



Beaumont-Wilshire

Beaumont-Wilshire Neighborhood Association (BWNA) www.bwna.us

September • October 2012

Fremont apartment changes fail to address main concerns

By Dave Anderson and Al Ellis

The developer of a planned 4-story apartment building on NE Fremont Street has met again with neighborhood leaders and made some concessions, but is refusing to budge on the two most controversial aspects of the projects: the size of the building and the lack of off-street parking.

Neighbors have expanded their battle against such projects throughout the city. They have formed the group Beaumont-Wilshire Neighbors for Responsible Growth. And the fight is part of a larger citywide group, Friends for Responsible Growth, which includes representatives from the Kerns, Richmond, Sellwood-Moreland, Hollywood and Overlook neighborhoods where similar projects are planned.

Everett Custom Homes of Beaverton, led by longtime developer Wally Remmers and his son Vic Remmers is planning to tear down the buildings from 4419 to 4439 NE Fremont Street. The city zoning for the property allows four-story buildings with no parking or retail space required. After an initial meeting with neighborhood leaders, Remmers agreed to include retail on the ground floor facing Fremont. The building would have 50 units of studio, one- and two-bedroom apartments.

Remmers and the architect for the project, Don Sowieja of Myhre Group Architects presented revised plans on August 16 to leaders of the Beaumont-Wilshire Neighborhood Association and Beaumont Business Association. They said they wanted to mitigate the impact on the neighborhood. The changes were a response in part to the work of a neighborhood association committee that drafted four documents, including a letter to Remmers, opposing the project.

Sowieja started the August 16 meeting by saying that the developer considered adding 10 parking spaces behind the building, but city codes and financial constraints prevented that. Remmers has said that podium parking below the building at ground level would cost \$40,000 per space and would be too expensive.

Remmers said he had paid for a parking study that shows there is adequate street parking in the neighborhood to support his development. Neighborhood representatives questioned the study, saying it didn't take into account particularly busy times like Friday and Saturday nights. Remmers promised to share the results with the neighborhood. In the past he has said that only about half of the tenants are likely to own cars.

Remmers also rejected a suggestion that the building be three stories instead of four, saying it wouldn't make financial sense. The project started with 68 units and is now proposed at 50, with more two-bedroom units than initially planned.

Neighborhood leaders agreed that the new renderings were more attractive than initial plans. The plans are more stylish and include more plants and awnings. Remmers said he would welcome neighborhood input on colors. There would be fewer balconies on the rear of the building, however some will remain to overlook the properties of adjacent homeowners.

The retail space will be designed for as many as four businesses, but still could be only two.

Tom Melville, a neighborhood association board member who attended the meeting said afterward that Remmers and Sowieja gave a

speech about how neighborhoods will come to accept these projects as they become common throughout the city. They also seemed intensely curious about the groups lining up to oppose them and their tactics, Melville said.

The local neighborhood opposition has included gathering several hundred signatures on a petition, lobbying city leaders and coordinating with other neighborhoods. They are also considering a legal challenge.

After the meeting, the neighborhood leaders said it appeared this was Remmers's final offer. He said he plans to file for city permits in about mid-October. It could take the city about three months to process the request, when Remmers plans to start construction.

The developer also asked whether the neighborhood would prefer that he tear down the current buildings soon or closer to the time of construction. The consensus has appeared to be to wait, if only to avoid the impression that the project is a done deal.

The city wide group, Friends for Responsible Growth, is planning to testify before the City Council September 12. Five members including John Golden from Beaumont-Wilshire have reserved the public comment period and are asking for neighbors to pack the council chambers to show their support.

The neighborhood association board will also hear from Golden and discuss the issue at its September 10 meeting.



President's Message

The political season and people making a difference

By Al Ellis

With the general election only weeks away, the question of when, if ever, a neighborhood association can or should involve itself in politics is front and center on BWNA's agenda. Prime example: Hardly a week goes by that I don't receive a phone call or e-mail from a candidate's campaign manager or a ballot measure proponent requesting an opportunity to speak at the upcoming October BWNA general meeting. Not to mention solicitations for a personal endorsement of a particular candidate or ballot measure. So what to do?

