \$253,000 per unit.

It is hoped that tiny homes in mini-communities will better for almost everyone.



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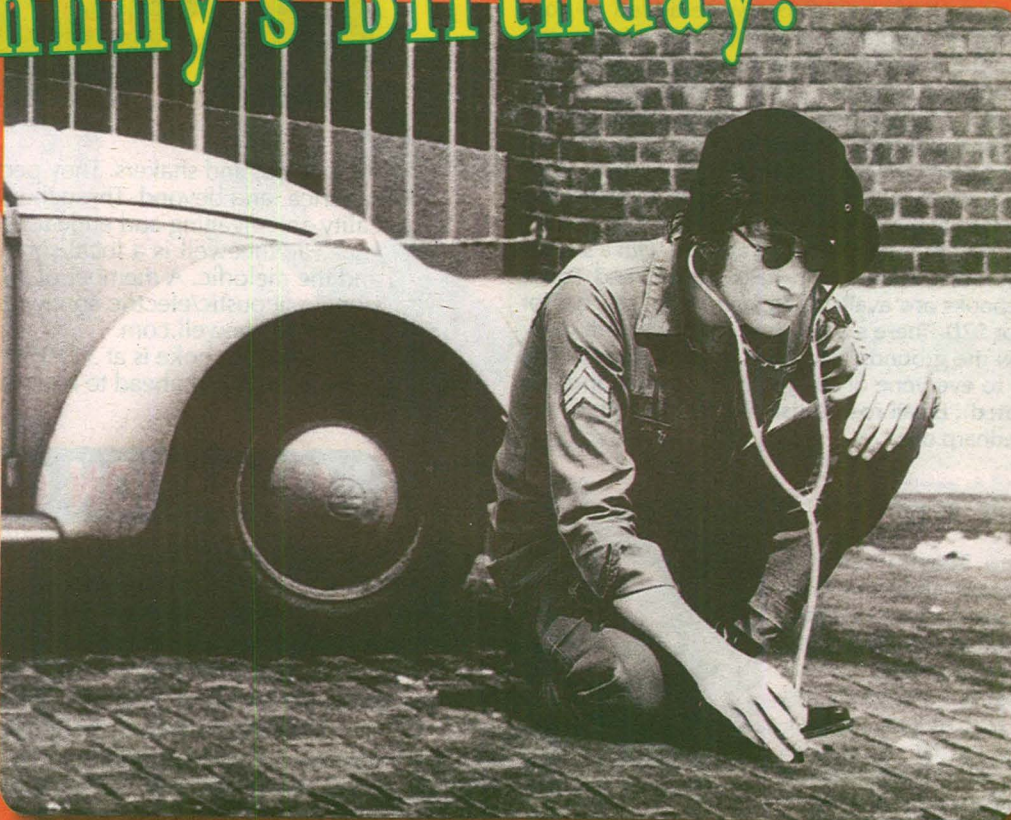
Go

Going Out

arts • performance • food

It's Johnny's Birthday!

KBOO Community Radio has been celebrating John Lennon's birthday each year since he was still here with us on the planet. This year there are two nights of celebrations. Clinton Street Theatre screens the 2006 documentary, "The U.S. vs John Lennon" Thursday, October 9 (John's birthday) at 7 pm as a benefit for KBOO. Then Friday, Oct 10 from 8 pm til 6 am is a 10 hour John Lennon birthday party extravaganza filled with rare recordings and all things Lennon. See the details on page 12.



Down Among the Dead Men



Down Among The Dead Men is a presentation of three bone-chilling stories and songs by storyteller Anne Penfound and singers Diana Tracy and Kathleen Wilkins (Duo Artimesia) just in time for Halloween, October 24, 25 and 31 at Hipbone Studio, 1847 E Burnside St. and are intended for adults and mature teens. The October 25 performance is a benefit for the Philanthropic Education Organization (PEO) to support its scholarships for women. There will be a prize for the Best Costume so come prepared. Performance starts at 8 pm and tickets are \$15 from brownpapertickets.com and \$20 at the door, cash or check only. Information email is annepenfound@gmail.com



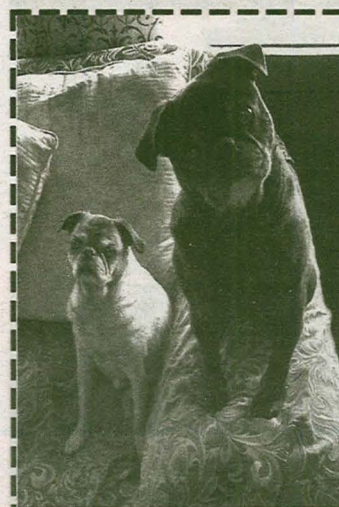
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SE Arts news?
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Going Out events
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Going Out

arts & performance

Sacred Harp Time

Nothing says Harvest Time better than the Portland Sacred Harp Convention. This gathering is in its 23rd year and takes place Saturday and Sunday, October 18 and 19 at The Laurelhurst Club, 3721 SE Ankeny St. Anyone can be part of a group of up to 150 people from all parts of the world singing together and no experience is required.

The music originates from odes, ballads, and hymns dating from the late 18th Century. The tradition of Sacred Harp singing ("shapenote" singing) began when shapes were added to note heads in written music to help singers find pitches without the use of written cues found in key signatures on the staff. The social approach helps folks come together to make exuberant music, singing unaccompanied four-part harmony for two glorious days.

Singing with shapenote music is taught as music curriculum at colleges around the country: Emory, Yale, Brown, UMass, Evergreen State College and in England, Ireland, Poland and Australia and is a healthful, restorative way to provide comfort and grace.

This year's convention opens Saturday at 9 am with a shapenote school led by Nathan Rees, who hails from Grand Forks, North Dakota. Tunebooks are available to borrow for the day or can be purchased for \$20. There's a free potluck lunch both days, known as "dinner on the grounds" provided by local singers. The convention is open to everyone of all ages and is free (donations are gratefully accepted). Email rosielindsey@spiritone.com or see www.portlandsacredharp.org.

Mars One

Action/Adventure Theatre opens a new serial comedy based upon the Mars One Mission that boasts the goal of establishing permanent human settlements on Mars. A new episode premieres weekly and follows the lives of humanity's first Martian settlers in a part sitcom, part science fiction mystery format. Audiences can reserve spots for all four episodes in succession or come by for a single dose.



Directed and conceived by Nick Fenster, Mars One opens October 16 and runs through November. Presented at Action/Adventure Theater, 1050 SE Clinton St. Thursdays-Sundays at 8 pm. Tickets \$12 in advance, \$16 at the door, available at actionadventure.org or portland.strangetickets.com.

Spooky Side of October

Day of the Dead meets Creature Features at Sidestreet Gallery's October Show as Portland artists explore the holiday season in this fun filled exhibition of handmade creations.

Sidestreet Gallery, 140 SE 28th Ave. 503.233.1204

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Curtis and Loretta in concert with James Faretheewell



Curtis and Loretta

Café Artichoke behind Artichoke Music is humming with a new season of musical performance. Saturday October 11 is a rare treat double-bill featuring **Curtis and Loretta** from Minnesota and our own Poet Laureate of Bizzarville, **James Faretheewell**, a natural pairing since Curtis and James encountered each other many years ago when both were living in Texas. This is the first time they get to share a concert together.

Curtis Teague and Loretta Simonet are a husband and wife duo. Their expressive music is filled with extraordinary harmonies and a proficiency on a parade of stringed instruments including Celtic harp, mandocello, mandolin, guitars, clawhammer banjo, and National steel ukulele as well as kazoo, harmonica, and shakers. They perform originals, and traditional pieces from the British Isles, America, and beyond. Throughout, Curtis' down-home sense of humor and Loretta's theatricality are engaging and endearing. See curtisandloretta.com

Faretheewell is a local songwriting powerhouse treasure with a vivid sense of cabaret and the melodic. A member of the rock and roll band The Foolhardy, he is a poetic and passionate acoustic/electric songwriter and an engaging, thought-provoking entertainer. More jamesfaretheewell.com.

Café Artichoke is at 3130 SE Hawthorne Blvd. Doors open 7:30. Music at 8 pm. Seating is limited, so call ahead to reserve seats at 503 232 8845.

ANIMATION COMES TO LIFE AT OMSI

Visually-rich animation comes to life at the Oregon Museum of Science and Industry (OMSI) in a special presentation through January 11. From concept to finished product, the new exhibit is a behind-the-scenes look at the science behind storyboarding, character design, voice acting, sound effects, video editing and more.

Guests can explore the evolution of animation. See zoetropes, color wheels, green screens and hands-on demonstrations.

Thematic areas in the exhibit include: **History** - early animation and apparent motion; **Animation Studio** - the process of story creation, animator techniques and tools; **Art in Motion** - why art and math are important in creating characters; **Science Lab** - the technology that makes animation possible; **Sound and Stage** - the principles of sound and phonetics with characters from Chowder, Ben 10: Alien Force, and Kids Next Door; **Cartoon Museum** - an intimate theater setting to view clips of popular animations while learning the secrets behind their production.

Adult admission is \$13; youth (3-13) and seniors (63+), \$9.50; member adults, \$5; member youth/senior, Free. Visit omsi.edu for more information.

Portland Open Studios 2014

Portland Open Studios Tour is two weekends, October 11, 12 and 18, 19, 10 am to 5 pm. Art studios are open both weekends and this annual event allows the public to interact with artists in their natural habitat and studio space.

Ever been curious about what moves an artist to work the way they do? Visitors can watch molten glass or fine porcelain stretch into a vessel, imagine a landscape moments before it is painted and learn about the mysterious process of artistic creation experiencing creative focus firsthand. Discover new materials, learn about ancient techniques, Your inner artist will be encouraged to pursue its heart's desire. Studios are all around town and many SE artists are featured.

Tickets are included with a \$5 Map-Only Ticket a \$20 purchase for the Full-Color Tour Guide Calendar and this year there's an iPhone and Android App for \$10. Children under 18 free. Maps are available from participating artists, New Seasons, Collage, Muse Art and I've Been Framed, as well as many local independent art stores listed on www.portlandopenstudios.com.



Twelve large six foot paintings by Raymond Keller will be on the walls for the month of October at Eastbank Commerce Center, 1001 SE Water Ave. The series is called Duck Hunting In Outer Space. Keller's elastic scale, space and color stacks shape upon shape until an image is formed. raymond-kellerstudio.blogspot.com



BOB

Bob: A Life in 5 Acts by Peter Sinn Nachtrieb is the Vertigo Theatre presentation October 17 - November 15 at Shoebox Theater, 2110 SE 10th Ave.

Born in the bathroom of a White Castle Restaurant in Louisville, Kentucky and abandoned by his birth mother, Bob dreams of becoming a great man - maybe even of being on a plaque someday.

This rags-to-riches fame-to-fall love-of-living-life tale follows Bob on an epic road trip towards that quintessential American ideal: happiness.

Tickets at 503.306.0870/
www.theatrevertigo.org

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¡O Romeo!

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iO, Romeo!



Shakespeare is alive but not at all well. As his time draws near, friends from the "other side" come to visit! Hamlet, Ophelia, Titania and others circle his deathbed while he fights to write his last play in the story of iO, Romeo!

It's Milagro's homage to the Bard's legacy and the characters who've captured the imagination of humanity for more than 400 years.

An entertaining Dias de las Muertas Celebration filled with music and irreverence Oct. 16 - Nov 9 at Milagro Theatre, 525 SE Stark St. Reserve tickets at www.milagro.org 503.236.7253.

Photo by Russell J Young

Daniel Pearl World Music Days

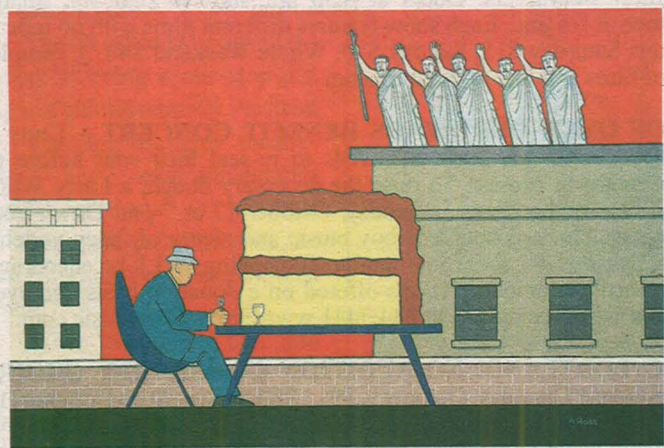
World Music bands Brothers of the Baladi and Padam Padam perform to support the 12th annual Daniel Pearl World Music Days at Vie de Boheme, 1530 SE 7th Ave., Sunday October 26 beginning at 6 pm. Tickets are \$5 per band and sold at the door.

Daniel Pearl World Music Days is an international network of music concerts celebrating with the power of music and musicians all over the globe to reaffirm tolerance, humanity and peace. It also celebrates the life of journalist Daniel Pearl. This unity reaffirms an international stand against the divisive forces that took Daniel's life in 2002. During the month of October (Daniel's birthday is Oct. 10) more than 8,900 concerts will take place in 119 countries.

Brothers of the Baladi play an "Infectiously danceable" fusion of rock and pop with Arabic, Persian, Turkish, and Armenian influences. Their new album is Gravity of Love (released early 2015) yet (Artvoice Buffalo, NY.) Bellydancer Emily Sitara will perform too www.baladi.com.

Padam Padam's songs of passion move between French cabaret, Klezmer, tangos, Latin and energetic originals. www.padam-padam.com.

Daniel Pearl World Music Days was created in response to the kidnapping and murder of Wall Street Journal reporter Daniel Pearl in Pakistan. His family and friends formed the Daniel Pearl Foundation and its mission is to promote cross-cultural understanding through journalism, music, and innovative communications. 503.360.1233.



Alan Rose's "Newer Neo-Narratives" probe the offbeat side of the human condition. This painting is "Rose, Cake and Commentary". www.alanrosestudio.com. Rose and Jenny Gray (jennygrayart.com) show their latest work at the 12x16 Gallery, 8235 SE 13th Ave. No. 5, through November 2. The Artists' Reception is Sunday October 5, 2 - 4 pm. 503.432.3513. www.12x16gallery.com

Sarah McQuaid, Kate Power and Steve Einhorn



It's a new season of Portland FolkSong Society concerts and this month, the dynamic duo of Kate Power and Steve Einhorn share the evening with Sarah McQuaid. The concert is Friday, October 17, St. David of Wales Episcopal Church, 2800 SE Harrison St. and begins at 7:30 pm.

