

“Digging deep,  
Shining a light”

INSIDE



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JULY 2023/ VOLUME 36, NO. 11

FREE

SERVING PORTLAND'S NORTHWEST NEIGHBORHOODS SINCE 1986 [f nwexaminer](#)

# Straight talk

## Downtown resident sees city's drug, homeless problems inside and out

BY ALLAN CLASSEN

News reports of the May 31 City Council hearing on the proposed daytime camping ban did not capture the tenor of the event.

None reported on the unending fusillade of f-bombs and vitriol aimed primarily at Mayor Ted Wheeler from a rowdy gallery dominated by homeless people and their advocates.

After a woman decried, “We’re coming for you, Ted Wheeler,” the beleaguered mayor merely classified the comment: “We’ve gotten into the personal threat phase of the council session.”

The news did not convey the unhinged anger, most extremely personified by a military veteran who warned council members to be afraid because he knew where each lived. After screaming for six minutes—four minutes over the time limit—two guards gingerly ushered him away.

“We heard you,” said Wheeler, in full damage control mode. “Thank you. We appreciate you. Thank you.”



Richard Perkins’ final sentence surprised many.

The invectives were not limited to those in mental health crisis.

One woman deftly parsed deficiencies in the ordinance before concluding, “You should burn in hell.”

After such epithets, shouts and cheers erupted from the crowd jamming the council chambers.

About 175 people signed up to testify, though before the six-hour hearing was completed, nearly half of

them were no-shows, perhaps worn down by the wait or intimidated by the audience. Supporters of the ban also spoke, though they were vastly outnumbered.

Most speakers tipped off their direction or were predictable based on age, dress and demeanor.

Richard Perkins broke the mold. The 75-year-old downtown resident spoke with calm confidence, eschewing loaded words and emotion.

“Before living in Oregon, I was a heroin addict, served time in both jail and prison and experienced times where I was unhoused,” he read from his script.

He did not look like a man behind such a biography. The honesty was gripping.

“I have compassion for those living on our streets. All people deserve housing, safety and dignity and a sense of purpose,” he continued. “I know quite a bit about our homeless population downtown because we share the public spaces with each other and interact daily.”

Seniors do not often speak of sharing public spaces with homeless people or of having daily interactions with them. He put himself above no one.

Any blame for Portland’s social crisis he placed on the incompetent delivery of services to those in need and on faulty approaches practiced by Multnomah County.

Cont’d on page 6



City officials see the streetcar as the center of a transformed industrial area.

## Streetcar coming with or without riders

BY ALLAN CLASSEN

Transit ridership is down across the country, including Portland.

The national share of workforce commutes by transit has fallen by nearly half since 1970, TriMet ridership is down nearly 40 percent since COVID, and Portland Streetcar weekday ridership on the North-South line is half of what it was in 2019.

Factors driving the trend—more people work at home and those who still commute are more likely to do it by car—are unlikely to be temporary.

Yet increased transit ridership is a key assumption of city planners and Portland Streetcar Inc., the nonprofit that manages the streetcar system, and no second guessing is heard from those quarters.

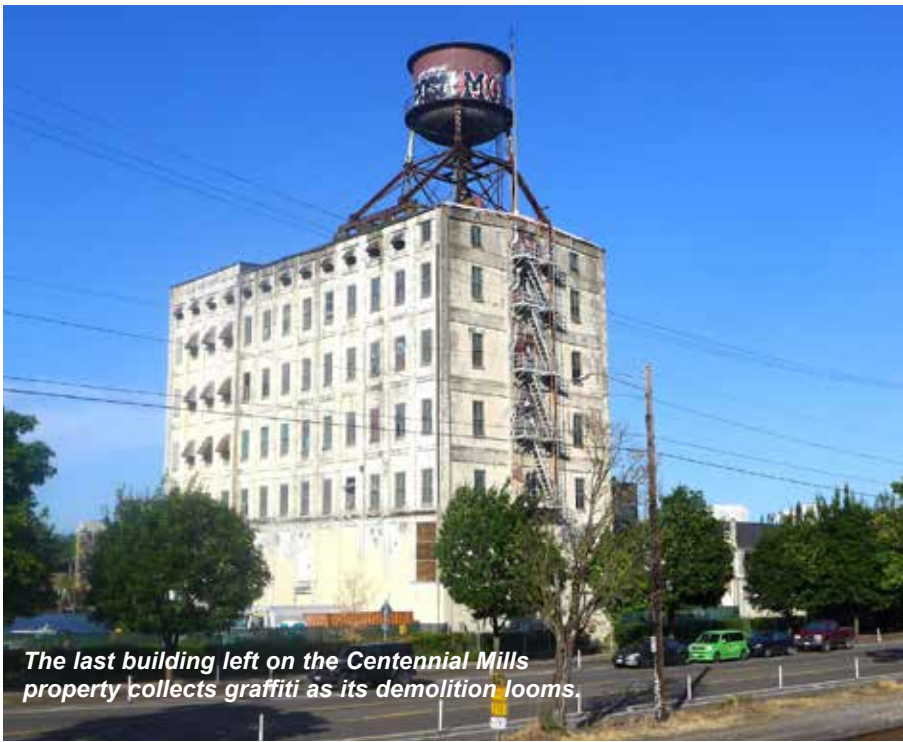
The proposed extension of the Portland Streetcar from Northwest 23<sup>rd</sup> and Northrup is gaining momentum toward its goal—construction of tracks to Montgomery Park beginning in three years. Those pushing the project express confidence that the train will carry lots of riders and lift the neighborhood along with it.

“We expect a full transformation of the district,” said Mauricio LeClerc, a project planning manager for the Portland Bureau of Transportation. “It will help get people riding transit and not driving as much.”

Bureau of Planning & Sustainability projections include about 3,000 new housing units in the Montgomery Park complex and former ESCO land, and up to 3,000 additional jobs in the area.

Cont’d on page 11

## Developer gets Centennial Mills for free, community benefits nil



The last building left on the Centennial Mills property collects graffiti as its demolition looms.

BY ALLAN CLASSEN

Tim Ralston and his development partners agreed to pay the city \$8.25 million for the Centennial Mills riverfront property, but he found a willing party to pick up his tab.

PacificCorp also has a particular interest in the 4.4 acre property at this time. It needed an easement to tunnel under the site to install a power line under the Willamette River, so

the company was willing to pay—coincidentally—\$8.25 million to Prosper Portland, the city’s development agency and owner of the land, for an easement.

How was Ralston able to close the deal using PacificCorp’s money? Prosper Portland gave him veto power over granting of the easement, and “the two of them negotiated directly” on the price, according to Sarah Har-

Cont’d on page 13



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**STROLL HOME AFTER HEARING MUSIC AT  
THE COMMONS AT THE PORTLAND HOSTEL  
*The Cornerstone Condominiums — Live in  
Portland's Central Arts District***



**1134 SW Jefferson Street, Unit #208**

Walk Score 98. Walk/bike paradise. A clean and neat *piéd à terre* for students, professionals or theater enthusiasts has recently installed LVP flooring, fresh paint and a new A/C. This petite but sweet unit is on the quiet side of the building and features additional storage unit, an in-unit washer and dryer, and a new shower. Lock and go is easy for occasional use or busy lives without any additional muss or fuss. Centrally located and near to bus lines, Streetcar and MAX. 1 bedroom, 1 bath 477 Sq. Ft., storage. RMLS #23194756. \$154,500.