The Office of Neighborhood Involvement (ONI = pronounced OHnee) is a good place to start for guidance. ONI is the city bureau that oversees funding and administers policy for Portland's neighborhood associations, including guidelines governing bylaws. The rules regarding neighborhood associations' involvement in politics are two-fold:

- 1.) *Neighborhood associations may not promote or endorse candidates or ballot measures;*
- 2.) *Neighborhood associations may not discriminate against individuals or groups on the basis of political affiliation in any of its policies, recommendations, or actions.*

Sound familiar? For me it's reminiscent of the much debated "Establishment Clause" in the First Amendment to the U.S Constitution: "Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof. . ." Thus, while BWNA is forbidden to take sides politically, it also is required to be equally accommodative to all sides—a bit of a Catch-22, if you will.

Practical application of this policy can be problematical, indeed. For example, if a particular candidate or ballot measure advocate is invited to speak at a neighborhood association meeting, then out of fairness their opponents need to be invited as well—which, in the

case of this year's mayoral primary election in Portland, could have resulted in a dozen or so candidates vying for speaking time, leaving little or no room for anything else on the meeting agenda. One obvious solution is to not invite any candidates or ballot measure advocates to speak at meetings, which is the policy that BWNA and many other neighborhood associations have adopted. But there's another way: In our local area, Rose City Park and Concordia neighborhood associations have opted to organize special community meetings dedicated exclusively to providing a platform for candidates and ballot measure spokespeople from which to air their views and field questions from the public. So why political forums in some neighborhoods and not in others? Short answer: If there are enough residents willing to share in the responsibility, the forum will happen.

Politics aside, the essential ingredient for a responsive and vibrant neighborhood association is indeed volunteerism, and no Beaumont-Wilshire resident has been more dedicated to that calling than Board member Gwen MacPherson. Regretfully, Gwen passed away last month after an agonizing battle with cancer. Her passing came suddenly, just a few days after mustering up the strength and courage with the help of her children to make an appearance at the National Night Out Picnic in Wilshire Park. (Days before, even as she struggled from the effects of chemotherapy, Gwen was on the phone to merchants, confirming donated cakes and ice cream for the Picnic.) She served as BWNA Treasurer, as my BWNA partner on the Central Northeast Neighbors Board, and often greeted neighbors at general meetings with a smile and an agenda. Reflecting on Gwen's legacy, a colleague wrote: "We could all use more people like her—people making a difference."

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Business Focus: Beaumont Market

By Michael Gray

One of the great conveniences of living in our neighborhood is having a grocery store that meets all your needs a short walk away. Beaumont Market has been a staple in our community since 1988, so when it came under new ownership last year it was important to ensure that it maintained the same family-owned and operated feel that people have grown to expect. When I sat down with Pam Marcott-Garcia to talk about the market, it was clear that she is passionate about doing just that. Pam is born and raised in Portland, attending Laurelhurst Grade School and Grant High School, so she understands the community. Along with her sister Linda Marcott-Harris, and her brother Matt Marcott, Pam is carrying on the family tradition of owning and running grocery

local, fresh products. The produce is always fresh and surprisingly diverse. The meat selection is made up of Northwest-grown Painted Hills Beef, Carlton Farms, Draper Valley Chicken and Zenner's Sausages. "By selling only Northwest, quality meats and having an in-house meat cutter, we ensure that our customers get the very best, freshest products."

Perhaps the most impressive feature of the market is the beer and wine section—it truly outclasses most large stores and many specialty shops. The beer room boasts over 300 craft and imported beers including limited release items and hard to find styles.

Pam gives much of the credit for the store's neighborhood feel to the staff. "We really have the best staff around, and are a big part



stores that her father and grandfather started. "It's in our blood," says Pam. Over the years the business has changed from a larger store format to smaller, community-based market, but the underlying desire has remained the same. "We want to provide high-quality products to our customers."

As far as the limited shelf space in a 4,200 square foot space will allow, Beaumont Market provides

of the tradition and story of our market." The relationships and conversations they have with patrons allows them to keep a finger on the pulse of what customers are looking for. "We really encourage our clients to communicate with us, to let us know what they want." Make sure to drop in soon for a convenient, low-key alternative to a large market.

The Board of Directors welcomes letters concerning local neighborhood issues. Writers are asked to limit letters to 150 words. Letters may be edited for length and clarity and will be published as space allows, including on our website/blog (www.bwna.us).