Kate Power and Steve Einhorn deliver "the real deal in a push-button world" – double guitars, banjo and ukuleles; two intertwined voices and thoughtful tales. Formerly the heart of Artichoke Music, they have many albums between them and they've sung on A.Prairie Home Companion. Romantic, funny, authentic, beautiful, Power is "one of the great voices of our time" and Einhorn is a spry finger-pickin' storytelling songwriter. Together, they're a joy to behold and loved by many. See qualityfolk.com.

Direct from Cornwall, England, Sarah McQuaid has been a favourite of folk DJs for several years. Her smoky voice and handcrafted originals compliment her approach to traditional singing and folk tales from around the globe. More at sarahmcquaid.com.

Tickets are \$20, \$17 PFS members, \$10 ages 12-18, under 12 free. 503.659.5959. Advance tickets available online at portlandfolkmusic.org/concerts.php

Beatle Birthday celebration

Come together for John Lennon's birthday with KBOO twice this month. The 2006 documentary, "The U.S. vs John Lennon", screens Thursday, October 9 at Clinton St Theatre, and is a benefit for KBOO Community Radio. The next night, Friday October 10, KBOO continues its annual celebration of all things Lennon with ten hours of music, rarities, interviews and many other Winston O' Boogie audio surprises from 8 pm to 6 am.

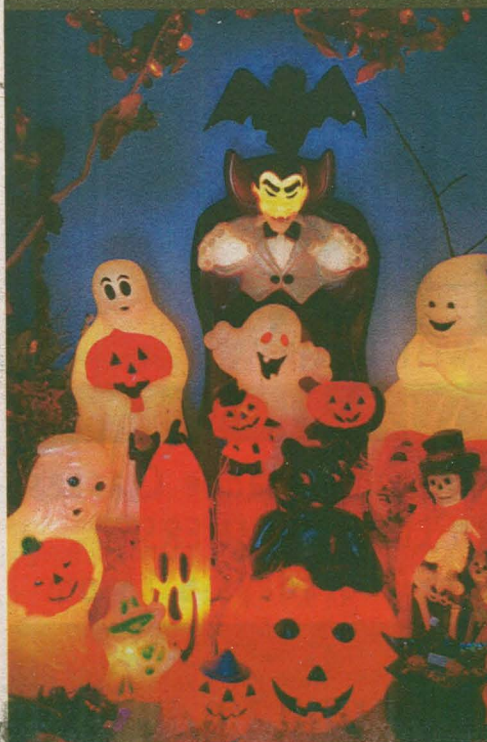
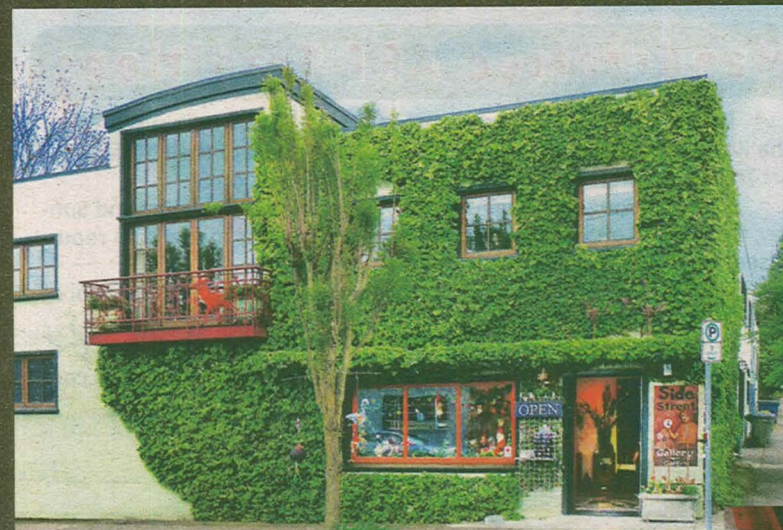
"The U.S. vs John Lennon" explores Lennon's childhood and youth, and follows his many actions for world peace. He commanded world media attention and cleverly turned the spotlight of celebrity towards peace creating "Give Peace a Chance", and following his marriage to Yoko Ono, their celebrated "bed-in" and "War Is Over" campaigns.

Lennon made plans for a series of concerts in U.S. presidential primary states to reach new young voters. That plan led a Senator, the FBI's J. Edgar Hoover, and Richard Nixon's White House to initiate a concerted and illegal effort to deport him. There are interviews with Howard Zinn, Gore Vidal, Tariq Ali and Yoko Ono.

Tune into KBOO-FM the next night, Friday, Oct 10 from 8 pm til 6 am for a one of a kind ten hour John Lennon birthday party! The annual John Lennon Birthday marathon features the music and life of John Lennon, John and Yoko and Beatles rarities, outtakes, interviews, psychedelia songs of love, inspiration, alienation, community, justice, peace, walruses and lots of rock and roll. Listen online through your phone or computer at kboo.fm too. This is the 34th year of this audio celebration and of course A SPLENDID TIME IS GUARANTEED FOR ALL...

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While the Gods Were Sleeping

By NANCY TANNER

Little did I know of the very interesting, courageous and observant life my neighbor Elizabeth Enslin (aka Liz) led before we met here in Montavilla over ten years ago. I knew she was a mom, an intellectual, an avid gardener and writing a book. It wasn't until I began reading her all-absorbing book, *While the Gods Were Sleeping*, that I could fully appreciate what a story she has to tell.

The book is an intimate story of her love and marriage to a man from the Brahman caste, her child born in a remote village on the plains of Nepal, the family, their traditions, the caste system and her own inner drive as a cultural anthropologist to understand the culture and participate in the changing times.

Manjushree Thapa, author of *Forget Kathmandu*, says it best, "This is an inspiring and challenging read for activists, rebels, and dreamers everywhere." Enslin's twenty-five years of intimate knowledge of family relationships and anthropological research gives her unique insight into Hindu philosophy and

provides fascinating insights into the history, culture, and politics of this little-understood corner of the world. She is especially touched by the strength of the women organizing, from all castes, to better their society.

Enslin grew up in Seattle and went on to earn her PhD in cultural anthropology from Stanford University in 1990. These days, she lives in a strawbale house in the canyon country of northeastern Oregon. She raises garlic, pigs and yaks. Her website is www.elizabethenslin.com

Ms. Enslin comes to Portland for a book reading/signing at Powell's Books Hawthorne (3723 SE Hawthorne Blvd.) Thursday, October 9 at 7:30 pm. A portion of the proceeds from this book will be donated to the Rural Health and Education Service Trust (RHEST) for projects dedicated to improving women's reproductive health in rural Nepal. See www.powells.com/events/6203

In the Forest, She Grew Fangs

by Stephen Spotswood runs Thursdays - Sundays, October 10-November 15 at 7:30 pm at Back Door Theater, 4319 SE Hawthorne Blvd. (enter through Common Grounds Coffee Shop) and presented by Defunkt Theatre.

Lucy lives with her grandmother in a rural town and is tormented by her classmates who find out about her troubled past and her mother's drug addiction. An outsider who spends her time in the forest outside of town, Lucy experiences visions and her senses sharpen as mysteriously savaged deer carcasses appear in the woods. Defunkt's production uses the archetypal story of Little Red Riding Hood as a backdrop for a timely exploration of teen bullying. This is the West Coast premiere and it's featured in the October 2014 issue of American Theater Magazine.

The play is presented in partnership with the Lines for Life Oregon YouthLine and reservations are encouraged as space is limited. defunkttheatre.com or call 503.481.2960.



Peggy the Rug Lady

Handcrafted ART Traditions

Peggy the Rug Lady has created over 1200 hand-braided rugs. She'll be on hand with her area rugs to show as part of the Handcrafted Art Traditions show at Unfold Studios, 3249 SE Division St.

The weeklong sale begins with an Open House Saturday and Sunday, October 18 and 19 and also features table linens made from repurposed fabric and Native American dream catchers.

The Sunday concert at 1:30 pm, features Portland State School of Music's string quartet.

Brentwood Darlington Neighborhood artist Mary Davis and Oregon City's Cristina Case will be there too. HandcraftedArtTraditions.com 503.232.5300.

Short takes

...arts news of note

HOW TO SING WITH CONFIDENCE - Oregon Music Hall of Famer Mark Bosnian in a workshop Saturday, October 11, 9 am - 5 pm at TaborSpace, 5441 SE Belmont St. Tips and tricks to make it easier to breathe and project with power; to sing high and low notes in tune. Have fun with your voice. \$97 fee includes an ebook copy of his book *Sing Free Now*. To register, email: Tracy@SingFreeNow.com.

EMPOWERED WOMEN OF SOCIAL MEDIA is a book by 44 Women from 20 different countries who contributed stories about the Power of Social Networking. SE business owner Cindia Carrere of Heal Your Grid, is one of 30 authors in this book. www.empoweredwomenofsocialmedia.com. 971.238.9577.

CAPTURING THE WILD STORM is Claudia F. Savage's beginning poetry class. Share the work of poets you love, make your own poems, collaborate and focus on writing to capture a moment more deeply. Sun. Nov. 9 at The Attic Institute, 4232 SE Hawthorne Blvd. from 10 am - 1 pm, \$48. Early registration suggested.

ZIMBABWE ARTISTS PROJECT hosts an evening of traditional music, food, and a ZAP marketplace filled with arts from Zimbabwe. Live music by Njuzu Mbira and DJ Dullah, Sat. Oct. 11 at 107 SE Washington St. from 5:30-10 pm. Tickets \$30 with complimentary wine and beer. Proceeds benefit ZAP's projects program for orphaned children, health care assistance and artists program with artists, their families and community in Zimbabwe. 503.232.7057. www.zimbabweartistsproject.org

VINTAGE ROCK FOR VINTAGE ROCKERS, a concert series from Villages NW has two October concerts: **Wed. Oct. 8** features Bob Love International, Hank Rasco, Jeff Woodcock, Rockin' Ricky, and Kurtis Piltz at Tonic Lounge, 3100 NE Sandy Blvd. 5:30 - 8 pm. **Tues. Oct. 28** stars the X-Angels - John Bunzow, Kurtis Piltz, Mark Spangler, and songwriter Tom McGriff, coming from L.A. to do this gig at Macadam Grill, 5833 SW Macadam Ave, 8-10:30 pm. \$20 /\$35 per couple. Cash only/no credit cards. Discount for AARP Members. Want a guaranteed seat? Email info@VillagesNW.org.

FINDING ECSTASY - Given the choice between chocolate or sex, SE author Rebecca Pillsbury always chose chocolate, at least until a series of transformational experiences helped her let go of three decades of shame. Her new memoir is a love story with insecurities, triumphs... and chocolate. Reading/signing is at Shakti House Yoga Studio, 1401 SE Morrison St, Sat. Nov. 15 at 7 pm. Live classical guitar music by Jeffrey Ashton, door prizes... and chocolate. www.findingecstasy.com.

ZOMPIRE: THE UNDEAD FILM FESTIVAL returns to Clinton Street Theater, 2522 SE Clinton St. Saturday, October 11. Dedicated to all things undead, with films from the twisted brains of today's brightest storytellers. Doors at 5:30 pm, movies at 6 pm. Sunday matinee at 1-5 pm. Each show features different films with no repeats. Tickets Saturday \$15, Sunday \$30. Whole Weekend \$40. A complete list of films and info at zompires.com

ROOF OVER OUR HEADS BENEFIT CONCERT - Unity of Portland, 4525 SE Stark St. needs to re-seal their roof before the rains return in earnest. To raise the necessary dough, a Larry Wilder Band concert hoedown is Sunday, October 12 at 7 pm. Down-home bluegrass, blues, gospel, cowboy music and plenty of fancy yodeling is happy times for the whole family. Toetapping WILL be encouraged and heartily provided. Tickets offered on a donation basis and every amount is appreciated. 503.234.7441 www.larrywildermusic.com.

SING PORTLAND! NO AUDITION COMMUNITY CHOIR'S Open House Thursday, October 9, 5915 SE Division St. in Bothmer Hall from 7 pm. An 80 person choir. Director Marion Van Namen believes everyone has a voice worth singing with. All music is taught by ear, through call and response. www.singportland.com or 503.956.4046.

AFRICAN-RHYTHM DANCE CLASS Lalanya Cameron is a Portland native and veteran of professional dance. She begins her weekly African-Rhythm dance class for adults at New Day Center for the Arts, 5516 SE Foster Ave., Thursdays for \$15. Class begins at 6:15 pm and has live drummers, giving the class unusual power and the dancers a point of focus outside themselves.

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503.442.9765
www.dancewithin.com

Presents of Mind – 25 years on Hawthorne

Portland's iconic Presents of Mind, 3633 SE Hawthorne Blvd. celebrated 25 years in business on Oct 1. In honor of this momentous achievement for the family-owned business, they invite you to the 25th annual Holiday open house (with refreshments and a prize walk) November 8 and 9. It's a chance to get first look at their famous and very limited Holiday selection as well.

Hawthorne was a different Boulevard in 1989 than it is today. Dive bars, gas stations, and adult movie stores made up the heart of Hawthorne. A few pioneering souls saw the potential and began opening small boutiques.

Cinnamon Chaser opened the area's first cards and gift store, aptly named Presents of Mind. The neighborhood responded immediately, and word of mouth spread far beyond the neighborhood to draw traffic from all over the country.

The business quickly grew and soon her then-teenage daughter Seasons Sparks Koll came on to help run the store. After five years, Presents of Mind expanded to more than twice the original size.

Presents of Mind is considered one of the pioneer businesses that directly influenced the revitalization of Hawthorne Blvd. Cinnamon has been mostly retired for many years and the store is now run by her daughter with the help of an amazing team of employees, many of whom have been with the store more than fifteen years.

The shop has maintained the concept of being a one-stop gift shop in a quintessentially Portland way. Carrying as many locally-made and environmentally-friendly products as possible, the store stays on trend with the latest in national and international brands.

While many local card and gift stores have closed in the last 25 years, cards are still the number one item sold at Presents of Mind.

The other secret to the store's success is the jewelry, which includes work from local designers Tasi, Amira, Rubygirl, Frawn and Luscious and a large T-shirt selection, including Headline Shirts, Ames Bros, Fluffy Co, Little Lark and Seasons K Designs. Many of these items have been featured in magazines such as InStyle, Lucky and Real Simple as well as on the TV show, Portlandia.

Presents of Mind has enjoyed a great reputation for friendly and helpful staff, due to the work environment this Mother and Daughter team have created.

The store has offered health insurance to full time employees for more than 20 years, as well as provided snacks, paid breaks, vacations and profit sharing.