**WHILE AWAY THE EVENING AT THE VALENTINA SUNSHINE  
CONCERTS AT HILLSIDE PARK  
*Then a Quick Trip Home to Northwest Portland's Goldsmith's Addition***



**2409 NW Raleigh Street**

Attention garden lovers — this 1927 home is a beguiling mixture of English Cottage and Cape Cod architecture and is surrounded by a botanical garden of established plants including rhododendrons, peonies, roses, azaleas, ferns, sycamore, crabapple and copper beech trees. The multi-paned glass front door and wood frame windows bathe the formal living room in south light. Spacious and light dining room opens to kitchen with work island and breakfast nook. The main floor bedroom has the benefit of an adjoining bathroom. Upstairs are two additional bedrooms and a full bath. A full unfinished basement is ripe with possibilities for use. An ideal location this tree-lined neighborly street in the Northwest Flats is a short distance to Legacy Good Samaritan Hospital, Slabtown, Con-way, Montgomery Park and transportation possibilities. 3 bedrooms, 2 full baths, driveway, 2,203 Sq. Ft. RMLS #23371250. \$860,000.

**WATCH THE 4TH OF JULY FIREWORKS FROM  
YOUR GLASSÉD GALLERY  
*The Park Place Condominiums in the  
Heart of The Pearl***



**922 NW 11th Avenue, Unit #1115**

The soft elegance and modern sophistication of this iconic architectural designed "shard" unit at the Park Place condominiums give it an edgy flair and make it stand out among the condo designs of the Pearl District. The design is augmented by 9'6" ceilings, the ideal 2 master suite floor plan, open, airy, great room and a floor-to-ceiling glass gallery extending the great room into open space. Pick any spot and be delighted by dramatic east facing wall of windows providing dazzling sunrise views of Mt. Hood.

2 bedrooms, 2 and ½ baths, 1,735 Sq. Ft., 1 deeded parking spot and 3 deeded storage spaces, gas fireplace, concierge. RMLS #232989350. \$869,000.

**WALK HOME FROM THE SYMPHONY  
*The Roosevelt Condominiums in the Cultural  
District***



**1005 SW Park Avenue, Unit #804**

It's so cute, we considered buying it ourselves. A petite *piéd à terre* studio at the historic Roosevelt Hotel, built in 1924 and listed on the Register of Historic Places. Buddy Holly, Ink Spots, Sammy Davis, Jr. and the Mills Brothers stayed here as it was one of the only hotels where color was no issue. The unit is on the top floor with high ceilings and views to the north of the city and a bit of the leafy Park Blocks. Freshly painted interior with granite kitchen, engineered hardwood floors, great room and sleeping space (a queen bed fits just right). Full bath with travertine floors, subway tile and a soaking tub shower. Steps out the lobby doors to an array of Cultural Arts. Studio, 449 Sq. Ft., beautiful lobby. RMLS #23144861. \$195,000.

**AFTER THE WATERFRONT BLUES FESTIVAL COME HOME  
TO THE NORTHRUP COMMONS CONDOMINIUMS  
*Penthouse with Elevator Private Entrance***



**2327 NW Northrup Street, Unit #20**

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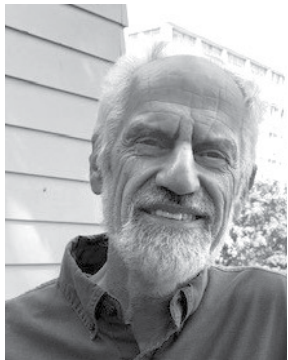
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*The Dan Volkmer Team*





# Reaping the whirlwind

Portland cultivated cooperative citizens by creating its pioneering neighborhood system in 1974. Neighborhood representatives were steered toward overseeing plans and regulations, making detailed recommendations and pursuing “best practices” of governance. Neighborhood leaders gained some influence and recognition from City Hall in the bargain. They were also tamed. They joked about torches and pitchforks but mostly stayed at home.

But that model has been turned inside out. The city stopped listening to citizens who followed the process and instead turned its favor to those who boldly demanded action, whether their aims fit within the lines or not. These voices tend to reflect public opinion on the issues of the day, and their organizations mobilize enough people to suggest that many more stand behind them.

Increasingly, City Hall has been sending the message that following the rules is for chumps—the people on top pay attention to those who exert political muscle—the more impolitely the better, it often seems.

The Northwest District Association, which has been wandering like Rodney Dangerfield—getting no respect—for a generation, may be absorbing that lesson. Its new president, Todd Zarnitz, speaks to the things his neighbors care about. This spring, he made a cause of the Portland Bureau of Transportation’s plan to ratchet up fees for residential parking permits six fold from \$195 to \$1,200 a year. He stirred the pot further by reporting that PBOT entertained the goal of raising rates to \$2,400 a year.

Zarnitz is also one of the newer NWDA representatives on a body advising PBOT on parking policy in the district. Most of his colleagues on the Northwest Parking Stakeholders Advisory Committee have gone along with the

approach that on-street parking should more closely reflect the market value of parking stalls, otherwise the city is subsidizing auto use and undercutting alternative transportation modes.

Zarnitz says he is not against higher parking costs in theory if his constituents are on board with it, but he reasonably assessed that they are not and

that they are largely unaware of the strategy unfolding in their name. A flood of online postings poured in, and large numbers of neighbors attended the May advisory committee meeting, at which the first annual increments toward charging \$1,200 by 2035 were approved by a 7-3 vote.

It’s the classic progressivism versus

populism divide: A select cadre studies issues and reaches conclusions that would not occur to casual observers, or a wide swath of citizens with more superficial knowledge react according to their perceived self-interests. The tension between a republic and a democracy was woven into the fabric of our nation, and increasingly democracy has become the catchword to describe where we are now.

When City Commissioner Mingus Mapps substantially downgraded the permit rate hikes approved by the SAC, some assumed that the commissioner was responding to grass-roots discontent. Political change is not that easy.

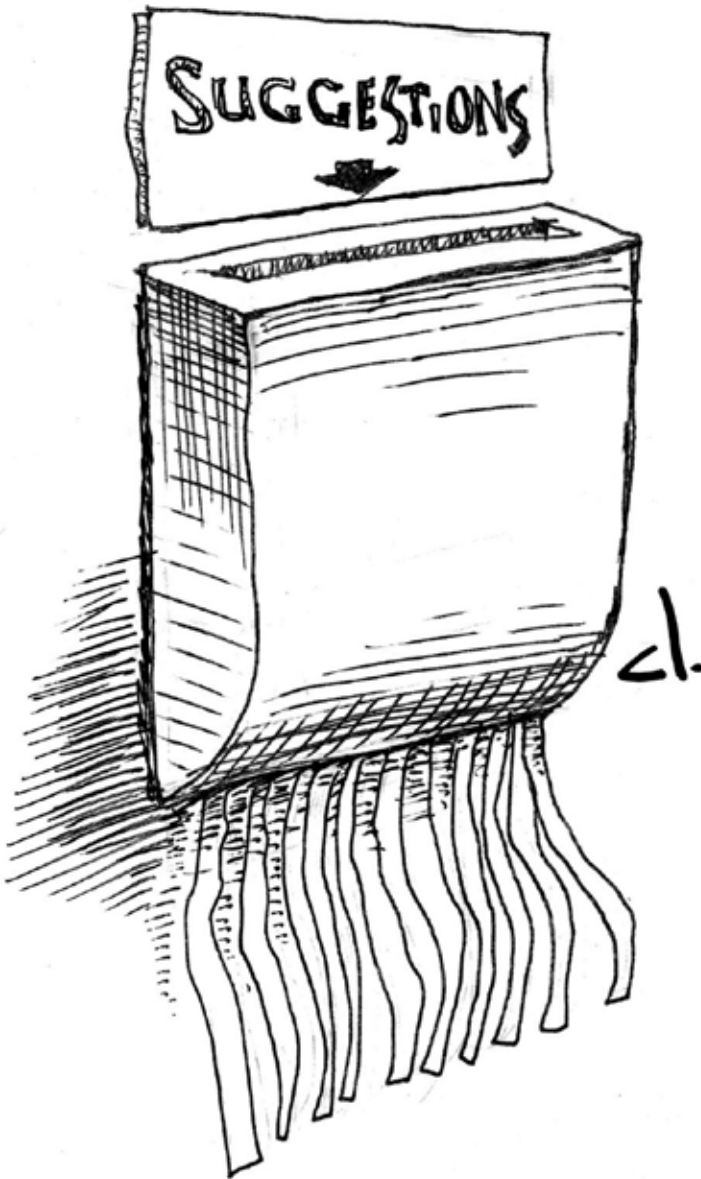
“This delay is not a reflection of a change in policy,” Mapps’ office clarified, describing it as a gesture toward “minimizing costs to Portlanders” in keeping with a citywide priority.