BWNA Calendar

Monday, September 10th • 7:00PM

BWNA Board Meeting
Bethany Lutheran Church, Conference Room
NE 37th Entrance

Wednesday, September 12th • 9:00AM-10:30AM

Friends for Responsible Growth
4-story apartment building controversy
Council Chambers, City Hall
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Saturday, September 15th • 7:30PM

Wilshire United Methodist
Native American Fellowship
3917 NE Shaver Street
Book Sale **10:00AM - 4:00PM**
Chili Cook-Off **11:00AM - 1:00PM**
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Thursday, September 22nd • 7:30PM

L'Arche Benefit Concert
Madeleine Parish
3123 NE 24th Avenue
page six

Saturday, September 20th • 7:00PM

Cascadia Flute Circle &
Wilshire United Methodist
Native American Fellowship
Ed Edmo in Concert
3917 NE Shaver Street
page six

Monday, October 8th • 7:00PM

BWNA General Meeting
Bethany Lutheran Church, Fellowship Hall
NE Skidmore Entrance

Thursday, October 18th • 7:00PM

Taize Service
Bethany Lutheran Church
page twelve

Friday, October 19th

Deadline for ads and articles
for the November-December 2012 newsletter

Saturday, October 20th • 7:00PM

Cascadia Flute Circle &
Wilshire United Methodist
Native American Fellowship
Ed Edmo in Concert
3917 NE Shaver Street
page eight

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BWNA General Meeting
Bethany Lutheran Church, Fellowship Hall
NE Skidmore Entrance

BWNA's calendar is on the web!
Go to www.bwna.us and select BWNA Calendar

History of a house

By Serah Breakstone

For Ren Johns and her husband Zach, the house was meant to be. They were first time homebuyers and it was the very first house they looked at; instinct told them it was the right place for them. That was almost three years ago, and now that the house (built in 1912) is in its 100th year, Ren thought a celebration - a birthday party - would be in order. To prepare for the party and add some interest to the event, she decided to research the history of the house, going as far back as she could and digging up as much dirt as she could find.

Researching the history of a house requires a bit of creativity because sources of information are found in a variety of different places. Ren looked at historical neighborhood plats, records of deeds, archived newspaper articles, and blogs from other people doing similar types of research. So far, Ren has been able to determine that approximately 17 different sets of people have either owned or rented her house since 1930. As she went further back in time, the information available became more random. For example, she knows that the man living in her house in 1949 owned a '41 Buick. She knows that Henry and Harryette (with a "y") lived in her house in the early 1940's - he was a paper hanger and she was an avid bowler. She knows that in 1918 a man wanted by the police for "smashing an auto" lived at her address. Prior to 1930, ownership of her house is less clear. A 1922 plat indicates that her house may have been owned by the Swift Meat Packing Company. The company closed in 1966 but in its operating days it provided employee housing, mostly in Kenton but perhaps in Beaumont as well.

In researching the house, Ren also came across a lot of interesting history about the greater Beaumont neighborhood. Her area of the neighborhood (NE 36th between Skidmore and Prescott) was originally called the Willamette Addition and was platted in 1888. The oldest house in that area was built in 1904, so there was quite a lapse between platting

and actual development, which was apparently common at that time. She also discovered that the area covered by Wilshire Park was at one time owned by a single property owner and was platted for residential development. The property owner died and his heirs decided to turn the land into a campground, which - not surprisingly - caused much debate within the neighborhood. In the end, the city purchased the land in 1937 and established Wilshire Park.

For anyone interested in researching the history of their own house, Ren recommends a few good sources. The Rose City Park Neighborhood Association published a history book several years ago that provides a broad look at the history of that neighborhood as well as the surrounding area. (In fact, a large portion of the Beaumont neighborhood was originally part of the Rose City Neighborhood.) The Oregon Historical Society has also been a valuable source of information, as well as the Multnomah County archives, which holds deed records and platting information. Two blogs that Ren found useful were Vintage Portland (<http://vintageportland.wordpress.com/>) and Alameda Old House History (<http://alamedahistory.org/>). In addition, the City of Portland has developed a user's guide for researching your historic property, which can be found online at <http://www.portlandoregon.gov/bps/article/146266>.

But back to the birthday party. . . Ren has researched recipes (including a Rose City Park cookbook from 1914) and plans to make several dishes representing the various decades her house has spanned. A friend of their's is brewing a special beer, called the 933 Ale, named for the original house address. Some historic photographs would also be a nice touch, but she has not had much luck finding any old pictures of the area. She would love to hear from anyone who could provide historical pictures or add to her collection of information. You can reach Ren by emailing me (Serah) at sryano@comcast.net.

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Wistaria speed bumps replaced

By Dave Anderson

City crews removed the speed bumps on Northeast Wistaria Drive in July because they had become rough.