They donate a percentage of their holiday sales every year to a charity chosen by the staff. Past charities supported are Outside In, Children's Cancer Association, Habitat for Humanity, CASA and



Seasons Sparks Koll and Cinnamon Chaser

Portland Food Bank. They donate heavily to the community at various auctions around the city and at donation-based events set up at the store.

Being involved, giving

back, and taking good care of their employees have always been a large part of the business model.

3633 SE Hawthorne Blvd. 503.347.2940 www.presentsofmind.tv

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Go

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By Nancy Tannler

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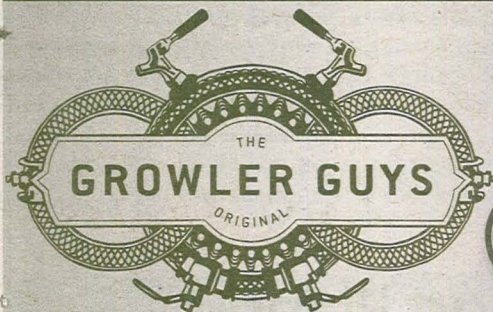
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The decision to come to America and open St. Honoré Boulangerie didn't happen overnight for Dominique Geulin but the vision and the ability to do this well has been a daily part of his earthly existence.

Geulin comes from Etretat, France on the Normandy coast where he woke up everyday to the smell of baking bread and the friendly greetings of early morning customers at his parents' bakery, the Geulin Boulangerie in this small coastal town a few hours from Paris.

"This was an enriching environment to be raised in. The town could be compared to our Cannon Beach only similar in looks to the White Cliffs of Dover. It was a popular place for the Parisians to gather and at one time, home to Claude Monet and Gustave Courbet," Geulin said.

He attended the Baking School of Rouen in 1979 completing their 3 year certified baker program. Rather than staying in France and helping his parents in their business, he decided to follow a lifelong dream of moving to the US. He made his way to Portland where he baked for La Panier Bakery, one of Portland's French bakeries. He was able to renew his work visa for a couple of years before he was called back to France to serve his military duty.

Geulin resumed his baking career, this time in the form of demonstrating a new instant yeast that would increase the shelf life of bread. He traveled all over the world with this company finally landing as a rep in Kansas.

At the time Safeway, out of Seattle, was looking to expand their bakery with more artisan breads and they asked Geulin to create the products. He took the job and he eventually made his way back to Portland. When Safeway asked him to transfer again, Geulin knew that Portland is where he wanted to start his own *boulangerie* (a French bakery shop, one that specializes in breads, rolls, etc.)

St. Honoré is the patron saint of bakers, a portent for the life-sustaining and delicious daily breads served here. In 2003 Geulin used his traditional families recipes to open the first St. Honoré Boulangerie on NW Thurman St. Since then the menu has expanded as the result of a creative collaboration with his staff.

"When I decided to open a bakery on Division St., I began to see the eastside in a new way. The houses are really nice and there is a feeling of community – something I really want to be a part of," Geulin said.

It reminds him of the small town he grew up in. St. Honoré participates regularly with fundraisers for local schools. They are members of DCBA and have kids' demos on the weekends so parents can enjoy their brunch and their kids have something to do. They are beginning having baking classes too.

Geulin has made changes to his menu to serve the people of this community. He offers Happy Hour, from 3 - 6 pm and dinner specials served in a variety of ways.

The tarte flambée is a stylized version of a pizza with an ultra-thin crust, featuring different toppings like smoked Yukon gold potatoes, rosemary-poached grapes, blue cheese and walnuts. The spaetzle is the ultimate in yummy, sustaining food. These little house-made dumplings are made with a variety of cream sauces. The traditional onions, bacon and mushrooms is reasonably-priced and very satisfying.

The pastries are tantalizing, and the selection is sizable so it can take awhile to decide. The baguette is still the bread of the day but there are many other offerings. All the sandwiches and paninis are made with the bakery bread. Soups and salads are available as well as breakfast/lunch entrees.

Normandy is a region of France known for their apples rather than grapes, so the specialty of the region is ciders, not too dissimilar to the northwest. The bar menu has a nice selection of draft cider and beer and they have designed some cocktails incorporating cider into the mix with specialties like: Yuzu-Pippin, Reverend Nat's Newtown Pippin Cider, yazu citrus vinegar, mint and lemon or Midnight in Paris, Finnriver Farmstead Cider, Lillet Blanc, sweet orange vinegar, elderflower syrup.

St. Honoré Boulangerie offers gluten free choices of soup and salad served with their own gluten free crackers. There are pastries that are gluten free too.

Music is performed on the weekends with the schedule available at sainthonorebakery.com.



St. Honoré owner Dominique Geulin

PepperBox Café

932 SE Morrison St.
503.841.5004
Tues. – Fri. 7 am – 2 pm
Sat. – Sun. 8:30 am – 3 pm



Outside Pepper Box Café at 932 SE Morrison St.

The brick and mortar PepperBox Café is the natural evolution of Jim Wilson's food cart he operated in N. Portland since 2003. The doors recently opened and he and his partner Zane Blaire are serving even more of the authentic New Mexico-influenced food than before.

After graduating from culinary school, Wilson came to Portland with his wife Margaret who was going to attend graduate school at the University of Oregon's Portland branch for architecture. They had never been to Portland. Coming into Oregon on I-84, Margaret said she began to feel worried that it wasn't as lush and green as the pictures indicated. By Hood River, things started to look good and it has become their home.

Wilson's family is from Albuquerque. His brother is a chile farmer and he is the Pepper-Box Café's direct source for the famous Hatch Chile pepper the restaurant uses. They are grown in the Hatch Valley where the soil and growing conditions contribute to the flavor of the chile. The Hatch chile was first cultivated in the 1920s from the common New Mexico green chile, and is a species of the genus Capsicum. Now there are many varieties that vary in heat from very mild varieties to the much spicier Big Jim, Nu-Mex Barker, or Lumbre that Wilson and Blaire like to use in some of their recipes.

Zane Blaire was another reason the Wilsons decided to live in Portland as they were friends back in Albuquerque. Blaire was a stay-at-home dad while his kids were little so he was able to indulge his passion for cooking for his family. When Wilson talked about doing a restaurant Blaire was on board for the experience.

Now they are up early making homemade tortilla's six days a week and serving up satisfying breakfast tacos, huevos rancheros, tortilla sandwiches, tortas burgers, chile and more. "The food we ate in New Mexico was very simple, I used these recipes in my food cart and my customers really liked them," Wilson said. Customers liked them so much so they have followed him to his new place across town.

One of the special favorites is the Primo Breakfast Taco served with cage free eggs, pastrami, pickled hot peppers, onions, pepper jack cheese and chipotle crema. The tortilla sandwiches are a great deal too. The Albuquerque Turkey is filled with turkey, avocado, bacon, arugula, pepper Jack cheese and green chile crema for only \$4. The chorizo-burger tortas use house made chorizo (spicy Mexican sausage).

Tortillas are made from wheat, and are thick yet light

and perfect for wrapping up one of the various fillings available at the restaurant. Corn tortillas are also available. Their sauces are made from scratch too. There's the mild New Mexican Red Chile or hot and spicy Green Chile sauce, a habenero carrot hot sauce, chipotle crema and a green chile crema. It has been said that capsicum chile reduces inflammation, relieves pain and helps sinuses.

Some side dishes sound different, calabacitas—sauteed corn, squash, green chile and cheddar cheese; jalapeno apple slaw and green chile cheese fries. The kids menu has all the right ingredients

and they are all named after the owners' children or friends of the family. You know food titled Lexi—cheesy scrambled eggs or

the Albert—macaroni and cheese or the Aubrey, cheddar cheese quesadilla, is sure to please.

The restaurant is conve-

niently located and does a great take out business too. Order ahead and it will be waiting for you on your way to or from downtown.



Pepper Box owners Zane Blaire and Jim Wilson

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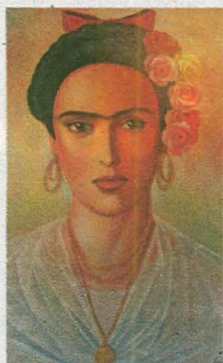
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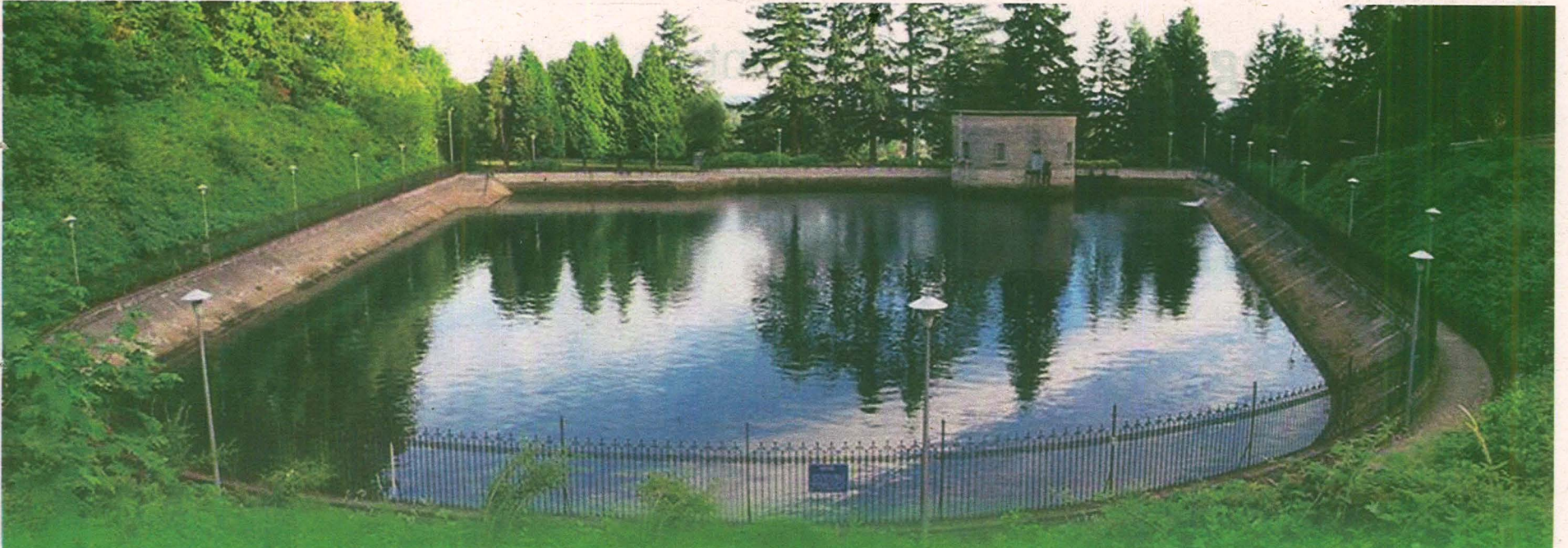
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Universal Crossword

Edited by Timothy E. Parker

ACROSS

- 1 Bryn ___ College
- 5 Cigar box wood
- 10 "Fly Like an Eagle" org.
- 14 Lumbago, e.g.
- 15 Big fight site
- 16 In ___ of (replacing)
- 17 Use shears
- 18 Brains
- 20 Paving stone
- 21 "Attract" end
- 22 Strong cotton thread
- 23 Down by the pond?
- 25 "Can I say something?"
- 27 "Epitaph for a Spy" author Eric
- 29 Friendly
- 33 Oscar-winner Sophia
- 34 Floating cooler?
- 35 Blighted urban area
- 36 Spleen
- 37 Terra firma
- 38 "My lips ___ sealed"
- 39 Swine with tusks
- 41 Come apart at the seams
- 42 Walking worrier
- 44 Automotive, steel or tourism, e.g.
- 46 Quaint, in a rural kind of way

- 47 Come in behind the others
 - 48 Plays a few rounds
 - 49 Slow garden critter
 - 52 Abbr. on business cards
 - 53 Greeting from Popeye
 - 56 Feature at some salons
 - 59 Sultry singer
 - 60 Yin's counterpart
 - 61 Clear, as a blackboard
 - 62 Experience with the heart
 - 63 A grandson of Adam
 - 64 Botched a catch
 - 65 Vaulted altar area
- DOWN**
- 1 Word with "media" or "hysteria"
 - 2 Adolescent outbreak
 - 3 Rye alternative
 - 4 Snake or alligator, e.g.
 - 5 Comparatively shrewd
 - 6 Trial partner
 - 7 University bigwig
 - 8 Whichever
 - 9 Zodiac butter
 - 10 Final syllables
 - 11 Gains a lap?

- 12 Banana covering
- 13 "By all means!"
- 19 Eldest Baldwin brother
- 24 Where Daniel was placed
- 25 Feeling between friends
- 26 Companion of "mighty"
- 27 It eliminates suspects
- 28 Definitely no Einstein
- 29 An orderly grouping
- 30 Outcast of the family
- 31 Anglers' purchases
- 32 Type of board
- 34 Ballet dancer's handrail
- 37 Immature salamanders
- 40 Court pronouncements
- 42 Infamous dictator Pot
- 43 Spanky's pal
- 45 Divas' deliveries
- 46 Threw in one's cards
- 48 Birds flying in a vee formation
- 49 Affliction of the eyelid
- 50 Indian flatbread
- 51 The "A" in

- A.D.
- 52 Lake Tahoe lift
- 54 Singles
- 55 Harvard rival
- 57 Maiden name intro
- 58 "You, I never liked," dog-style

WE WON'T CLASH By Mary Jersey

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Solution page 27

Business Association News . .

DIVISION/CLINTON BUSINESS ASSOCIATION

HAWTHORNE BLVD BUSINESS ASSOCIATION

BELMONT AREA BUSINESS ASSOCIATION

SPONSORED THIS MONTH BY:

DCBA Pres.: Todd Cleek
email w.t.cleek@gmail.com
Meetings: 3rd Tuesday
OHSU Family Medicine at Richmond
7:30 am
3930 SE Division
www.divisionclinton.com

HBBA Pres.: Cassie Ridgeway
think@thinkhawthorne.com
Meetings: Second Wed. at 8 am
Fred Meyer, SE Cesar Chavez Blvd & Hawthorne
503.775.7633
www.thinkhawthorne.com

BABA President:
Constance Ihrke
Email: cli825@msn.com
Meetings: Second Thur, 9 am
Historic Belmont Firehouse,
900 SE 35th
www.belmontbusiness.org

Andrew DeWeese
Business Attorney
4531 SE Belmont St. STE. 207
971.303.0351

Our road construction has come to a close, and that gives our hard working Division/Clinton Business Association Board an excuse to throw a party.