Mapps did not contact Zarnitz or permit opponents, which is telling. Political players know they have power when decision-makers come to them to learn what they want and what will satisfy them.

Under the new city charter coming next year, three council members will represent the Westside. The chances that at least one of them will champion local causes should be greater than under the current at-large council system. Neighborhood-initiated issues across Portland may get more attention, as will causes raised by other smaller or narrowly focused organizations.

Populism can spread like wildfire, which is not necessarily a good thing. It’s a blunt instrument. We have seen populism in America burgeon in this century in step with authoritarianism, social division and violence.

Where did it all start? Perhaps when ideas dropped in the suggestion box were ignored, while those who burned the suggestion box had their wishes come true. ■



## Readers Reply

Letters can be sent to: [allan@nwexaminer.com](mailto:allan@nwexaminer.com) or 1209 NW Sixth Ave., #303 Portland, OR 97204. Letters should be 300 words or fewer; include a name and a street of residence. Deadline: third Saturday of the month.

### Troubling associations

We write in support of Allan Classen’s editorial, “So you say you want iconoclasm,” in the June edition. We agree that the approach of the vandals who toppled public art in Portland mirrors that of the Taliban in Afghanistan, of the Communist Chinese in the Cultural Revolution and harkens back to the iconoclasm in Europe in the 16th century.

The topplings have been tacitly supported by various

city bureaucracies that uniformly failed to condemn the vandalism and return the sculptures to their proper places. As a result, it has now been 31 months that the city has held the sculptures hostage.

While the City Council resolved that the Thompson Elk Fountain be saved and then budgeted the monies for reconstruction, five other monuments (Abe Lincoln and Theodore Roosevelt in the South Park Blocks; George Washington, formerly on Sandy Boulevard; The Promised Land in Chapman Square; and Harvey Scott on Mount Tabor) are listed by the

Regional Arts & Culture Commission as recommended for permanent removal.

The opportunity to counter such ongoing iconoclasm will emerge in the fall of 2023 as these five monuments come up for public discussion. We urge citizens to speak.

Bill and Kit Hawkins, Chet Orloff, Mike Lindberg, Stephen Kafoury, Walter Weyler, Henry Kunowski, Brooke Best, Wendy Rahm, Catherine Thompson, Ginny Ehelebe, Kate Dickson

Cont’d on page 5

# The NW Examiner

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## Elisabeth 'Betsy' Shawl



Elisabeth "Betsy" Shawl, who grew up on Southwest Vista Avenue, died May 23 at age 82. Elisabeth Blanchard was born July 30, 1940, in San Mateo, Calif. She attended Ainsworth Elementary School and Lincoln High School before moving with her family to Washington, D.C., where she graduated from the National Cathedral School in 1958. She graduated from Oregon State University in 1962. She worked at the Oregon Graduate Center in Portland before marrying Edward T. Shawl and moving to Pennsylvania. She was a member of the P.E.O. International Sisterhood, the Daughters of the American Revolution and the National Society of the Colonial Dames of America. She is survived by her husband, Edward Shawl; daughters, Catherine Regalado and Jeannie Shawl; brothers, Sandy Blanchard and Bob Blanchard; and three grandchildren. She was predeceased by her son, Robert Allin Shawl.

## Lois Handel

Lois Laverne Handel, a longtime Portland Heights resident, died May 11 at age 95. Lois Todd was born in Stafford on Feb. 26, 1928. She volunteered at the Lincoln High School office and was active in the Altar Guild at Saint Stephen's Episcopal Cathedral, the Oregon Historical Society and the Assistance League of Greater Portland. She was a Campfire Girls leader and volunteered at

her children's schools. She married Ronald M. Handel and they lived in Portland Heights until his death in 1987. She lived the rest of her life in Claremont, Calif. She is survived by her daughters, Karen Bergevin, Sue Handel and Tricia Young.

## Dimitrios Touhouliotis

Dimitrios Touhouliotis, who owned and operated Demetri's Mediterranean restaurant on West Burnside Street from 1984-2007, died June 3 at age 82. He was born in Eptahori, Greece, June 8, 1941, and immigrated to Portland in 1968. The restaurant became the hub of the Greek community, hosting family events and celebrations at which Touhouliotis presided. The restaurant closed when he retired. He is survived by his wife, Lisa; daughters, Magda and Leah Whaley; sister, Yianna Doherty; brother, George Touhouliotis; and three grandchildren.

## Edward 'Andy' Miller



Edward Andrew Miller, a longtime Portland Heights resident, died June 15 at age 89. Miller was born Feb. 20, 1934, in Portland. He served in the Army in Germany and graduated from Linfield College in journalism. He worked as a photo-journalist with KPTV and the Port of Portland. He was a certified ski instructor and member of the Mazamas. In 1972, he married Kathleen Garnas. He is survived by his wife, Kathleen; daughter, Melanie; and two grandchildren.

## Martin B. Vidgoff

Martin Bruce Vidgoff, who grew up in the Northwest District and most recently lived at Care NorthWest Place, died June 19 at age 80. He was born Jan. 30, 1943, and graduated from Lincoln High School in 1961. He graduated from Harvard College and Stanford Law School and worked as a deputy counsel for Multnomah County. From 1978-2001, he was a staff attorney for the Oregon Court of Appeals, writing most of the landmark land-use decisions during that period.

## Death notices

**JOHN H. CAMPBELL**, 66, attended Sylvan and West Sylvan schools.

**ROBIN H. DROZ**, 67, former Northwest District resident and member of Trinity Episcopal Cathedral choir.

**MICHAEL FOX**, 64, 1977 graduate of Lincoln High School.

**LOUISE (LARSON) GRANT**, 79, attended St. Helens Hall.

**JOHN "JACK" HAMMOND JR.**, 80, on board of St. James Lutheran Church.

**LOIS HANDEL**, 95, a former resident of Portland Heights.

**ELISE MASAE ONISHI**, 89, 1952 graduate of Lincoln High School.

**PATRICIA PATTISON**, 78, volunteered at Cedar Mill Library.

**JOHN W. "JACK" SCHIFFER**, 91, 1949 graduate of Lincoln High School.

**PATRICIA TOAL TANGEMAN**, 76, worked as a physical therapist at Good Samaritan Hospital.

## ~ Margo (Jacobson) Greeve ~



Margo (Jacobson) Greeve passed away at almost 75 years of age on June 6, 2023, in Hope Village Memory Care, Canby, Ore.

Margo was for many years a respected member and leader in the Portland art community and a resident of the Pearl intermittently since 1992.

She was born in Eugene on Sept. 21, 1948. Her parents were Robert Miller of Hermiston, a senior executive at Janzen Swimwear, and Annabell Nilsen of Astoria, a librarian in the Portland School District. She is survived by her brothers, Donald and Brad Miller; her son, Brad Jacobson; and her loving husband, Gerry Greeve.

Margo attended Beaverton High School, graduated from Oregon State University and earned a Master's Degree in Art Education at Lewis & Clark College.

After graduation, she taught art and calligraphy for a number of years at Marshall High School. A single mom who raised a commercial airline pilot, she became a fixture in the Portland art world after



teaching school and selling fax machines, commercial real estate and office supplies.

In 1992, she sold her home in Westmoreland and founded the Margo Jacobson Gallery in the Honeyman Hardware Lofts in the Pearl District. This was a courageous move. She lived in the "just developing Pearl" in a small loft above her beloved art. She later moved to a 2,000-square-foot gallery space on the corner of Northwest 11th and Glisan.