But during the three weeks that the safety devices were missing from the street, a serious accident happened near the intersection of Wistaria and 42nd Avenue, angering residents who questioned the delay in replacing them.

The city originally installed the Wistaria speed bumps on October 15, 2011, the last day of that year's paving season. But weather conditions weren't ideal and the asphalt began to come loose from the edges. The city made temporary fixes, but decided the four bumps needed replacing.

They were removed by crews on July 21. Different crews remove and replace the bumps and the work couldn't be done the same day, said Kyle Chisek, a transportation bureau planner. They were originally scheduled to be replaced on Saturday, July 28. City officials said the bumps weren't replaced that day because of a scheduling conflict, but didn't respond to questions asking for more detail. That night at about 4:30AM, a car with two people headed north on 42nd Avenue failed to make the left curve onto Wistaria, flew over the opposite curb and crashed head-on into a stone retaining wall.

There were no skid marks in the street and it's likely that the speed bump at 42nd and Stanton, a block from the accident, would have slowed the car and possibly prevented or lessened the impact of the accident.

A police sergeant at the scene said the two young people, a female driver and male passenger, would likely survive, but the woman was badly injured. Air bags and side-curtain air bags likely saved their lives, but the driver's legs were badly fractured when the front of the car crushed them.

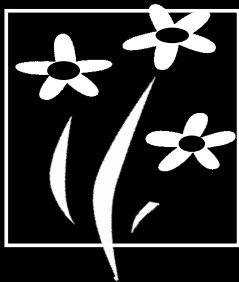
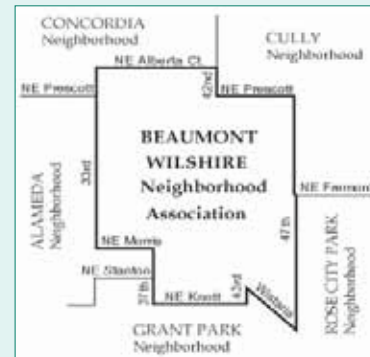
Since the speed bumps have been installed, speeding has reduced and there have been fewer serious accidents on the street.

Despite pleas from neighbors to replace the speed bumps sooner, the city delayed another week because Fremont Fest was scheduled for Saturday, August 4 and the city didn't want to cause massive traffic backups that day, Chisek said.

They were finally replaced on Saturday, August 11, except for the raised crosswalk at 42nd and Stanton, which was replaced the following week.

Beaumont-Wilshire Neighborhood Association Boundaries

All residents, property owners, government agencies, business licensees, and non-profit organizations located within the boundaries of the Beaumont-Wilshire Neighborhood Association may consider themselves members of BWNA. Membership is free. Members are welcome to attend any BWNA business meeting.



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L'Arche Portland hosts benefit concert

with local celebrities: Julianne Johnson and Michael Allen Harrison

L'Arche Portland announced it will host its second annual benefit concert, featuring Julianne Johnson and Michael Allen Harrison. The concert is on Saturday, September 22, 2012 at 7:30PM in the Madeleine Parish at 3123 NE 24th Avenue.

Renowned local artist Julianne R. Johnson has captivated Northwest audiences for more than 25 years. She shines in a wide range of musical genres, such as jazz, R & B, Motown, Broadway, gospel, and blues. What sets Ms. Johnson apart is not only her enormous talent, but also her ability to connect deeply with her audience. Most recently, her starring role in Club Morocco won her the Portland Area Musical Theater Award for Outstanding Actress.

Michael Allen Harrison touches his audience with his passionate renderings of jazz and classical piano. Mr.

Harrison is the founder of the Snowman Foundation, which has raised more than two million dollars for music education.

Ms. Johnson and Mr. Harrison will come together for one night in a benefit concert for L'Arche Portland, a community of people with and without developmental disabilities. L'Arche differs from conventional group homes in that caregivers live as family with adults with developmental disabilities. The arrangement creates a culture of equality, founded on a belief in the unique value of every person and our need for one another.

The Portland L'Arche community belongs to an international federation, with 137 communities in 40 countries. L'Arche International, founded in 1964 in France, is a global leader in engaging, honoring,

and celebrating people with developmental disabilities.

Tickets are \$25 in advance and \$30 at the door. All proceeds will go directly to support L'Arche Portland's work of creating home and building community for people with and without developmental disabilities. The event will also feature a raffle for a 7-day stay at a condo in Las Vegas, including airfare and tickets to Cirque Du Soleil.