OPEN FEST is Friday October 24, starting at 9 am and going through the night. City dignitaries will execute our SE twist on ribbon cutting, while local news crews keep the city updated, all before the party in the evening. Our tent and music will be at 30th and Division, so come and celebrate our masterful metamorphosis.

Many businesses will be having specials throughout the day and weekend. Just a few:
SE Wine Collective (2425 SE 35th Pl.) is celebrating October 24 as National Champagne day with 1/2 price wine flutes.

Portland Juice Company (D Street Village at 30th and Division) will offer free samples.

Mirador Kitchen and Home (2106 SE Division) will have refreshments and a store-wide sale.

Saint Honore Bakery (3333 SE Division St) will have live music.

Imperial Bottle Shop (3090 SE Division St) will have live music and a beer garden.

Kevin Fisher at Edward Jones Investments (4111 SE Division St) will be offering free retirement reviews through the end of November.

Thanks as well to our major sponsors: Portland Digs Real Estate, OHSU Richmond, Urban Development + Partners, Inhabit Portland and Habitate Property Management.

The Board and other interested business representatives and community members are getting geared up for the Hawthorne Holiday Stroll and the 3rd Edition of the Hawthorne Holiday Gift Guide. The Stroll will be Saturday, November 29 and the Gift Guides will be out that week and will send you to interesting stores and items throughout the District from then until December 31 or as supplies last. If you know of a group - children or young people, especially. - who would like to perform on the 29, let us know at think@thinkhawthorne.com.

Congratulations to Presents of Mind on their 25th Anniversary which is being celebrated on October 4 and 5.

Por Que No staff on Hawthorne received a letter of thanks recently from a visitor to Portland who lost her billfold near there. Someone found it, dropped it off at Por Que No and they returned it to a family member intact, cash included. Such honesty and caring deserves kudos from us all.

The presence of Portland Police officers on Hawthorne this summer was appreciated by businesses, neighbors and visitors. It harkens back to earlier times when business people always knew the "cop on the beat" and they knew the businesses and the owners and staff. Everyone hopes this is a service that continues throughout the year. It is good for the children and young people to see our police officers out and about, too. Thank you all.

Thank you to article sponsors, Hawthorne Vision Center and The SE Examiner and to 2014 Benefactors Safeway on Hawthorne, US Bank and New Seasons Market.

Trinkets And Treats: Businesses from 33rd to 48th on Belmont will have candy and alternatives to candy for early trick or treating on Halloween October 31 from 4 to 7 pm.

Thank you to Hawthorne Gardens Senior Living, Noun, St. Cupcake, Tara Tibetan, Circa 33, Twill, Cosmic Soda Pop and Candy Shop, Hoda's, Starflower, Bare, Sound Grounds, Yarnia, Blue Basil Thai, Silk and Stone, Carpe Diem Pilates, Movie Madness, Flip Side Hats, Absolutely You Salon and Belmont Eco Laundry for joining in this Halloween fun.

Best Bars In Portland: Congratulations to Horse Brass Pub on Belmont and Belmont Station on Stark for making The Oregonian's Top 10 Beer Bars in Portland. Let's drink to that!

Networking: Are you our business neighbor? If so, be sure to come to a monthly BABA business meeting the second Thursday morning of the month 9-10:30 am at Belmont Firehouse at 35th and Belmont St. or check the BABA website at www.belmontdistrict.org for our floating BBB events. Belmont Business Beverage gatherings are held at different locations around the district each month on the fourth of fifth Thursday. This month's BBB is at Sound Grounds on Thursday, October 23, 8 am - 10 am. Hope to see you there.

To join BABA, the BABA list serve or find the next event, contact Karen Hery by email or phone: karenherly@gmail.com, 503.407.2667.

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A treasury of used books for sale

BY MIDGE PIERCE

Anthology Booksellers is Portland's newest used bookstore, where time stands still as you wile away an afternoon, discover a rare first edition or spring for a signed Henry Miller.

"The store is an extension of my library," says owner Gary Wilkie.

Lucky library.

Wilkie doesn't know exactly how many books line the floor-to-ceiling overflowing shelves of the vintage house he rents from the Linus Pauling estate on Hawthorne Blvd. just off 39th St., but he does know he has 10,000 of them listed online and that number represents less than half of his total collection.

Ask him for a specific title like Mildred Pierce, my namesake and basis for the film and TV series, and he can put his hands right on it.

Likely, he'll find a book by your favorite muse with an autograph or inscription. Online, a new inscribed arrival is Larry McMurtry's first book, *Horseman Pass By*, the basis for the movie HUD. Yours for \$800.

Anthology's tagline is *Fine books and ephemera*, is apt given the inventory that spans a century of literature, humanities, science and metaphysics.

"Variety and quality. It's what I'm about," says Wilkie. "People who are interested in out-of-print titles, private presses or unusual books find us, often by word of mouth."

On the main floor, the soft tenor sax of Ben Webster wafts through the sound system and over pages of music, art and film books. First stop is the poetry kitchen. Wilkie estimates he has more than 18,000 titles including extensive collections by Jerome Rothenberg, famed for experimental assemblages of contemporary poetry and ideas known as ethnopoetics.

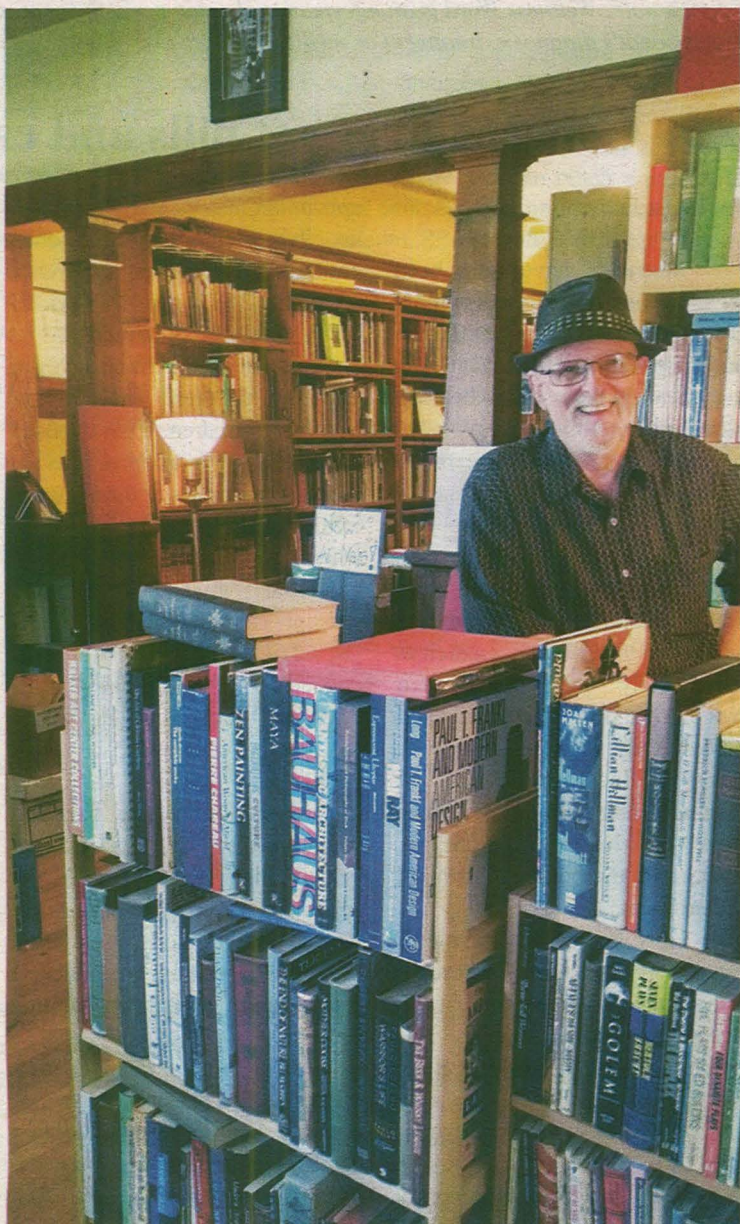
Throughout the store, the theme of experimental assemblages is reflected in the art by Marilyn Stablein, Wilkie's wife. Tucked into every available wall or table, her whimsical work features assemblages of collectibles like old radio tubes, barber brushes and household recyclables like meat tenderizers.

Books are organized by categories and broken into specific niches like meso-American history and WPA projects.

Wilkie pulls one of his gems off a shelf - a handbound letterpress edition of *Red Wise*, published on handmade paper by Golden Cockerel press in 1925.

Across the room are an original Herman Hesse from 1957 and reams of delicately-stitched chapbooks of rare poetry collections. Anthologies from throughout the 20th Century contain James Joyce, Dorothy Parker, Ezra Pound, Wendell Berry, William Burroughs and mid-century writers from Jack Kerouac's School of Disembodied Poets.

Starting out in a bookstore in San Francisco's North Beach, he hung out with beat generation poets. In the late 70s, Wilkie and partner Barry Gifford published an early Allen Ginsberg, *Sad Dust*



Anthology Booksellers owner Gary Wilkie

Glories. "Ginsberg helped our publishing venture break even. It's hard to break even selling poetry," he laments.

He cradles a book with beautiful, colored woodcuts, *Human Universe* by postmodernist Charles Olson. "I hated to see it sell, but I knew it would turn up again." It did, and in keeping with Colson's descriptions of poetry's power to transfer energy and perception, Wilkie would consider a sale again.

On the second floor, spiritual and metaphysical books are adjacent to physics, math, anthropology and architecture which are next door to politics, photography, black history, labor rights.

Across the hall is a room of novels and pulp fiction with staying power like those of Harold Robbins.

The basement holds more rows of literary magazines with stories by Gertrude Stein, Samuel Beckett and Lillian Hellman. The back half of the basement is stacked with as-yet-unopened boxes of Irish Literature - one category he will no longer buy. "The Irish were prolific. I have enough already."

Wilkie says deciding what to buy is a gut feeling. "I look for titles with lasting value, what I think will be important beyond the next six months. It's not always a great business philosophy but my clients are loyal." Many have followed him from his stores in San Francisco, Seattle, New York and most recently Albuquerque.

Portland, a book town, held allure. The front porch view of Hawthorne is typical Portlandia. "You can see just about everything here." Yet, even better than busy, eclectic street scene, laughs Wilkie, is that he has parking in the back.

Anthology Booksellers is at 3941 SE Hawthorne Blvd For a complete list of books available, see www.acequiabooksellers.com

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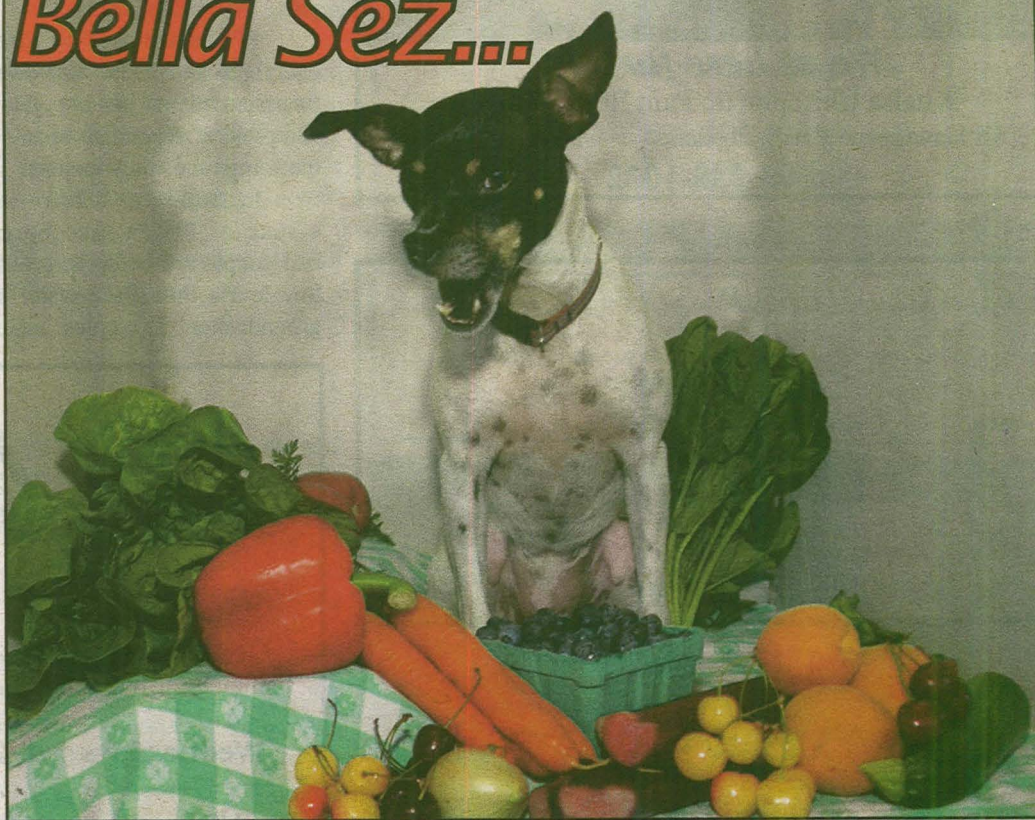
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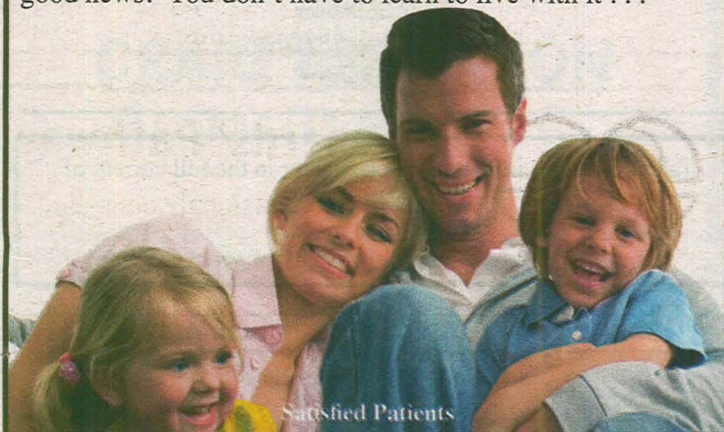
Willamette Valley Benefits, an independent health and life insurance agency, and Northwest Primary Care partner to ensure that our Medicare population has been educated on the coming changes. Willamette Valley Benefits is holding client meetings at several locations and will be discussing the changes to the insurance coverage and cost. We would like to encourage you to call 503.659.5566 to register for these meetings. For more information on classes, please see our website nwpc.com or call WV at 503.659.5566 to register.