Over the next decade, she developed a very successful and trend-setting gallery. She is credited with bringing internationally known art glass to Portland, featuring such stars as Maestro Lino Tagliapietro of Venice Italy, Dante Marioni, Fritz Driezbach, Richard Royal, David Schwarz, Benjamin Moore and many others. The potters, painters and sculptors who were shown by her gallery included many of the leaders in the Northwest and the nation. Over 15 of them are in the National collection at the Renwick Gallery of the Smithsonian Institute. She was active in the community with service on the Pearl District Association, Portland Art Dealers Association and as a board member for the Oregon College of Art & Craft and other organizations. She was held in high regard by all.

In 2003, she shut down the gallery and traveled



internationally with her husband. She visited over 50 countries, bringing a passionate love of exploring and soaking up the art and cultures of many countries. She traveled to India, Vietnam, China and Europe many times, and participated in numerous humanitarian projects in Honduras, Cambodia, India and China, as well as Oregon.

In between travels, she continued to row her single racing shell on the Willamette

River (along with friend Margaret Ward, she won a bronze medal in doubles at the Rowing Nationals Competition). She enjoyed skiing, snorkeling and sailing, and played golf, weather permitting, weekly.

In 2015, she began to expand and develop her own creative side. She wrote and painted two children's books ("Oregon's Special Animals" and "Yellowstone's Special Animals") which sold 5,000 copies over two years. In 2018, she showed and sold her watercolor painting series of 30 "Festive Bouquets" paintings at Art in the Pearl.

In 2021, as she began to struggle with the rapidly developing last phases of Alzheimer's, she, with a number of close friends, began a campaign to paint seasonal greeting cards for the children at Ronald McDonald House/Rood Pavilion at OHSU. Over the last two years, they made over 1,500 cards. This activity helped her maintain self-esteem and continue to engage with the beauties of the world.

Last summer, she enjoyed sitting in the Portland Rose Garden three evenings a week and weekly visits to the Canby Dahlia Gardens.

Her family will scatter Margo's ashes at Depoe Bay in late July. There will be a celebration of Life in September.

Memorial contributions may be given to Ronald McDonald House Charities of Oregon. <https://rmhcoregon.org/>



## On iconoclasm

Your editorial, “So you say you want iconoclasm” [June 2023], said succinctly and better than any other article I’ve read what I’ve been unable to articulate. It explains the issues of accepting Presentism’s unwillingness to seek to understand the wholeness of American history. The many inspiring perspectives in your paragraph, “Why are icons important?”...astounded and, well, inspired me. So many important words there: “bearers of culture, “representations of enduring values,” and best of all, “they encapsulate myth and belief transcending verifiable historical facts.” Beautifully said. Thank you.

Arliss Rey  
NW Shenandoah Terrace

## Thanks for clarity

I want to thank you for your clarity and fair mindedness in your reporting and editorials. You are a great asset to the community and your June 2023 editorial is a fine example of treating a sensitive issue directly with common sense. Thanks again and keep up the good work.

M. David Hooff  
NW Riverscape St.

## Trust the process

I find it a stretch to compare the statues of U.S. presidents to a statue of Buddha.

The Franklin Roosevelt and Abraham Lincoln statues were donated to the city of Portland by Henry Waldo Coe. Coe was a prominent wealthy white man with power. What say did any other Portlander have when these statues were donated and erected?

The George Washington statue was put in by the Regional Arts and Culture Council in 1927. Based on Portland’s lack of racial and cultural diversity in 1927, I would bet that the Regional Arts and Culture Council was a group of white people.

As a privileged white male, I will never know what it feels like to stand in front of a statue that honors a person who knowingly perpetuated systemic racism, oppression and advocated for the destruction of a race and culture. Bravery does excuse racism or advocacy for genocide.

Why don’t we trust in the process and see what this unknown group of people proposes for these statues? It seems clear that their proposal will be allowed input from all voices that want to be heard. Maybe this group is truly looking out for the good of all.

Jeff Cavanaugh  
NW Winston Drive

## Restore the presidents

Bravo for your June editorial. Vengeful and anonymous persons committed an anti-civic act of violence, and unelected bureaucrats ratified it by declaring that the presidents would not be returned to their plinths. Those presidents, like the rest of us, were fallible humans shaped by the prevailing values of their times. Unlike most of us, they achieved great things and earned our enduring honor. Restore and return the presidents to their plinths so that we and our children can continue to learn from both triumphs and mistakes in our national past.

Paddy Tillett  
NW 24<sup>th</sup> Ave.

## Mob engagement

Regarding the monument replacement and Jeff Hawthorn’s comment that “there is no community engagement process to engage in yet,” it seems to me that there was plenty of “engagement” by mobs bent on the destruction of a once beautiful city. We need a city administration that protects those statues and monuments.

Joane Forsstrom  
NW Big Fir Court

## Power but no plan

Regarding “Power to the people” [June 2023], Mr. Zarnitz is making an easy choice—no increased costs—but articulates no plan to manage parking in Northwest. Our neighborhood is growing, but street parking will remain relatively fixed. How does Mr. Zarnitz intend to divvy out parking permits going forward?

Jeremiah Via  
NW Hoyt St.

## Ramp rebuilds frustrating

I did not enjoy reading your article “Power to the people” [June 2023] because you are absolutely right. We don’t trust the Portland Bureau of Transportation.

I am frustrated with the ongoing ADA ramp rebuilds. They demolish a reasonable ramp and replace it with one that is nearly indistinguishable from the one it replaced. It’s senseless and wasteful.

Rather than addressing the essential needs of accessibility in our neighborhoods, these ramp rebuilds have turned into a spectacle turning molehills into mountains. The excessive time, resources and bureaucratic tail-chasing implicated by these projects are astonishing. It begs the question: Why do it right the first time when we can redo it twice using revenue from parking controls neighbors didn’t want in the first place?

It is disheartening to witness such myopic nitpicking and misallocation of resources. There are ramps that are much worse on the next corner over. There are unpaved streets throughout the city and potholes that cause real damage.

Portland is sick and not getting better. Instead of efficiently and effectively addressing the needs of the community, these projects illustrate Portland’s inefficiency and propensity to waste opportunities. PBOT needs to prioritize practicality, fiscal responsibility and common sense.

Keep up the great public service journalism, Allan.

Max Brunke  
NW Pettygrove St.

## Strange priorities

Portland Parks & Recreation spokesperson Mark Ross surely regrets accidentally sending his email intended for a co-worker to a homeowner who had contacted PP&R to question the rustic fence design in Fields Park [“Two can play cowboy games,” June 2023]. He advised the colleague not to engage residents if they “reiterate complaints” and said “we have limited capacity and must move on.”

Mr. Ross’ “limited capacity” is for respectful consideration of the people who pay his salary, who love Fields Park and have some aesthetics. This “Little House on the Prairie” fire and splinter hazard belongs around a steakhouse—not in Fields Park.

Thanks for your great article, Allan. This picture (below) is of PP&R employees busily removing these horses a mere 15 hours after they were tied to the railing. In contrast, it took five days to remove a woman who had been sleeping on a park bench for two nights then in a bright green tent for three days. Ah—the City That Works had strange priorities.

Nancy Hogarth  
NW Overton St.

## Dog lovers rule

I’m no fan of Portland Parks & Recreation, based on their modus operandi with Tanner Springs. But I’ve come to better see why they may find the denizens of the Pearl to be royal pains and thus discourage dialogue over non-issues.

I say this based on the fact that dog lovers rule to the point of having repeatedly stolen (out of resentment) the signage at Tanner Springs, which indicated “no dogs” and why. The why being to protect the native grasses, wildflowers, nesting birds and water flow. Indeed, Portland Parks got so tired of having their own signs stolen that the Pearl District Neighborhood Association paid for more and better signage out of private funds. All of which were promptly stolen, I can only assume by resentful dog owners.

As for Fields Park, the dog situation is far worse. Portland Parks wouldn’t have needed to install any fencing if Pearl dog owners were more respectful of the sensitive plantings. And the dog owners there typically don’t adhere to leash requirements, making the expansive lawn inhospitable for other users, including families with small children.