For information, go to:

<http://www.larche-portland.org> or
call L'Arche at 503.251.6901



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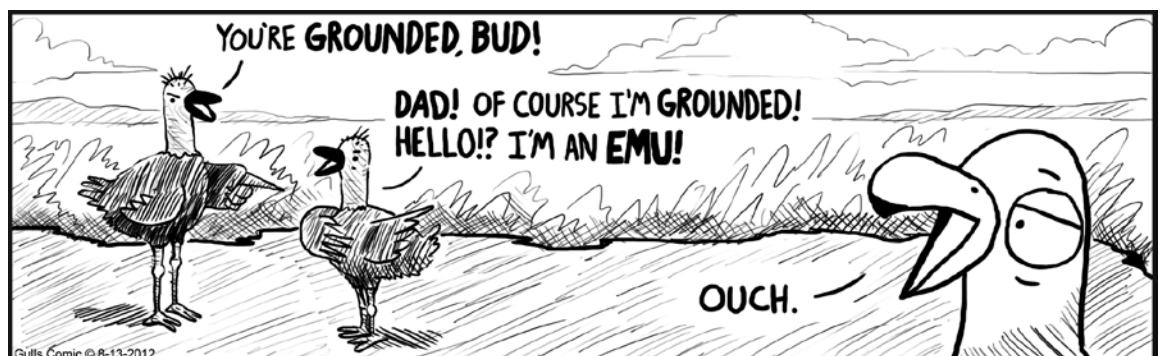
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Neighbors and police party together at National Night Out

By Al Ellis

The second Tuesday in August saw cops and residents celebrating together in Wilshire Park. It was the annual National Night Out Picnic, with crime prevention as the theme and community feasting the main attraction. Between 250-300 people, many with children in hand, made their way to the park on a breezy, sunny late afternoon to partake of potluck picnic foods, barbecue cuisine and an array of entertaining activities for adults and kids alike. Among the notables in attendance were local State Representative Lew Frederick (who will be a featured speaker at BWNA's October 8th General Meeting), Crime Prevention Coordinator Mary Tompkins, and several police officers including BWNA regulars Ryan Reagan and Anthony Hill.

Musical entertainment was provided by a zany group of talented local musicians (including former BWNA Treasurer David DeLaRoche and Beaumont Middle School Band Director Cynthia Plank) calling

to receive a free raffle ticket, good for prizes donated by local merchants. The raffle was held at the conclusion of the evening in two separate drawings—one for kids, the other for adults.

Earlier in the summer, BWNA's National Night Out Picnic was honored by Central Northeast Neighbors for its role in facilitating community involvement, which was certainly on display at this year's picnic.

BWNA made arrangements for the barbecues, provided the burgers, hot dogs, buns, utensils, and napkins. The barbecue cooking crew was comprised of BWNA Board member Tom Melville, Beaumont Business Association President Dan Johnson, and B-W resident Julie Yoho. Residents brought chips, salads, fruit, entrees, and desserts

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Thank you!

A Children's Place

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Beaumont Hardware

Environmental Fitness

Foot Traffic

Grand Central Bakery

Green Dog Pet Supply

New Seasons

Nike

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Hollywood Whole Foods

Yo Choice Frozen Yogurt

themselves "The Fighting Instruments of Karma Marching Chamber Band"—or something close to that. There was a special area reserved for children's activities and a crowd-pleasing canine unit dog named Marko, who was introduced by Officer Jason Pearce. Young and old lined up



Meet Northeast Portland legislators at October general meeting

By Al Ellis

In this unfolding political year, two local politicians who have already secured their seats in the Oregon State Legislature: Representative Lew Frederick (Democrat, Representative District 43) and Senator Chip Shields (Democrat, Senate District 22) have accepted invitations to be our featured speakers at the upcoming October 8th general meeting, which begins at 7:00PM and is held at Bethany Lutheran Church (corner of NE Skidmore Street and 37th Avenue, just across from Wilshire Park, with entrance to the meeting room down a walkway on the Skidmore side of the church). The two legislators will begin with opening remarks about the districts they represent, the issues they feel strongly about, and their assessment of the positives and negatives of legislative life. A question and answer session will follow.

Senator Shields was first elected to the state House of Representatives in 2004 and to the state Senate in 2009. Prior to that, he founded Better People, a Northeast Portland non-profit job placement center for people with criminal records. Better People has reduced the number

of repeat offenders in Oregon by helping people find living wage jobs, maintain sobriety, and turn their lives around. In the 2007 and 2009 Legislative Sessions, Senator Shields chaired the Public Safety Subcommittee of Ways and Means and recommended cost-effective crime reduction strategies to the legislature. Another of his priorities has been to reduce the cost of health care, and through his efforts health insurance companies now have to justify premium increases at public hearings.