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Concern over pet pills and care products

By MARK FLOYD

Scientists have long been aware of the potential environmental impacts stemming from the use and disposal of products people use to keep themselves healthy, clean and smelling nice.

Now a new concern is emerging: improper disposal of pet care products and pills.

Dog shampoos, heartworm medicine, flea and tick sprays, and a plethora of prescription and over-the-counter medicines increasingly are finding their way into landfills and waterways, where they can threaten the health of local watersheds. An estimated 68 percent of American households have at least one pet, illustrating the potential scope of the problem.

How bad is that problem? No one really knows, according to Sam Chan, a watershed health expert with the Oregon Sea Grant program at Oregon State University.

Chan and his colleagues aim to find out. They've launched a national survey (online at: tinyurl.com/PetWellbeingandEnvironment) for pet owners and veterinary care professionals to determine how aware educated pet owners are of the issue, what is being communicated, and how they dispose of "pharmaceutical and personal care products" (PPCPs) for both themselves and their pets.

PPCPs are used by almost everyone and most wastewater treatment plants are not able to completely deactivate many of the compounds they include.

Increasingly, Chan said, a suite of PPCPs used by pets and people are being detected at low levels in surface water and groundwater. Examples include

anti-inflammatory medicines such as ibuprofen, antidepressants, antibiotics, estrogens, the insect repellent DEET, and ultraviolet (UV) sunblock compounds.

Some of the impacts from exposure to these products are becoming apparent. Fish exposed to levels of antidepressants at concentrations lower than sewage effluence, for example, have been shown to become more active and bold – making them more susceptible to predation.

Triclosan is another concern; it is a common antimicrobial ingredient in soaps, toothpaste, cosmetics, clothing, cookware, furniture and toys to prevent or reduce bacterial contamination for humans and pets. It is being linked to antibiotic resistance in riparian zones, as well as to alterations in mammal hormone regulation, an endocrine disrupter and impacts on immune systems.

Another common endocrine disrupter, the researchers say, is coal tar, a common ingredient in dandruff shampoo for humans, and pet medicines for skin treatment.

Jennifer Lam conducted a preliminary survey of veterinary practitioners as part of her master's thesis at Oregon State University and found awareness by veterinary professionals of the environmental issues caused by improper disposal of PPCPs was high. Yet many did not share that information with their clients.

In fact, veterinarians only discussed best practices for disposal with their clients 18 percent of the time, her survey found.

The National Sea Grant program recently partnered with the American Veterinary Medicine Association to promote the reduction of improper PPCP

disposal. The national survey is a first step in that process.

"Most people tend to throw extra pills or personal care products into the garbage and in fewer instances, flush them down the drain," Chan said. "It seems like the right thing to do, but is not the most environmentally-friendly method for disposing unused or expired PPCPs. Waste in landfills produce leachates and these contaminants may not be fully deactivated by current wastewater treatments. They can get into groundwater and streams, where they can cause a variety of environmental problems and create a health risk as well."

When disposing of expired or unneeded medications, researchers say, don't flush them. Instead, take them to a drug take-back event or depository. New rules to be implemented by the U.S. Drug Enforcement Agency (DEA) later this fall will make drug take-back options more available.

Chan and Lam suggest that in areas where take-back options are not available, people should mix unused or unwanted drugs with coffee grounds or kitty litter – something that will be unpalatable to pets. Then put the mixture in a sealed container and deposit it in the trash.

Results from the national survey led by Oregon Sea Grant will provide much-needed information to guide education, watershed monitoring and improvements on ways to reduce PPCP contamination and their environmental impacts.

The survey continues through Nov. 1.



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Neighborhood Notes

from page 9

police non-emergency and park rangers is a little more blurred. If someone appears to be camping in the park, or sleeping there after the park has closed, call the police non-emergency line (503.823.3333). For graffiti or broken glass, or non-threatening nuisance behavior, call the park rangers (503.823.1637).

Betsy Redfean, Parks Maintenance Supervisor, suggested the maintenance line (503.823.8653) as another option. Sometimes maintenance workers may be working nearby and can reach a problem site quickly. Burley recommends Parkscan (www.parkscanpdx.org) as another good option because you can upload photos to the site and mark the exact location of a problem area. PP&R staff is required to respond to postings made there.

Parks Replacement Bond: Amy Ruiz described Bond Measure 26-159, which will be on the November ballot. This is an opportunity to replace a bond first issued 20 years ago that funded the construction of the East Portland Community Center as well as the SW Portland Community Center. In contrast to the earlier bond that supported construction of new facilities, this measure aims to raise funds for major maintenance as well as maintenance needs arising from growth. There has been no organized opposition to the measure. More about arguments behind the measure can be found at FixOurParks.org. The board voted to endorse the bond measure.

Measure 90 Open Primary Initiative: Representatives from Vote Yes on Measure 90 and No on Measure 90 made a presentation. The board declined to take a position.

Demolition notice about 3415 SE Division St. Developer Ryan Olsen proposes to demolish one house and build two new units at this site with tuck-under parking below. Olsen was not in attendance, but he provided plans in advance of the meeting. Neighbors shared thoughts about the merits and shortcomings of the proposed plans. Questions were raised about whether deconstruction—which would save parts of the house or keep them in place—could be a viable alternative to demolition. The board voted to request a 120-day extension in order to allow property neighbors Mary MacArthur, Colleen Lockovitch, Jeanne Carpenter, and Cathy Ross to lead an effort on defining an alternative to demolition.

The next RNA meeting will be Monday, October 13, at Waverly Heights Congregational Church (basement), 3300 SE Woodward St., 7 pm. Meetings are held in the church basement; enter from the east-side door.

Mt. Tabor

By Kate Mitchell

MTNA Land use co-chair Stephanie Stewart provided background on a disputed bed and breakfast application submitted for a property at 536 SE 55th Ave. Nearby residents at the Sept. 17 meeting voiced concerns including noise of people arriving during off hours, high turnover of strangers in the neighborhood, high number of school age children passing by the house. Stewart has written a letter in support of a Good Neighbor Agreement being put in place before the application was approved.

"I don't support approval of this application at this time," she said in her message to the city. "A number of issues exist, in the current short-term-rental on this site, and these negatively impact livability in the immediate neighborhood. I would ask that a decision on this application be withheld pending talks between the applicant and his neighbors, a reduction of negative impacts, and a written Good-Neighbor Agreement that satisfies a majority of parties.

"If this application is approved, I would suggest that you only do so with prescribed conditions on that approval. These conditions should address the neighbors' concerns and offer them a voice moving forward."

Due to the timing of the deadline for comments and the MTNA meeting, Stephanie wrote the letter from herself only. A motion to put MTNA on record as supporting the letter was approved on a voice vote but with several abstentions and one vote against.

Concerns were expressed about this being a bigger issue with other short-term rental properties in the future. Stephanie then motioned that MTNA support good neighbor agreements in relation to short term vacation rentals, and that a group of neighbors work to set up guidelines for these situations. This motion was approved with a unanimous who of hands.

In other business, Rich Newlands of the City's Transportation Bureau said the controversial traffic diverter at SE 50th and SE Division, a key component of the 50s Bikeway project, is nearly complete. Road markings have been completed and signal adjustments are being made. Residents of 52nd stated they have noticed decreased auto traffic and increased bike traffic. Neighbors mentioned instances of people confused by the new restrictions. Feedback can be passed to Rich at rich.newlands@portlandoregon.gov or 503.823.7780.

The next meeting will be Wednesday, October 15, 7 pm at Mt Tabor Presbyterian Church at SE 54th and Belmont, with social time starting 6:50 pm. For more information, visit www.mttaborpdx.org.

Buckman

By Susan Lindsay

Join us at for the October 9 BCA meeting from 7- 9 pm where we'll discuss traffic issues and potential mitigation barriers for SE Ankeny St. Mary Faulkner, with the Lone Fir Cemetery Foundation, is available to attend this meeting and will give an update on the Block 14 project. Portland Development Commission staff will attend to discuss new proposals related to changing the dimensional boundaries and length of tax diversion for the Central Eastside Urban Renewal Area (all of Buckman west of 12th Ave.).

October 16, is BCA Land Use will meet from 7 - 8:30 pm to discuss new land use reviews and potential consequences of rezoning four blocks along SE 12th from their present IG-1 status (industrial), to EXD (full commercial/residential). These are important meetings so please attend and share your views.

A big thank you is extended to the wonderful sponsors and volunteers that helped make the 5th Annual Buckman Picnic in the Park such a smashing success. Special kudos to the young men from Janus Youth Programs, the folks for the Eastside Kiwanis Club and long-time picnic helpers, Hinson Church. We couldn't have done it without you. Mark your calendar now for next year's picnic, Sunday August 9 and plan to come, eat lots for delicious food and volunteer.

BCA Board meets from 6-7pm Thursday, October 9. All meetings are held at the Multnomah County Board Room, 501 SE Hawthorne Blvd., and we generally go out afterwards to a nearby pub for socializing. Get involved, meet your neighbors and get support activating your Buckman vision today!

Contact the Board at buckmanboard@googlegroups.com.


Montavilla

By Joanna Beatty

The Montavilla neighborhood is as unique as the people that live here. What is your vision for the future of this place we call home? Montavilla Neighborhood Association (MNA) is actively recruiting for elected board member positions to help move our work forward. Your time, talent and ideas can be utilized in an area that most interests you. In return, you'll meet new people, gain skills and knowledge, and see Montavilla in a whole new light!

Board positions will be elected at our Monday, October 13 general meeting. All elected positions will serve two-year terms. Candidates must be members of the MNA. Experience is great, but not required for any position. More information about board membership can be found in MNA's by-laws, which are on our website, www.montavillapdx.org. For questions or to be on the ballot, email elections@montavillapdx.org.

Bring a neighbor and join us in voting in our new board, Monday, October 13 at 7:30 pm, Montavilla United a Methodist Church, is at 232 SE 80th.



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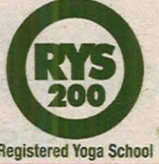
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Mysterious undergarments create magical results

By NANCY TANNER

Feeling glamorous every once in awhile is part of the fun of existence for many women and men. The definition of glamour changes with the times, but one component remains constant: the curvaceous form of a female figure.

Tami Pruett, owner of The Foundation, 4831 SE Division St., decided to open a business that enhances these female attributes.

No, it is not another workout studio but rather a shop specializing in undergarments, lingerie, hosiery, corsets, garter belts and accessories that encourages elegant allure and practical support.

The Foundation opened three years ago and was the inspiration of a discussion about glamour between Tami's husband Ken and some of their friends. They were wondering where all the hourglass figures had gone since today's glamour icons tend to run very slim and extremely fit.

There aren't many Marilyn Monroe size 14 figures promoted in the beauty media these days, yet there are a lot of women with those dimensions.

The outcome of the discussion was to open a shop to sell products whose origins come from the era of the forties and fifties but made in modern times.

Jobs, businesses, people of the CEID

from page 2

He spoke confidently to the industrial businesses gathered across the street from the Goat Blocks about how important each step of the Comprehensive Plan process will be.

"We are focused on making zone change proposals in ways that are compatible with light industry. Once we have made our recommendations to the city, they will be just that: recommendations," says Doss.

"I've seen changes made at the very last minute that came down to who showed up at the final city council meeting, sometimes people or groups we had never seen before."

A stable, viable industrial core on the east side of the river will make or break how long fresh produce distributors like Apple Foods and Gato and Sons can operate just a short distance from restaurants they serve.

Jon Herron, owner of the hundred year old Winks Hardware, is one of many essential suppliers for furniture and cabinetry shops in and around the district.

Winks is also a favorite one-stop-shop for do-it-yourselfers with more types of screws, springs, specialty hinges and essential bits for this and that than one person could ever imagine.

Winks moved once already in 2001 from the Pearl, as it went up-scale, into a large portion of the 200 block of SE Stark St..

He admits he would rather close down than move again and laughs as he contemplates where all the industry now in the central east-side would go if road and building use restrictions and rezoning effectively squeeze these types of businesses out.

"Where do you move all this? To one of the far four corners of the



Tami Pruett, owner of The Foundation

ties but made in modern times. "One of my best-selling brands is Rago, a seventy year old foundation company who have perfected tummy and waist slimming undergarments," Pruett said.

According to the article *10 Wardrobe Items That Always Work* by Kate Betts, editor of *Time Styles and Design*, "...Any kind of body-shaper always makes an outfit look sleeker."

There are many different types of body-shapers from long line brassieres, slimming spanx-type panties, girdles, waist cinchers and full body-shapers. Everything in the store can be ordered to fit.

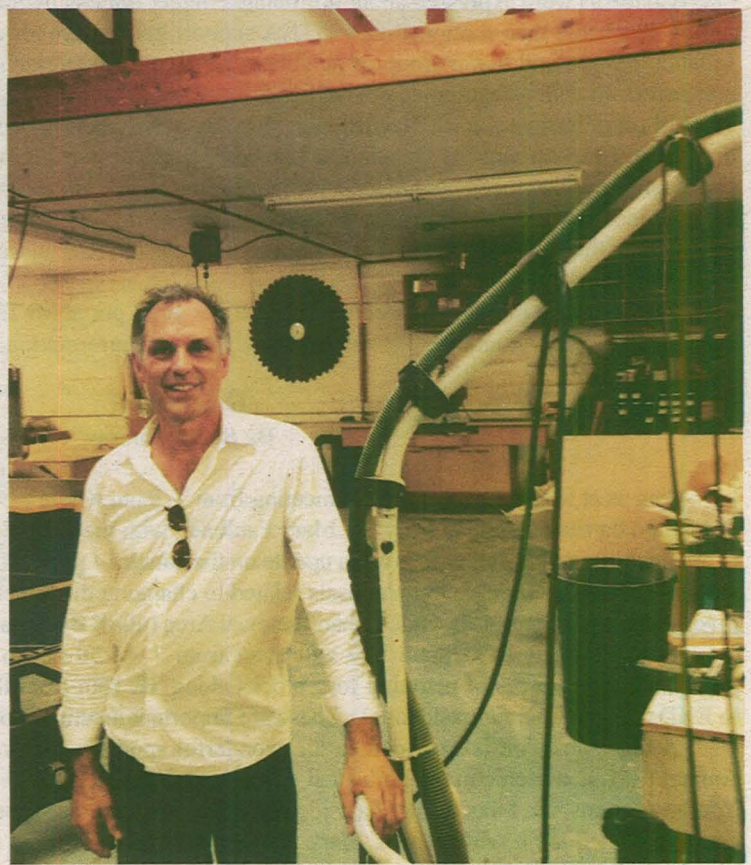
Corsets are another of The Foundation's most popular items. "Women come from everywhere and for every occasion for our

corsets," Pruett said. They are beautifully-crafted and come in different lengths according to a person's height.