Remember children? It seems we now live in a society where dogs have usurped this parental instinct. Guess what, I really do like dogs. I also like children. I also like people who are respectful of shared public spaces.

When I heard of the discontent that this wooden fencing was out of place in a concrete jungle such as ours, I could only think: “Does anyone ever ponder just where all those plastic bags full of poop end up?”

Get your priorities straight, Pearl residents. Dogs are great, but rude dog owners are not. Consider why Portland Parks had to install fences in the first place.

Karla Powell  
NW 11th Ave.

## Corrections:

Our cultural editor was out to lunch last month. In our story on former Rose Festival Queen Lloyde Livingstone, we misspelled the last names of conductor/composer Annunzio Paolo Mantovani, composer Édouard-Victoire-Antoine Lalo and KBOO co-founder Lorenzo Milam.

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The Behavioral Health Resource Center was forced to close for two weeks in April due to staffing problems and an inability to keep the surroundings clean and safe.

"Straight Talk" cont'd from page 1

"Irrespective of the reason someone is homeless, once homeless, it is easy to understand why people are self-medicating," he said. "We need people who can make and execute a real plan and help provide a future for people after homelessness."

These sympathies are common coinage in the social service sector and among those calling for more robust public assistance. Had Perkins left the witness table at that moment, most would have chalked him up as an opponent of the ban.

Heads turned with his final sentence: "These ordinance changes are a good start."

Those roundly jeering camping ban supporters barely had time to register their disapproval.

"That was smart," Perkins' friend Bob Davis said later.

Davis and Perkins co-chair an independent task force that monitors the

Behavioral Health Resource Center, and both men are active in the Downtown Neighborhood Association.

Saving the verdict for the end pulled listeners through his discourse, Davis said.

Perkins told the NW Examiner later that he was not eager to draw attention to his life story, but City Commissioner Dan Ryan advised him that his message would have greater impact if he did.

Later, Ryan confirmed their prior exchange and affirmed Perkins' effectiveness at the hearing.

"He told his truth," Ryan said. "That always has credibility."

Main mission

Though Perkins found the lack of decorum exhibited in council chambers by the "direct action folks" counterproductive, he did not dwell on the matter or want follow-up coverage to center on the culture clash.

"Our job is to show that we are not anti-housing and that we have compassion for those living on the streets," he told the Examiner. "We want the significant number of homeless who have behavioral health illnesses to get into treatment for their illness. That requires a continuum of treatment options in which people are in various levels of shelter until housing is ready for them.

"All of this requires good data on those living on the street. The county won't collect it," he said.

That's where he believes the large, sanctioned campsites championed by Wheeler could make a difference. By tracking the progress of individuals in onsite recovery services, it would be possible to learn which approaches work better than others and to tailor services to the population at hand. And restricting unsanctioned camping should divert a greater share into the city-run camps.

"The mayor's plan is a pretty compassionate way to get the data and get people into treatment," Perkins said.

Data first

Perkins collects his own data while on his daily walks through downtown. He will not approach groups of drug users who seem threatening, but in other cases, he strikes up a conversation.

His opening line is, "What are you using?"

He offers no smile or cheery banter, just an earnest gaze that says he is there to learn.

On a recent walkabout with Perkins, this technique led to some free flowing sidewalk conversations. When they

asked him if he was a user, Perkins told of his past heroin addiction.

When he opens that door, almost unfailingly, "they really engage," he said.

He hears descriptions of the effects of various drugs, details of street life and feelings of social disapproval. Sometimes people talk about the families left behind but still on their minds.

On this day, a woman apologized for her broadside at Perkins and his generation for making life terrible. After he accepted his share of the blame, she toned down and apologized for her outburst.

Through such conversations, Perkins learns why addicts and homeless people came to Portland, and how the arc of their addiction keeps them on the streets. He learns of the programs and outreach workers they have encountered and their past efforts at recovery. He mentally catalogs the information, knowing that only scientific polling and analysis can be used to design and administer effective programs.

Perkins does not pretend that his street encounters have therapeutic benefit in themselves, though they convince him that solutions are possible.

Perkins is no fan of the housing-first model prioritized by Multnomah County. Taking an addict straight from the street into an apartment does not address their underlying problem. Meanwhile, the apartment buildings where "housing-first" has been attempted "are just getting trashed," he said.

Moving addicts from the street to sanctioned camps and temporary shelters may be indirect, but he considers recovery a journey without shortcuts.

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Partnering with Neighborhood House for Sparrowhawk Native Plants' annual native plant sale (photo: Tara Lemezis)

Volunteers at a Stormwater Stars Workshop. Learn more at stormwaterstars.org (photo: Lorena O'Neill)

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6 Northwest Examiner, JULY 2023 / nwexaminer.com



“Addiction is strong” and cannot be remedied by cleaning up or detoxing. People must find a substitute for the drugs they use to cope with their underlying psychological need, he said.

Personal path

Living along the California coast in the 1970s, he surfed a lot and got into drugs. He overcame his addiction with the help of rehabilitation services, though he relapsed repeatedly before staying clean. His three-year penitentiary sentence was related to his addiction, he said.

After kicking his habit, he returned to college and earned a master’s degree in urban planning and administration.

Getting hired by a bank despite a felony conviction involved a loophole that he recognizes may not exist in today’s employment world. On his application form, he was asked if he had been convicted of a crime related to fraud or financial misconduct. Because he could honestly answer no, he was hired and he then seized the opportunity. When later offered a promotion entailing a background check, he shared his past with his supervisor and the independent bank examiner, who “didn’t care.” His performance had superseded his checkered past, and he enjoyed a long career in banking and commercial real estate, rising to a position as senior vice president at U.S. Bancorp. He moved to Portland in 1988.

Perkins’ description of Portland’s predicament is neither novel nor controversial. Yet his life on both sides of the divide and his ability to communicate hard-earned lessons bear rereading.

“Portland has always had a homeless population, and drugs and mental illness were often correlated with it, but never like we are seeing today,” he testified at the council hearing.

“Over the past several years, the use of new and more addictive drugs among the unsheltered has grown dramatically and along with it, the intractability of the solutions for homelessness.

“Cheap, plentiful, and defacto legal drugs supplied by sophisticated cartels have changed the safety and livability environment for everybody, housed and unhoused alike. It has devastated the minds and reasoning ability of users and created unintended consequences.

“Now we need to provide a path from addiction to a more stable life which eventually includes housing and for many, a job, a sense of self-worth, and with it, dignity.”

Janie Gullickson, director of the Behavioral Health Resource Center, has come to admire Perkins’ love for the community and commitment to bring about change. His ability to connect with drug users on the street amazes her.

“There’s a lot of passion in a calm package,” Gullickson said. ■

“This requires good data on those living on the street. The county won’t collect it.”  
— Richard Perkins



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# Food Front seeks \$1 million loan to reopen store

## Funds needed to write operating plan

By **ALLAN CLASSEN**

Food Front Cooperative Grocery board members are confident of obtaining a \$1 million loan to retire debts and reopen the store at 2375 NW Thurman St.

At a meeting on the store’s parking lot attended by about 45 members late last month, board Chair Mike Grivas said a loan at 7.5 percent interest may be finalized within days. The board is also considering a \$2 million loan at 12 percent interest. Both are “hard money” loans based on the value of the collateral, the co-op’s building and land valued at a combined \$5 million.

A loan would be used to pay off an approximately \$325,000 balance owed Beneficial State Bank as well as other loans and overdue operating bills. Board Treasurer Tom Bussell said the store’s electricity was recently shut off for nonpayment, though power has since been restored. About \$100,000 is also owed food vendors, he said.

Beneficial has granted 90 days forbearance, but could begin foreclosure protocols Sept. 4, Grivas said.

An attempt to secure a conventional loan from a local credit union cannot proceed until the board produces a credible operating plan, a plan the board says it needs time and professional consultants to prepare.