Representative Frederick was elected in 2011. Prior to that, he was a spokesperson for the Portland Public Schools and played a leadership role in the fight for access to a complete and comprehensive education for every child close to home. During the 2011 and 2012 Oregon Legislative Sessions, he served as Co-Vice-Chair of the House Education and Human Services Committees and served on the Joint Committee on Legislative Audits and Information Management and Technology. Additionally, Representative Frederick has placed a priority on increasing economic opportunities and protecting and improving our environment, both

locally and globally.

It will also be an evening of remembrance for Gwen MacPherson, who served on the BWNA and CNN (Central Northeast Neighbors) boards, and passed away from cancer in early August. In many ways, Gwen was the heart and soul of BWNA, serving as Treasurer, organizing activities, and helping out whenever there was a need. Her BWNA and CNN colleagues will present a special honor in her memory.

Additionally, there will be a crime report by local officers (followed by Q & A) and updates on various Beaumont-Wilshire concerns, including the proposed apartment complex on Fremont, the preserving of the mural at the Wilshire Park pavilion, late-night noise at McPeet's, aircraft noise from National Guard training flights, and traffic calming issues. Residents are encouraged to participate in discussions and to air new concerns as well.

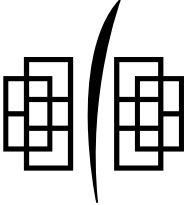
Snacks and refreshments will be available for your noshing pleasure.

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Wilshire United Methodist Native American Fellowship

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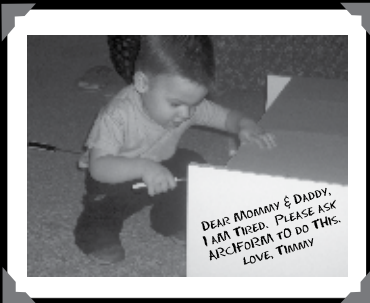
(BOOK SALE)

11:00AM - 1:00PM

(CHILI COOK-OFF)



All proceeds benefit global projects for women and children, hunger, housing and other issues that promote justice in our world.



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Taize Service

Bethany Lutheran Church, 4330 NE Skidmore at Wilshire Park, will be holding Taize Service prayer services on the third Thursdays, September 20th, October 18th and November 15th, at 7:00 PM. The services last half an hour. Taize prayer is a quiet, simple way of prayer through meditative singing. Short songs, repeated again and again, give it a meditative character. Singing in this manner becomes a way of listening to God, and allows everyone to take part in a time of prayer together. All are welcome!



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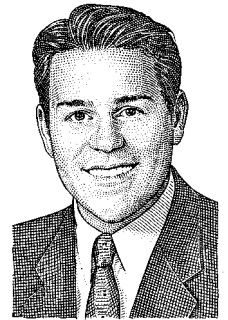


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neighbor

(n ā 'b ə r)

n.

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to share with neighbors. BBA donated hundreds of bottles of water left over from Fremont Fest. BWNA Board members set up a microphone provided by Bethany Lutheran Church, organized activities for kids, and assembled recycling receptacles donated by Central Northeast Neighbors. And 11 long tables along with close to 100 folding chairs were transported over to the park from Wilshire United Methodist Native American Fellowship by Boy Scouts from Troup 107, led by Scoutmaster Chris Labuhn. The scouts dutifully helped with setup and cleanup and were

available at a moment's notice to assist before, during, and after the event.

Last, but certainly not least, 16 businesses donated a wide assortment of items, ranging from fresh produce and desserts to generous gift cards. Here

is a list of contributing businesses in alphabetical order: A Children's Place; Amenity Shoes; Bagel Land; Beaumont Hardware; Environmental Fitness; Foot Traffic; Grand Central Bakery; Green Dog Pet Supply; New Seasons; Nike; Parsons Farms; Rocket Pizza; Shop Adorn; Umpqua Bank; Hollywood Whole Foods; and Yo Choice Frozen Yogurt.

Our thanks to all who contributed to the success of the picnic. It was a special night of food and fun, as well as a statement of neighborhood unity in the fight against crime.



Save the Date and Time: September 12th, 9:00 AM—10:30 AM
Friends for Responsible Growth
Council Chambers, City Hall



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