Garter belts and hose are enticing and functional for those dress-up times. What Katie Did bullet bras can complete the look for a retro lingerie experience. Pruett believes every woman deserves a little glamour in her life.

The Foundation carries slips, leggings, square dance and mid-length petticoats, reasonably-priced accessories, jewelry, scarves and hats. An added feature is the photography studio available to rent by the hour or by the day.

The Foundation's hours are Wed. - Sunday, 10 am - 6 pm. For more information contact 503.926.4510.



Dan Boyer, manager of HHB Studio manufacturing custom furniture

city?" The long list of member businesses on the CEIC website includes architects, auto services, contractors, equipment sales and services, manufacturing, wholesale distributors, home improvement, non-profits, printers and more.

Herron and many other central city employers are surrounded by workers with 10 to 20 years of skills and service receiving healthcare benefits, long term employment benefits and a short, environmentally-friendly work commute.

"If you don't protect the services you depend on, you won't have them," says Herron. "We have a gem here and you don't want people to come along and chip away at it."

To be a part of protecting our central eastside industrial sanctuary, follow the Comprehensive Plan public meeting dates and recommendations at www.portlandoregon.gov/bps/57352

Public hearings on Portland's Draft 2035 Comprehensive Plan are:

- Tuesday, October 14, 5 - 9 pm, Park Rose HS Student Center, 12003 NE Shaver St.
- Tuesday, October 28, 5 - 9 pm, Portland Community College, Community Hall, 2305 SE 82nd Ave.
- Tuesday, November 4, 4 - 8 pm, 1900 SW 4th Ave., Room 2500A.

League of Woman Voters – Government in Our Daily Lives

By Andrew Wilkins

Portland's commission form of government is rare and has its weaknesses, but after eight public votes over 100 years, a panel of local government said the system and isn't likely to change anytime soon.

A panel discussion on the form of government was sponsored by the League of Women Voters (LWV) Sept. 8 for its general meeting. About 60 residents attended.

The panel, including a city council member, the city auditor, an educator, and a neighborhood activist, discussed the pros and cons of the system — and despite some weaknesses — the consensus found that the system works well for Portland.

In Portland's system, voters elect four commissioners and a mayor. Each of the five run several city bureaus each. Supporters of the system say it promotes accountability and access, while opponents say it put politicians without proper experience in charge of essential and complicated city services.

The commission system was enacted in 1913 after being proposed by Joseph Gaston, a local writer and activist. The new system reduced the commissioners from 15 down to five, and eliminated a layer of bureaucracy. It was passed by just 600 votes, he said, and part of a nationwide push to reduce corruption in government.

"It essentially eliminated an entire layer of bureaucracy and, most importantly, put the four commissioners and mayor in charge of bureaus. It sort of flattened out the system and made the politicians accessible and responsible to the voters," Chet Orloff, professor and historian said.

Love it or hate it, eight public votes over 100 years proves the commission system of government is here to stay, said LaVonne Griffin-Valade, city auditor.

"Council members are officially on the hook for being good managers even though they don't have the experience, the qualifications, or the aptitude," she said. "And there are only two ways to fire them if they turn out to be bad managers: recall them or vote them out of office the next election."

Another weakness of the system pointed out by Griffin-Valade is: the leadership of the bureaus have a lot of power because they are assigned by the mayor, and the council must rely on that leadership to know what's happening.

She said the City Council

could function better as a legislative body if they were less distracted by the bureaus that are temporarily in their portfolio.

Orloff said Oregonians like to stay within tradition, and the commission system has given Portlanders good service, been relatively free of scandal, and kept power away from a single individual, which can happen with a strong mayor system. He also said it gives us access to elected and appointed officials, as well as enhancing citizen participation through various commissions and boards.

He quoted a 1991 LWV report that concluded the commissioner system is "accountable, flexible, and responsive to citizens, and preferable to other alternatives." He said it's been effective in fighting corruption and avoiding the extreme political divide that has paralyzed many governing bodies.

Portland Councilor Amanda Fritz said she likes the system, because when she started in civic affairs as a community activist, and now too as a councilperson, she knows who to go to to get things done.

Portland Councilor Amanda Fritz said she likes the system, because when she started in civic affairs as a community activist, and now too as a councilperson, she knows who to go to to get things done. Professionals run the bureaus, but she said the City Councilperson provides oversight and directs policy within them.

Fritz said she likes not representing a specific area of the city, because her passions don't correspond to geography. A district-based system for electing city leaders would make it easier to campaign in neighborhoods, she says, because it's expensive and time consuming to try and reach an entire city.

She also said the commission system prevented her from voting on controversial issues like the Water House, (a house built to demonstrate water efficiency that has been held up as an example of government waste), but through budgetary oversight, held by the entire commission, she said she had the right to vote on other issues within a bureau like a proposed filtration system

in Bull Run Watershed.

Steve Johnson, professor and an expert on civic engagement, said the city needs to incorporate the new crowdsourced voices of millennial voters, and address development issues that threatens the city's historic homes.

Portland's most successful leaders have read the public as well as led them, and new input in any system is needed to reflect the city's new population, he said.

Born and raised in East Portland, Johnson said a geographically-based form of government could give a stronger voice for parts of the city — like East Portland — that have been denied the representation and investment offered the rest of the city.

Arthur Wilson, a member of the league who attended the discussion, said the commission form of government works for the most part, but he said he would like to see Portland add a city manager to its current form of government.

"Any city would benefit from a city manager: a professional running the business aspects, and giving direction," Wilson said.

One of the benefits of the current system is that it promotes more accountability, Wilson said. Voters know which commissioners are responsible for what, and during elections they will be "patting themselves on the back" so the voters will know what they are doing in their bureaus.

Change only happens if people want it badly enough, and Wilson says Portland is accustomed to the current system. Any form of government can be corrupt, and he believes more participation and voting would make for better government.

"This is the biggest problem in America: all the voices need to be heard and not enough people vote," he said. "It's a chore, but, by God, you have to do it. It's the only way democracy works."

This was the first of the LWV's Government in Our Daily Lives series. The first voter forum on local measures, the labeling of genetically modified organisms, and the legalization of marijuana, will be held Oct. 14 from 5 pm to 8 pm at the Multnomah County Board Room.

See lwvpdx.org/events for a full events calendar.

Franklin Modernization



from cover

During the two-year construction period, Franklin students will move to Marshall High campus for the 2015-16 and 2016-17 school years. For the students, teachers and staff the buildings will be different but it will continue to be Franklin High School.

For those who are interested, tours of the remodeled Marshall campus will be offered in Spring 2015.

Further information about the project and dates of upcoming tours, visit the PPS Franklin Modernization website at www.FranklinBond.pps.net.

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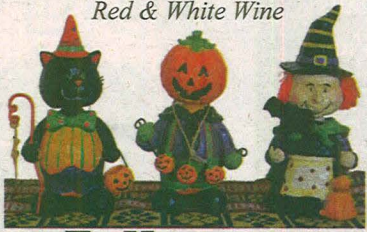
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Halloween Trinkets and Treats around Belmont

By KAREN HERY

The Sunnyside neighborhood is especially magical on Halloween. Old Victorians look spooky in the dark and, at the same time, festive and welcoming with porches lit up on Halloween night.

Trick or treating families can get an early start this Halloween with Trinkets and Treats, a new holiday event of the Belmont Area Business Association, with businesses up and down Belmont from 33rd to 47th sharing more than candy and alternatives to candy from 4 - 7 pm.

See a complete list of places to go and the treats and trinkets shared at each neighborhood store at www.belmontdistrict.org.

Places like Cosmic Soda will be happily giving out candy to costumed kids. Families can also come into NOUN at the corner of 33rd and Belmont for one-of-a-kind buttons while picking up free cupcake coupons for later use from the new owners of Saint Cupcake.

Tara Tibetan a few doors down will have Nepalese keepsakes for kids and boxes of tea for adults. Starflower in the center of the 3400 block is the spot for special rocks and gems.

Sound Grounds at 37th will have organic gummy bears and Blue Basil Thai, a block down on 38th, is bringing back candy from their October trip to Thailand.

If the 3300 and 3400 block of Belmont is a big hike from



where you live, Carpe Diem Pilates near Slappy Cakes, and Belmont Eco Laundry and Absolutely You Salon at 47th/48th are also Treats and Trinkets participating businesses.

Hawthorne Gardens Senior Living Center at 2828 SE Taylor St. adds to the fun for all of us by again hosting a neighborhood haunted house, crafts and games this year from 6 to 8 pm.

Whatever your family shares and whatever is shared with you as kids come around the neighborhood on Halloween, the Know Your Neighbor's Foundation, is bringing back the Halloween trading post that used to exist a few years back at the Sunnyside Swap Shop Co-op.

From 6 to 8 pm on Hal-

loween night in the tented area in front of the Belmont Fire Station at 35th and Belmont, kids can freely trade one type of candy for another, and candy for trinkets, toys, stuffed animals and books at no charge.

If you would enjoy volunteering at this Halloween trading post (a fun place to be on Halloween) or are inspired by this article to give out special trinkets or treats that you would like other families and neighborhood businesses to know about, the online of Trinkets and Treats locations list will be updated at www.knowyourneighbors.org until Halloween.

Email your Trinkets and Treats information to karenhery@gmail.com.

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"CARING FOR EACH OTHER IS WHAT OUR COMMUNITY DOES"

Narrow street needs traffic redesign

from page 3

"I think if you slow traffic, it's good," says Barry Lee, owner of Clinton Street Market at 34th and Clinton St.. "This is a bike lane, and there are also a lot of kids in the neighborhood."

Lee does not anticipate that the loss of the parking spaces, which are close to his store, will hurt his business. A large portion of his customers are pedestrians and cyclists. He sees the plan as a way to rectify safety issues.

"I see near misses daily," he says. "Not many accidents, but near misses."

The lack of actual collisions may be a roadblock in convincing the city to change the street. While Zahner and the RNA have contacted Steve Novick and the Portland Bureau of Transportation, the city has not rushed to redesign the layout of the road.

"We've seen Mr. Zahner's petition and learned about his idea for 34th Avenue," says Dylan Rivera, PBOT spokesman. "We've sent a traffic engineer to study and gather data. As of yet we don't see evidence of a speeding or safety concern."

The city takes a number of factors into account when assessing the hazards of a particular street, Rivera says. Crash history is an important variable, but not the only one.

Speed is considered, as is the geometry of a street, which can include, for example, visibility around parked cars at an intersection. Street width is considered as well, though usually in a different context.

PBOT acknowledges that the area around Division St. is changing, and the neighborhood should be monitored for new issues that

the influx of traffic may present. Numerous new developments are wrapping up construction, but other city projects, including the Clinton Green Street and Sewer Project and the Division Streetscape Project, are still in the works.

Some observers are skeptical that traffic in the neighborhood will resolve itself after the building projects are over.

The situation surrounding the 34th St. proposal, is part of a larger trend of citizen involvement in transportation issues.

For years, Portland was nationally-recognized as a leader in traffic safety projects, based largely on its Traffic Calming Program. While other cities still point to the program as an example for their own projects, now there is an addendum, like in this San Francisco County document: "Portland has currently suspended its traffic calming program due to funding cuts."

As a result, traffic calming projects have become mostly complaint-driven. There is a hotline and an email address to report traffic concerns and requests go into a queue. PBOT tries to respond to them.

In the meantime, Alex Reed has tips on safe commuting in the neighborhood.

"Everybody be nice to each other. People biking, bike in the middle of the lane so you don't get squeezed against parked cars. People in cars, be patient. Only pass when it's safe."

It's basic advice, he acknowledges, but between increased traffic and construction delays, it sometimes gets forgotten.

To report a traffic concern call 503.823.SAFE, or email safe@portlandoregon.gov

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Clocks ticking on reservoir disconnect project

BY MIDGE PIERCE

The Water Bureau's final construction plan for decommissioning the Mt. Tabor Reservoirs has been submitted to the Portland Land Use Review Board. This means the clock has started ticking on the storage of drinking water in Portland's century old, open air reservoirs.

The public will have limited opportunity to review and comment on the plan. The comment period will last 51 days and begins once the Bureau of Developmental Services (BDS) declares the application complete, which could be any time up to October 17.

Interested citizens can learn more about how to comment at the BDS website, www.portland-oregon.gov/bds/35625; the case file number is LU 14-218444 HR EN.

As of this writing, the comment period could start immediately or any time in the next three weeks. If it starts October 17, for instance, the public will have until Nov. 21 to comment. The staff

report that will then be produced by BDS will include a summary of citizen comments to be delivered to the Landmarks Commission about 15 days prior to a December hearing.

The land use process was intensified from a Type II to Type III after a citizens advisory group pointed out that both Mt. Tabor Park itself and the reservoirs are listed on the National Historic Register.

Although the task force established by the Mt. Tabor Neighborhood Association was able to work with water bureau engineers to negotiate significant mitigation of damage to view corridors, mature trees and historic structures, the scope of that effort was limited to the planned construction project.

"People need to understand that the final plan is better than the original, but our task was to minimize damage and maximize public input into the construction plans," says task force member John Laursen.

He adds that potential future public meetings will address what comes after the reservoirs have been decommissioned. Any

proposals will need to comply with the Mt. Tabor Park Master Plan and restrictions placed on the site by its historic designation.

Still, he and others in the neighborhood, have long championed retention of the open-air reservoirs.

"It stands to reason that (covered) water stored in a box will need more treatment than water in the open, purified by exposure to sunlight. Part of the reason the City is pushing to decommission is that the EPA is reviewing its LT2 ruling to close open air reservoirs, and may well reverse that decision." Laursen says a new ruling is expected in 2016.

"If the EPA reverses its position, the City will be able to say that our reservoirs have already been disconnected and this is a dead issue for Portland."

In a last ditch effort to save the reservoirs, a group called Citizens for Portland's Water has been passing out fliers indicating that water rates will increase as a result of the construction and additional treatment needed. It claims the cost to public health will also be significant.

Speaking Out on Water Concerns

from cover

ervoirs are healthy and what chemical, physical and microbial reactions take place in the storage process.

A chemical reaction takes place when the particles in water sink and gasses rise. In an open air reservoir, gas can efficiently escape into the atmosphere; a physical reaction continually occurs as the sun breaking down any chemicals in the water.