Options on the table include:



Food Front board members delivered grim news about challenges to reopening the store.  
Photo by Wesley Mahan

- Opening a new version of Food Front.
  - Partnering with a like-minded specialty grocery store or co-op.
  - Developing the property with a grocery store on the ground floor.
  - Selling the property.
- “All viable options will be presented to the members for consideration and a vote,” the board promised.
- That is easier said than done. Digital membership records are incomplete and inaccessible due to computer passwords known only by unreachable former employees. The board intends to hire an attorney who specializes in organizational governance to devise a plan to contact members via phone,

mail, newspaper announcement or other means that would be deemed reasonable by a court of law.

Membership verification is not only important to determine who is eligible to vote. It is also needed to sort out who may be entitled to a share of surplus assets in the event of a sale. Memberships sold for \$150, and the board estimates about 10,000 members.

Crude arithmetic assuming a \$5 million sale and \$1 million in outstanding obligations would suggest a settlement of about \$400 per member. Expectations of walking away from the wreckage with a bundle of cash have never come up at board meetings, in which the clear consensus is to revive the co-op by all means necessary.

Food Front has no reliable records as to who is a member or how to contact them, much less having the means to determine which are deemed to have the rights of active members by virtue of having shopped at the store in the past two years or having voted in that time.

Meanwhile, the co-op absorbs \$20,000 in monthly expenses as it struggles to accomplish the most basic tasks.

Members tried to organize a potluck/swap meet/fund raiser in the co-op parking lot in June, but problems with coordinating the scheduling, invitations and unlocking of the security fencing reduced the event to a handful or two of people.

Many members want to know how they can help through volunteering. That endeavor is limited by a union contract prohibiting most volunteer labor. The contract with Local 555 of the United Food and Commercial Workers International Union remains in effect for a year after the store closed, giving former workers the right to return if the store reopens by next April 24.

The co-op is accepting donations through a GoFundMe campaign ([gofundme.com/f/save-food-front](https://gofundme.com/f/save-food-front)) to help cover carrying costs until a long-term direction is approved. About \$10,000 has been received to date. ■

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# GREATER NORTHWEST PORTLAND DEVELOPMENT MAP

## 23 MARSHALL

Vancouver, Wash.-based developer C.E. John Properties LLC intends to sell its development site at Northwest 23rd and Marshall after obtaining city approval to erect a five-story, mixed-use building with 74 living units in 2022. Current economic conditions and recently adopted restrictions on landlords were cited as reasons.



## PROPER HOTEL

Demolition is underway at Northwest 12th and Irving streets in preparation for construction of Proper Hotel, a nine-story building with underground parking. Proper Hotel is a luxury chain with hotels in California and Austin, Texas.



## TERMINAL 1

Terminal 1, a riverfront property at 2400 NW Front Ave. now owned by Lithia Motors, is a preferred site for one of the three large sanctioned camp grounds to be created by the city of Portland.



## ESCO PROPERTY

While recognizing the ready market for last-mile distribution centers, such as Amazon Prime, owners of the former ESCO industrial property say they are not interested in uses providing few jobs while generating high traffic volume. "We're very interested in doing the right thing," said Brian Ames of the ownership group named 1535-A1 LLC.







## MAY APARTMENTS

The arson fire that destroyed the May Apartments at 1410 SW Taylor St. on May 16 has caused Southwest 14th Avenue to remain closed due to fear that the wreckage may collapse. The street will be opened after the two upper levels have been taken down.

## 1326 SW 12TH



An 1890 Italianate house in downtown is for sale for \$689,000. A realtor's sign highlights the potential for high-density redevelopment. It now contains a frame shop, two second-story apartments and a basement formerly used as a beauty shop. The John S. Honeyman house next door, occupied by law offices, is on the National Register of Historic Places.



Proposed Under Review In Construction Other

For an interactive and continually updated version of this map, visit:  
NextPortland.com  
Also see the development map maintained by the Goose Hollow Foothills League:  
[goosehollow.org/images/GooseHollowDevelopmentMap.pdf](https://goosehollow.org/images/GooseHollowDevelopmentMap.pdf)





# Escape From New York Pizza shares the pies



Not many restaurants that were around when Escape From New York Pizza opened in 1983 are still in existence.

Founder and owner Phil Geffner, himself an escapee from New York City, is so grateful that he's giving food away—at least once a year on Free Pizza Day. Last month, a free slice of pizza and drink were served to everyone joining the line at 622 NW 23<sup>rd</sup> Ave.

Geffner was at the head of the line, greet-

ing old friends and regulars along with a procession of newcomers destined to be strangers no longer.

Geffner, who lives a short distance from his business, has been involved in community affairs over the years. He has taken his entire staff on vacations to Hawaii.

Why does he do it?

“It’s the sense of community,” he says in an accent that reveals his roots, “You can’t beat it.”



## Café Nell sent back to drawing board

A simple line drawing is apparently not enough to satisfy the Bureau of Development Services, which is considering an application by Café Nell, 1987 NW Kearney St., to allow a permanent structure on the restaurant’s parking lot.

Café Nell’s owner, Vanessa Preston, is applying for “non-conforming situation review” to expand restaurant activities on the parking lot, which it leases. The property is in a residential zone in which existing commercial uses may continue but not expand or intensify their operations. A temporary dining structure on the parking lot has been allowed under relaxed rules put in place during the pandemic.

The applicant must demonstrate that expanded usage will not negatively affect neighbors. In this case, the households adjacent to Café Nell have both complained persistently about excessive noise in the evenings and other disruptions. Because the property is within the Alphabet Historic District, it must also satisfy design guidelines.

The Northwest District Association notified the city that it will only go along with the application if mitigation measures are undertaken and a good neighbor agreement is reached with the affected neighbors. It found the hand drawings submitted by the applicant in April inadequate to interpret.

Don Kienholz, senior city planner for BDS, had intended to reach a decision in May, but a BDS spokesperson notified the NW Examiner last month that an extension has been provided “and we are waiting on them to provide additional information in order to proceed with our review.”

# NOBBY NEWS

Vol. 29, No. 7 “News You Can’t Always Believe” JULY 2023

## Celebrating Amnesty Month

Upon learning that a copy of “1984” checked out in 1958 from the Multnomah County Library was returned recently without an overdue penalty, we at the Nob Hill Bar & Grill wondered what treasures we might receive if we granted amnesty—no questions asked—to people returning valuable items taken from the premises.

Perhaps fine Early Renaissance art pieces accidentally slipped in the backpack of a customer who was too embarrassed later to admit his mistake.

Perhaps the size 19 left sneaker once worn by Arvidas Sabonis that walked home with an exasperated father who thought he had found a solution to his kid who kept outgrowing his shoes.

Or maybe the restroom key attached to a ping pong paddle that proved to be second-rate against players who were still sober.

Whatever the reason, proprietors of the Nobby will ask no apologies and issue no fines related to all valuables returned this month.

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Above: A public market in the American Can Co. building, which is now used for parking, is envisioned directly east of Montgomery Park.

Left: Two major property owners control most of the land between Northwest Vaughn and Nicolai streets.

"Streetcar" cont'd from page 1

A multimedia presentation to the Northwest Parking Stakeholders Advisory Committee last month uttered not a word about declining transit patronage in the time since the loop to Montgomery Park was first floated about 15 years ago.

The end is in sight, and it's Montgomery Park or bust.

"There is a need to move as quickly as possible," affirmed Shawn Canny, a PBOT planner, who said approval of this route is going to the City Council later this year. "We are working to finalize formal cost estimates."

Why now?

"The former ESCO site is primarily vacant right now," Canny said, "so there's an opportunity to consider what might serve the community better than what would otherwise be developed on that site under its current land use."

From the start, the streetcar has been touted as more than a transportation system. Its capacity to spur development is

its top selling point.

"Fifty percent of all housing in Portland has been built within a quarter mile of an existing streetcar line," Canny said.

But if the streetcar is not also an effective commuter choice, the wholesale development on the horizon may inundate the residential district to the south with traffic and demand for parking.