The microbial reaction is the aerobic bacteria - the growth of green algae - that introduces oxygen and stabilizes the ph of the water. It also inhibits the formation of residual biofilms.

PWB states that conditions within open reservoirs are more conducive to causing nitrification than conditions in closed reservoirs. EPA says the opposite, "nitrifiers are very sensitive to near UV, visual, and fluorescent light; consequently, nitrification episodes in distribution systems occur in the dark (in covered reservoirs, pipelines, taps, etc.)" Bacteria stop in sunlight.

Portland's Bull Run drinking water is treated with chlorine and ammonia in a process referred to as "Chloramination." Sodium hydroxide is added to raise the pH of the water and reduce corrosion of soft metals, such as lead and copper, from household plumbing. Groundwater is also chlorinated and the pH is controlled.¹

Fernandez' concern is that, in a closed system, chlorine and ammonia gases build up and form more dangerous by-products like N-nitrosodimethylamine, a known carcinogen.

When a person drinks the water, showers or washes clothes, they are exposed to the water. Over time, exposure to these by-products of chlorine and ammonia effect the cardiovascular, liver function, neurological, renal and reproductive systems.

A large portion of Portland Metropolitan homes are affected

by radon. If your house has detected radon, it's usually a fairly simple fix: create ventilation. According to the EPA there is "no safe level of exposure" and it is "the highest risk for cancer contaminant in drinking water."

PWB's Cuti stated that, "Radon has never been detected in the Bull Run surface water supply. In past years, radon has been detected at varying levels in Portland's groundwater wells. Based on the historical levels and limited amount of groundwater used, radon is unlikely to contribute to adverse health effects.

So what happens if we do have to draw water extensively from the Columbia South Shore Well Fields, Fernandez asks. There have been times in the past where the turbulence from Bull Run has made us rely for up to 88 days on those well fields.

The Radon Decay Product Particles chart presented by Fernandez showed very grim statistics if radon does break down; nothing good for human consumption.

Rochester, New York's elected officials continue to seek a waiver for their uncovered reservoirs. They were given an extension until 2022.

Senator Schumer (D-NY) said "science will determine the ultimate outcome". Like Fernandez' reason for seeking a waiver, US Rep. Engels (D-NY) said, "we're just trying to get at the public health impact." Like Fernandez, they see little connection between the blanket EPA LT2 ruling about cryptosporidium and their citizens' health.

In a letter written by Caswell F. Holloway, Commissioner of NYC Environmental Protection to Lisa Jackson, Administrator of the EPA, he states, "The draft LT2 rule included a waiver provision that would have allowed for site-specific risk assessments and appropriate treatments. This waiver provision was

inexplicably eliminated from the final LT2 rule."

Fernandez and other like-minded individuals believe that science will prevail, hopefully before the pipes at Mt. Tabor are disconnected. The City meanwhile denies both Fernandez's science and his interpretation of the New York situation.

If this is a concern of yours too, he suggests you write Charlie Hales and Portland City Council at:

1221 SW Fourth Ave.
Portland, OR 97204
or
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amanda@portlandoregon.gov
nick@portlandoregon.gov
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Crossword Solution

from page 19

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2	A	C	H	E	11	A	R	E	N	A	13	L	I	E	U	
3	S	N	I	P	15	G	R	A	Y	M	17	A	T	T	E	R
4	S	E	T	T	21	I	O	N	23	L	I	S	L	E		
5	E	I	D	E	25	A	H	E	M							
6	A	M	B	L	E	R	29	A	M	I	C	A	B	L	E	
7	L	O	R	E	N	33	B	R	I	G	35	S	L	U	M	
8	I	R	E			37	E	A	R	T	H	39	A	R	E	
9	B	O	A	R	41	F	R	A	Y	43	P	A	C	E	R	
10	I	N	D	U	45	S	T	R	Y	47	F	O	L	K	S	Y
11	L	O	S	E	49	G	O	L	F	S						
12	S	N	A	I	L	53	T	E	L	55	A	H	O	Y		
13	T	A	N	N	I	N	G	B	E	D	59	L	E	N	A	
14	Y	A	N	G	61	E	R	A	S	E	63	F	E	E	L	
15	N	O	S	65	E	N	R	E	D	67	T	A	W	S	E	

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George Carlin

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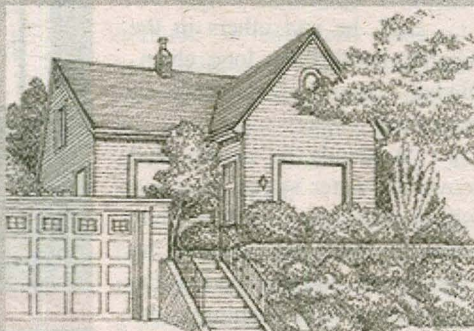
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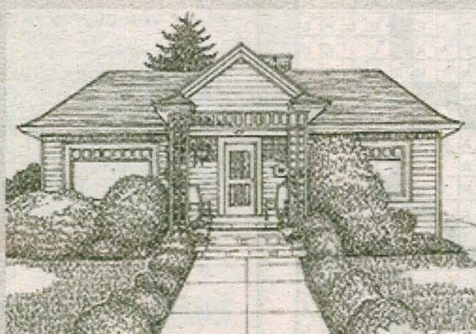
4035 SE Franklin St. \$449,900
1929 English 3 BD, 2 BA
2745 Total Sq. Ft.



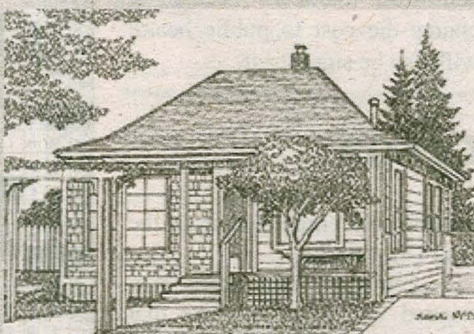
113 SE 61st Ave. \$450,000
1910 Old Portland 4 BD, 1.1 BA
4032 Total Sq. Ft.



3537 SE 71st Ave. \$319,900
2009 Traditional 4 Bd, 2.1 BA
1845 Total Sq. Ft.



105 NE 70th Ave. \$349,900
1926 Bungalow 3 BD, 1 BA
2268 Total Sq. Ft.



4332 SE Madison \$329,900
R 2.5 Zoning

SOLD



6600 SE Pine St. **SOLD**
1955 Ranch 4 BD, 3 BA
3010 Total Sq. Ft.



PENDING
4045 SE Taylor St. \$429,900
1924 Bungalow 3 BD, 2 BA
1790 Total Sq. Ft.

Community Events Bulletin

American Cancer Society's Making Strides Against Breast Cancer

October 11th

The noncompetitive 5K walk raises critical funds that enable the American Cancer Society to fund groundbreaking breast cancer research, provide free information and services, and ensure access to mammograms for women who need them. Why join? Because only when we join together, can we finish the fight against breast cancer. Please visit MakingStridesWalk.org/PortlandOR for more information, or to sign up today.

Portland Open Studios

Saturday & Sunday Oct. 11th & 12th & Oct. 18th & 19th
10am - 5pm

Portland Open Studios offers a unique and inspiring way of experiencing the creative process: interacting with local artists at work within the context of their studios. Visit with any of the artists throughout the metro area.

For more information & a map of the studios: portlandopenstudios.com

Apple Tasting at the Portland Nursery

Friday through Sunday Oct. 10th - 12th
& Friday through Sunday Oct. 17th - 19th

About the time the leaves begin to change color, it's time to celebrate the abundance of apples and pears. The Portland Nursery is always well-supplied with a large variety of apples and pears to taste and purchase by the pound, as many as 60 different varieties in all! For details: portlandnursery.com

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LEFT TO RIGHT: Susan Barnes, Caroline Easton, Kevin Caplener, Jan Caplener and Amanda Armstrong



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Inner City Industrial Sanctuary in Jeopardy

September 1, 2014 3:02 pm [0 comments](#) Views: 165

by Karen Hery

The words sanctuary and industrial wouldn't come up in the same sentence in most parts of Portland.

If you spend time around Mike Redmond of Creative Woodworking Northwest and his neighbors, you'll hear all about Portland's industrial sanctuary and what it could mean if the currently preserved and protected industrial zoning between the waterfront and SE 12th St. gets layered over with allowances for high density housing and general office space in the next round of city planning.

Susan Pearce, current chair of Hosford Abernethy Neighborhood District (HAND) Association has been attending city planning meetings since the mid nineties. She personally shares Redmond's concerns for our industrial core if we aren't, as she says, "more mindful of the tipping point".

City ordinances, variances and rezoning are at the epicenter of the tipping point for 17,000 recession resistant, above-average-wage jobs close in to downtown with a short commute for local residents.

Michael Pratt and his partner Reta Larson and their 90 long time employees have spent twenty years saving time and energy in that short commute between their inner SE homes and the manufacturing floor of their acclaimed artisan tile company on SE Salmon and 3rd.

There is an even shorter weekday commute business to business as suppliers of everything from wood and steel to screws and plumbing parts have set up shop just a few streets from each other; some, like Winks Hardware, over three generations ago and many in the last two decades.

As the final phases of the SE Quadrant Plan come together this fall for inclusion in the broader Central City 2035 Plan,

zoning decisions laid out in the 1988 Central City Plan giving sanctuary status to the industrial uses of this area could be slightly or majorly overturned opening up a little or a lot of preserved industrial land to other shared uses.

Recommendations listed in the Southeast Quadrant Plan 2014 Summer Update (www.portlandoregon.gov/bps/article/499232) include rezoning major portions of the Central Eastside Industrial District away from the current IG1 (Industrial Group 1) which restricts how much square footage of a manufacturing building can be used for retail sales, service and office space.

If current recommendations are adopted, much of the district will have a less restrictive EX (Central Employment) zone in place which allows for industrial, business, service and residential uses.

(9/14 update to two paragraphs above)

- 1) The Summer Update of the SE Quadrant Plan *proposed* nothing and only identified land use scenarios the Stakeholder Advisory Committee asked us to analyze. None of the three scenarios rezoned major portions from IG1. They did, however, place the Employment Opportunity Subarea (basically an overlay) over major portions of the IG1 area, just as already has been done for most IG1 areas located west of SE 3rd Avenue.
- 2) The scenarios do not allow just “office” as noted in the last sentence but “*industrial office*” (industrial design, software, web and graphic design, and other high tech industries), while prohibiting traditional office uses such as medical, finance, real estate, etc.
- 3) Re: conversion to EX, only 4 acres of this 600+- acre district are being considered for rezoning from IG1 to EX. That’s less than 1 percent of the district and far from “much of the district.” That said, there are an additional 12 or so acres that are currently identified in the Comp Plan as EX but zoned IG1. Our SAC has suggested rezoning those so the current property owners don’t have to bear the cost of rezoning it themselves (which they could do today and then build housing). That brings the total EX acreage to roughly 2.6 percent of the Central Eastside. Still a very small portion of the whole acreage.

This clears the way for the full shell of a manufacturing building to be used for office space and for more high-density housing to be built. As parcels of land are rezoned and redeveloped, less manufacturing space remains.

The question on Pearce and Redmond’s minds, as they lobby with the city, is when will there no longer be enough industrial space to keep calling this the Central Eastside Industrial District?

At stake are jobs, a healthy infusion of money from manufactured items sold around the world and a weblike support system for maintaining inner SE Portland’s older homes.

Gathering central eastside industrial business owners and managers together is hard. Their hours are long already and when they do find the time to meet, their talk turns easily to what they are able to do for the residents of SE Portland.

“You can’t buy the specialty screw, or an old plumbing piece, or that unique piece of replacement wood molding for craftsman homes from a chain hardware store,” says Dan Boyer, who sources wood, metal, and advice as he manages a three-man furniture design and manufacturing studio at SE 10th and Burnside St.

“We all need each other.”

The city’s ongoing commitment to maintaining the sanctuary is what Mike Redmond needs most and his four adult children work side by side with him.

Residential and office space density brings more vehicles and different expectations.

Redmond worries about how much longer his business will be able to move big loads in and out of the district with enough space to turn larger vehicles around tight corners.

Testimony before City Council, LU 14-125908 DZM AD
LOCA-Goat Blocks
1004-1036 SE Belmont

Thank you for the opportunity to testify on CEIC's appeal of the Design Commission Decision. I am Debbie Kitchin and I am testifying on behalf of the Central Eastside Industrial Council.

The Central Eastside Industrial District, or CEID, is home to over 17,000 jobs. We are the only district in the city that saw significant job growth during the recession. We are a vibrant district, creating not only new jobs but new businesses with regional benefits. The CEID provides a unique and diverse mix of products. Our businesses produce and distribute building materials, food products, furniture, coffee, beer, bicycles, machinery, athletic equipment, school uniforms – the list goes on and on. Many of the businesses are traded sector, meaning they sell some or all of their products and services outside the region, contributing to the long-term economic prosperity of our region. Some of our businesses are local family-owned businesses spanning generations and decades. Furthermore the industrial composition of our district enhances the prospects for high quality family wage jobs and opportunities which helps meet the City's goals for equity.

The CEID has a mix of zoning, including properties zoned EX, which allows general office, retail and multifamily housing. The properties with this zoning are primarily along the corridors of MLK and Grand avenues, Burnside, Morrison-Belmont and portions of Sandy Boulevard. Most of the district is zoned industrial. This zoning mix creates issues at the edges, where EX properties are right across the street from industrial zoning. Special attention is needed to maintain the viability of the industrial users as development intensifies in the EX properties. Freight movement in and out of these businesses is critical to their success. The narrowing of the street on two sides of this project negatively impacts the industrial users. Industrial businesses need to be protected against complaints by new tenants and residents so that they can continue to operate allowed uses.

If we do not protect the industrial uses of this district, it may lead some businesses to choose to move their operations and jobs outside of Portland, having a negative impact on the economic health of the City. We have the opportunity to preserve and nourish an economic district that is unique in the Central City and, frankly, unique in the nation. As new industries emerge, the Central Eastside is a great place to start and grow businesses that will benefit our citizens and our community.

JEFFREY L. KLEINMAN
ATTORNEY AT LAW
THE AMBASSADOR
1207 S.W. SIXTH AVENUE
PORTLAND, OREGON 97204
TELEPHONE (503) 248-0808
FAX (503) 228-4529
EMAIL KleinmanJL@aol.com

October 8, 2014

Portland City Council
City Hall
1221 SW Fourth Avenue
Portland, OR 97204

Re: LU 14-125908 DZM AD (LOCA/Goat Blocks)

Dear Mayor Hales and City Council Members:

I represent Gatto & Sons, Inc. Gatto & Sons owns and operates the produce business directly across SE 10th Avenue from the subject site, between SE Belmont and SE Yamhill. As detailed in a letter to you from Kathleen Gatto, the loss of three feet of street width for the benefit of the proposed project would substantially impair my client's ability to receive deliveries and continue its business in this Industrial Sanctuary.

In this regard, among the relevant approval criteria, we would direct the Council's attention to the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan. One of the Policies established for this District is:

“Allow closure and use of local streets for loading, employee parking and small plazas”

Under the above Policy, Guideline A2-1 provides:

“Recognize Transportation Modes, Produce, and Commerce as Primary Themes of East Portland.”

(Emphasis added.)

Accordingly, approval of street restrictions which would interfere with truck traffic relating to commerce and, particularly, commerce in produce, would violate the above Policy and Guideline. Said Policy and Guideline in turn implement the following provisions of the Transportation Element of the Portland Comprehensive Plan and Transportation System Plan:

“Policy 6.9 Freight Classification Descriptions

Designate a system of truck streets, railroad lines, and intermodal freight facilities that support local, national, and international distribution of goods and services.

Explanation: Eight maps show the freight classifications. One map is located with the policy associated with each of the eight transportation districts.

Objectives:

A. Freight Districts

Freight Districts are intended to provide safe and convenient truck mobility and access in industrial and employment areas serving high levels of truck traffic and to accommodate the needs of intermodal freight movement.

- Land Use. Support locating industrial and employment land uses that rely on multimodal freight movement in Freight Districts.
- Function. Freight District streets provide local truck access and circulation to industrial and employment land uses.
- Connections. In Freight Districts, streets not classified as Regional Truckways or Priority Truck Streets are classified as Freight District streets. Freight Districts connect individual properties to Priority Truck Streets.
- Design. Freight District streets should be designed to facilitate the movement of all truck types and over-dimensional loads, as practicable.”

(Emphasis added.)

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Portland City Council
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In addition, Policy 6.30 provides in material part:

“Policy 6.30 Truck Mobility

Develop, manage, and maintain a safe, efficient, and reliable freight street network to serve Freight Districts, commercial areas, and neighborhoods.

Explanation: This policy recognizes the City’s the City’s role in managing truck movement on its street system.

Objectives:

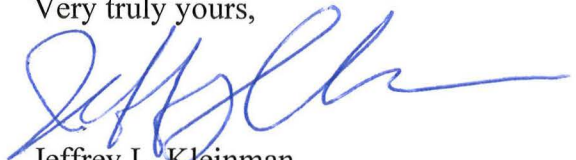
* * *

- B. Accommodate truck travel on designated truck streets through improvements to facility design and operations that address the dimensional needs of trucks. * * *”

(Emphasis added.)

These provisions dramatize the precedence the City accords to commercial truck traffic in this District. For the above reasons and those set out in Ms. Gatto’s letter, this appeal should be sustained.

Very truly yours,



Jeffrey L. Kleinman

JLK:cme
cc: client

Moore-Love, Karla

From: KleinmanJL@aol.com
Sent: Wednesday, October 08, 2014 1:32 PM
To: Moore-Love, Karla
Cc: DKrawczuk@perkinscoie.com; Rees, Linly; Walhood, Mark; Krueger, Kurt
Subject: Re: Testimony for LU 14-125908 DZM -- 10/8 City Council hearing at 2 pm
Attachments: City Council Letter 10-8-14.pdf

Hi Karla,

Please do the same with the attached letter submitted on behalf of Gatto & Sons, Inc.

Thanks very much.

Jeffrey L. Kleinman
Attorney at Law
The Ambassador
1207 SW Sixth Avenue
Portland, OR 97204
Tel (503) 248-0808
Fax (503) 228-4529

In a message dated 10/8/2014 12:54:00 P.M. Pacific Daylight Time, DKrawczuk@perkinscoie.com writes:

Karla,

Attached please find the Applicant's testimony for the above referenced hearing. Please include it in the record.

Thank you.

Dana Krawczuk | Perkins Coie LLP

SENIOR COUNSEL

1120 N.W. Couch Street Tenth Floor

Portland, OR 97209-4128

D. +1.503.727.2036

F. +1.503.346.2036

E. DKrawczuk@perkinscoie.com

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Moore-Love, Karla

From: Krawczuk, Dana (Perkins Coie) <DKrawczuk@perkinscoie.com>
Sent: Wednesday, October 08, 2014 12:53 PM
To: Moore-Love, Karla
Cc: Lance Killian; Noel Johnson (noel@killianpacific.com); Jeff Shoemaker (Portland); Rees, Linly; Walhood, Mark; Krueger, Kurt; kleinmanjl@aol.com
Subject: Testimony for LU 14-125908 DZM -- 10/8 City Council hearing at 2 pm
Attachments: Appeal.pdf

Karla,

Attached please find the Applicant's testimony for the above referenced hearing. Please include it in the record.

Thank you.

Dana Krawczuk | Perkins Coie LLP

SENIOR COUNSEL

1120 N.W. Couch Street Tenth Floor

Portland, OR 97209-4128

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E. DKrawczuk@perkinscoie.com

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

Moore-Love, Karla

From: kathy gatto <k1pearl2@gmail.com>
Sent: Wednesday, October 08, 2014 7:51 AM
To: Moore-Love, Karla
Subject: Letter for City Council Oct 8 regarding LU 14-125908 DZM AD (LOCA/Goat Blocks)

 City Council ltr 10-7-14.pdf

Hi Karla,

Please present the above letter to the City Council for today's appeal hearing.

Thank you very much.

Sincerely,

Kathleen Gatto

GATTO & SONS, INC.
927 SE 10th Avenue
Portland, OR 97214

October 7, 2014

Portland City Council
City Hall
1221 SW Fourth Avenue
Portland, OR 97204

Re: LU 14-125908 DZM AD (LOCA/Goat Blocks)

Dear Mayor Hales and City Council Members:

Our family owns Gatto & Sons, located directly across SE 10th Avenue from the subject site. Our family has been in the produce business in Southeast Portland since 1935, and Gatto & Sons was founded by my husband's grandfather at the present location in 1937. We have been there ever since, in what is now part of a designated Industrial Sanctuary. We have 22 employees at this location and are pleased to provide them with family wage jobs.

We are an original "Produce Row" company. We distribute produce to local restaurants and institutional users. Many of our customers are downtown and in the Belmont and Hawthorne neighborhoods. We receive wholesale shipments of produce which may come from Oregon or Washington, and also from great distances in California and Arizona. These deliveries are generally carried out by full-size semis and may arrive at any hour. We have no control over the timing of such deliveries. They are necessarily unloaded on the street, along SE 10th. The delivered produce is then placed inside our facility where it is sorted, and then placed on our own much smaller trucks for delivery to customers. We are able to load our own trucks inside our facility.

Our primary concern with this application is *not* the fact that it will bring change to our industrial neighborhood. Rather, we are concerned about traffic safety issues arising from the DRC's decision to effectively give three feet of the current paved public street to the applicant for the purpose of sidewalk widening, rather than having those three feet come from the applicant's own block-wide property. It is unfair to give up the public's asset for the benefit of a single property owner.

If the sidewalk is extended so as to narrow the paved right-of-way of SE 10th, it will not be possible for vehicles to pass safely between semis making deliveries to us and cars parked on the opposite side of the street. In addition, those semis will have a difficult time turning right from SE Belmont onto SE 10th, or right from SE 10th onto SE Taylor, without running the risk of damaging parked cars.

Portland City Council
October 7, 2014
page two

For these reasons, our company respectfully requests that the three-foot narrowing of SE 10th be rejected and, if there is no other workable solution, that the application be denied.

Thank you for your consideration.

Sincerely,

Kathleen Gatto

Kathleen Gatto

Moore-Love, Karla

From: Mark D. Twietmeyer <mark.twietmeyer@ursele.com>
Sent: Tuesday, October 07, 2014 9:04 PM
To: Moore-Love, Karla
Cc: Debbie Kitchin (dkitchin@interworksllc.com); Mike Redmond (mike@creativewoodworkingnw.com)
Subject: Public Testimony >> Oct 8 2014 @ 2pm LU 14-125908 DZM AD (LOCA/Goat Blocks)
Attachments: URS Response LU14-125908.pdf

Dear Karla,

Due to previous commitments I will be unable to attend the public hearing, please consider this letter as my testimony for the City Council hearing on Wednesday Oct 8th, 2014 @ 2pm.

Mark Twietmeyer
President
URS Electronics
123 NE 7th Ave.
Portland, OR 97232 USA
Direct# 503.820.6113
Fax# 503.820.6143



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PO Box 14040, Portland, Oregon 97293-0040

October 7, 2014

City of Portland
Attn: Council Clerk
1221 SW Fourth Ave Room 140
Portland, OR 97204

RE: Case File LU14-125908 DZM AD / Site Address: 1004-1036 SE Belmont St

As small business owner (URS Electronics Inc) and property owner (Twietmeyer URS LLC) located in the Central Eastside Industrial Sanctuary since 1969, I am concerned about the trend of recent developments in our district that have a negative impact on the existing industrial businesses in our area.

This proposed development (1004-1036 SE Belmont) is another example of the lack of consideration of the existing businesses and their needs to survive. The proposed plans will reduce the overall street right-a-way, making it more difficult for businesses around the proposed development to get critical materials into their facilities via large trucks. If these businesses can't receive raw materials or ship out finished goods, the loss of living wage jobs will occur.

The City Council should require the Design Committee to review the proposed development to ensure that the plans do not negatively affect the pre-existing commercial activities going on in this City of Portland designated industrial sanctuary.

Mark Twietmeyer

Business Owner: URS Electronics, Inc
Property Owner: Twietmeyer URS LLC
123 NE 7th Ave
Portland, OR 97232
Direct# 503.820.6113
email: mdt@ursele.com

Office 503.233.7151
FAX 503.232.3373
Sales 503.233.5341
sales@ursele.com



Moore-Love, Karla

From: WGregg123@aol.com
Sent: Tuesday, October 07, 2014 5:34 PM
To: Moore-Love, Karla
Subject: re: variance for Killian Pacific on SE Taylor ST

05/14/14

Please send to:

Mayor Hales
Commissioner Novick
Commissioner Fritz
Commissioner Fish
Commissioner Saltzman

Dear City Council members:

RE: LV L4.L269O8 DZM AD LOCA/Goat Blocks

I am writing this in support of the Central Eastside Industrial Council position to challenge the variance to Killian Pacific in the Goat blocks to narrow the streets. This area of town needs wide-berth streets for trucks. If the city starts allowing this here, it will happen everywhere in the district. This district is primarily a light industrial district and while we are allowing mixed use now, including apartments, we need to maintain the streets for industrial use.

This is the first of many developments and if allowed here it will create a precedent for the other developers to follow in the future.

Thank you.

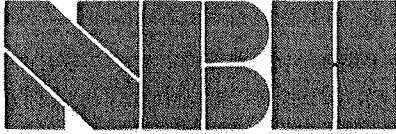
William Gregg
1235 SE Salmon St

Moore-Love, Karla

From: Myla Fiesterman <mylaf@nbhco.com>
Sent: Monday, October 06, 2014 3:16 PM
To: Moore-Love, Karla
Cc: Jeffrey Kleinman
Subject: Letter for City Council Oct 8 regarding LU 14-125908 DZM AD (LOCA/Goat Blocks)
Attachments: City Council Letter for Oct 8 2014 LOCA Goat Blocks10062014_0000.pdf; 1001141341.jpg

Please find my letter for the October 8th meeting attached. Thank you!

Myla Fiesterman
National Builders Hardware Co.



NATIONAL BUILDERS HARDWARE COMPANY

October 6, 2014

Portland City Council

Subject: LU 14-125908 DZM AD (LOCA/Goat Blocks)

Dear Sirs:

Please place this letter in the record in the above case, scheduled for hearing before the City Council at 2pm on October 8:

My name is Myla Fiesterman and I am the president of National Builders Hardware Co., which is located at 1019 SE 10th Avenue, directly west of the Killian Pacific development. I've been the president of National Builders for five years and I've worked at the company since the building opened at its current location in 1978.

We are a wholesale hardware business. We supply hardware and shop equipment to cabinet makers, furniture manufacturers, builders and contractors here in the Pacific Northwest. We employ 20 people right now, many of whom live within walking distance of our location. These are living wage jobs and our employees who live in the neighborhood love that they can walk to work. We have a long history in the neighborhood and we want to be a part of its future as well. However, our continued presence in the neighborhood is dependent on our ability to operate profitably at our current location.

In essence, we buy large quantities of hardware and sell it in smaller quantities to folks in the building trades. That means large trucks, 40ft or more, must be able to back into our loading dock on a daily basis, and smaller trucks need to be able to load off our dock for customer pick-ups and our own deliveries. When the property across the street from us was being used by produce suppliers, before the previous building burned down, the space across from our loading dock was posted as a truck loading zone and there was plenty of space for trucks unloading at NBH to swing around and back into our dock.

Since the fire, there is no parking regulation across the street and it's become much more challenging for even the 40ft trucks to back in. The folks at Killian Pacific have now asked that another three feet be taken out of the right of way on SE 10th. As you can see from the attached picture, that loss of three feet would make getting large trucks into our facility, and thus doing business in the district, much more difficult. My neighbors surrounding the Killian property have expressed similar concerns.

There are safety issues to be considered here as well. We will be increasing truck, car, bike and pedestrian traffic due to the Killian project but narrowing the roadway. Also, there will be a crosswalk directly in the path of large trucks backing in and out of our facility at NBH. Leaving more space in the roadway, not less, seems prudent and safer for all.

I am suggesting that the safest course here, and the one which allows my business to continue to operate without financial harm and potential risk to pedestrians, would be to do one of two things:

1. Ask Killian to revise their project back three feet onto their property to make room for the 11 feet of sidewalk required by the city. OR
2. Allow an exception to the 11ft sidewalk rule for Killian, which would at least keep the roadway the same width.

If neither of these alternatives is a possibility, I would ask that at least the area on the east side of SE 10th between Taylor and Belmont be posted as a truck loading zone. That would allow more room for truck traffic, and more safety for everyone. It would also allow us to continue doing business at this site.

Thanks for letting me air my concerns about the narrowing of SE 10th.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Myla Fiester". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Myla Fiesterman
President
National Builders Hardware Co.