Northwest District Association representatives have been hearing broad claims of the streetcar's benefits for years, but they consistently turn the topic toward its effectiveness as a people mover and whether an extension through the currently vacant industrial land north of Northwest Vaughn Street is the best way to serve current residents of the district.

Moreover, they say transit improvements and zoning changes should put public needs above private real estate speculation.

"There is a significant zone change that would quite literally result in a windfall for the property owners, and there is no apparent hardship that is driving this zone change," said Steve

Pinger, a member of the SAC and Northwest District Association board.

"The question NWDA has brought up for seven or eight years is, 'Why is streetcar leading this process rather than following it?'" Pinger asked. "It feels like streetcar may or may not be the appropriate answer to the transportation needs of the redevelopment of this part of our city, and streetcar is absolutely leading the planning process and rezoning."

NWDA President Todd Zarnitz, who is also an SAC member, shared Pinger's perspective.

"It is curious that the streetcar is leading the development effort," Zarnitz said. "That doesn't make a lot of sense unless it's being used as a lever to change the zoning up there."

Property owners have an outsized role in deciding where streetcar lines are built. About 15 percent of streetcar line construction costs are borne by adjacent property owners, according to Portland Streetcar Director Dan Bower. Special city-administered taxing districts, known as local improvement districts, assess property owners along the tracks and within up to four blocks.

A majority of affected property owners must approve creation of an LID. Establishing an LID becomes a matter of finding a geographically concentrated group of owners who see benefit from a streetcar line and are willing to help pay for it. To obtain majority support for an LID, sections where property owners are skeptical are left out and are not taxed.

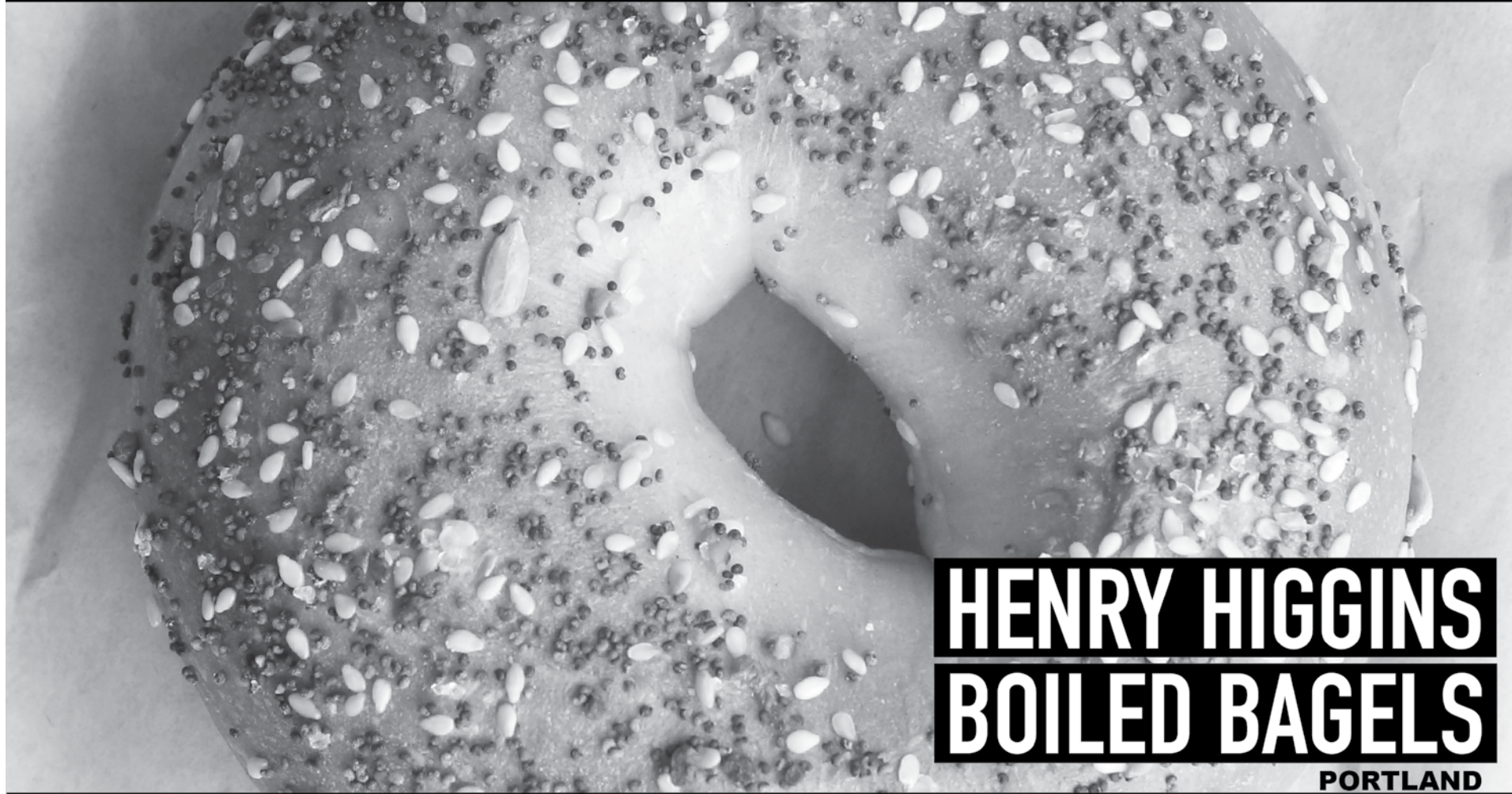
Bower said the LID formation process tends to put the burden on property owners with the most to gain from being on a streetcar line and the often-associated zone changes.

"There's no locked in equation here," Bower said, but the premise is "that those who are receiving the most benefit from the land-use change and the opportunity created by that should be the ones who are paying a vast majority of the LID."

The opportunity created by upzoning was described by SAC member Dan Anderson as "the horrendous value pop that will accrue to landowners" in the industrial area north of Vaughn Street.

Anderson would like to see some of that extra value invested in additional off-street parking in the core of the Northwest District. ■

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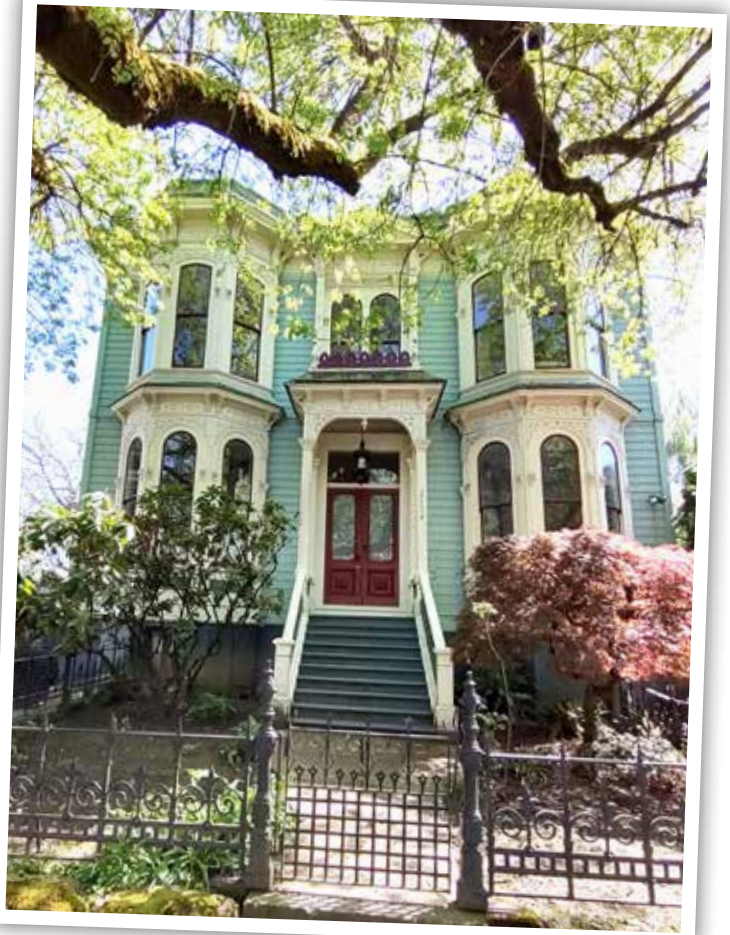


# Going Back



City of Portland (OR) Archives, AP/24636.

A Civic Emergency Relief Project in 1933 tackled construction on Northwest Leif Erikson Drive.  
City of Portland Archives, AP/24636.

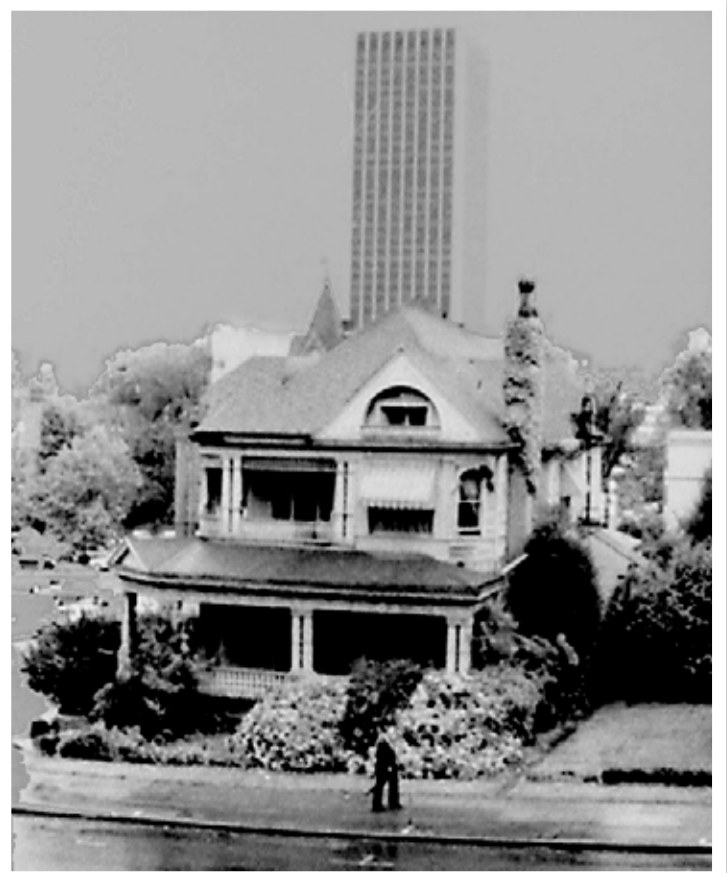


This 138-year-old High Victorian Italianate house at 2134 NW Hoyt St. was the last home of Ben Milligan and Jerry Bosco, architectural preservation activists who founded the Bosco-Milligan Foundation, operator of the Architectural Heritage Center.



Portland Archives, A2001-045.988.

The Jacob Kamm residence at Southwest 14th and Main streets in 1946.  
City of Portland Archives, A2001-045.988



A house at Southwest 16th Avenue and Clay Street looking northeast toward downtown in 1979. A PGE substation now occupies the site.



Sewer - Thurman St 1-14-35

A crew works on the Northwest Thurman Street sewer in 1935.



A horse is shown in front of the California building at the 1905 Lewis & Clark Centennial Exposition.





David Dysert



Larry Mazer

Centennial Mills was a complex of 12 buildings erected beginning in 1910 to process wheat, once the state’s largest export.

"Centennial" cont'd from page 1

pole, project manager for Prosper Portland.

The three-legged transaction may satisfy the parties behind it, but some are asking what’s in it for the public. What about the Pearl District Neighborhood Association, which has been persistently involved with Centennial Mills’ fate, including a campaign persuading the city to turn the century-old mill complex purchased in 2000 into a public attraction?

Harpole outlined the arrangement before the PDNA land-use committee in May. She said tunneling would weaken the ground, reducing the potential height of future buildings on a portion of the site, making it unsafe to erect 250-foot-tall buildings, which the zone allows. Instead, a height of 75 feet would be the maximum feasible height on perhaps a third of the parcel.

Although historic preservation was a major component of earlier schemes, Prosper Portland is not requiring Ralston to save the 1910 flour mill, the only remaining structure on the site having historic significance.

Larry Mazer, whose condominium is on the adja-

cent property, questioned Harpole as to why a partial loss of development potential should remove all of its economic value.

“Can you understand why the neighborhood can question this deal when the sale price is zero?” Mazer asked.

Later, he repeated points he raised at the Zoom meeting, for which committee Chair David Dysert said the recording has been lost. “The part that bothers me is that Prosper Portland saw no further value in the property,” Mazer said. “That’s preposterous.”

Mazer, who has followed the gradually diminishing course of the site for years, believes a public amenity, park, river access or some type of community attraction should have been part of the deal.

“The neighborhood had no seat at the table, no chance to have our two cents,” he said. “This was the ideal time to say, ‘Here’s what we want out of this deal.’”

Dysert conceded that Harpole’s latest revelations were “tough news,” but did not challenge the agency’s

actions.

At the following meeting of the PDNA board, Dysert glossed over the topic, saying merely that the site was “very complicated” and “we will work very closely” with the parties involved.

Asked to further explain Prosper Portland’s thinking in letting Ralston get the property without his own money and without specific public benefit, Harpole said, “We didn’t want [to approve the] easement without his [Ralston’s] consent.”

Still, some consider the Centennial Mills site so entangled with logistical, environmental and regulatory obligations that Ralston still may opt out of proceeding.

Committee member Glenn Traeger said he would not be surprised if the property has little value.

He wondered if turning the land into a park, the city’s original intent in 2000 before PDNA intervened, would not be the best outcome after all.

“Even though it sounds kind of weird, maybe that’s the best route,” Traeger said. ■



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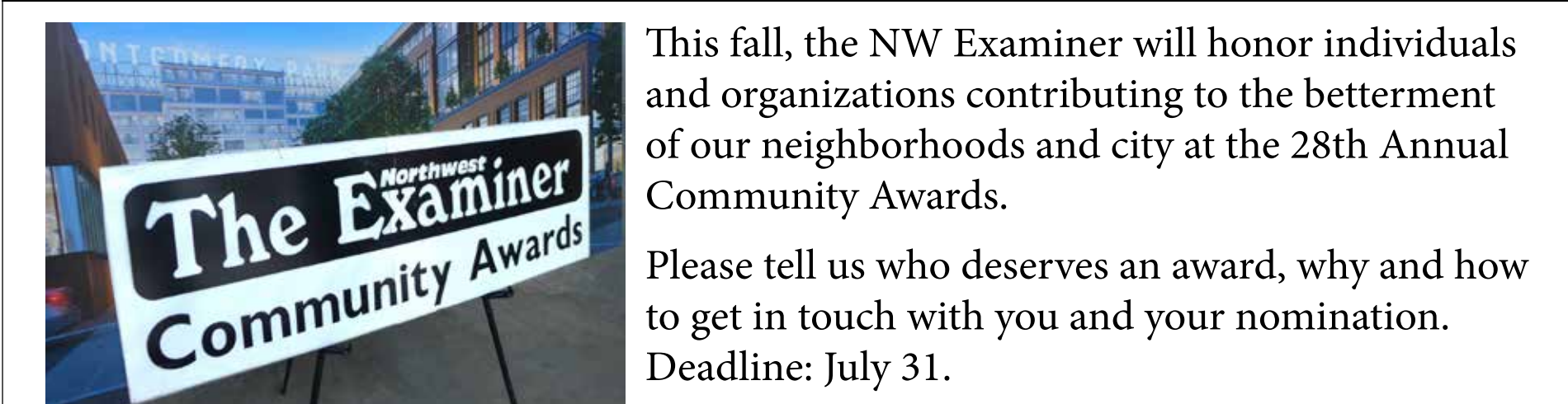
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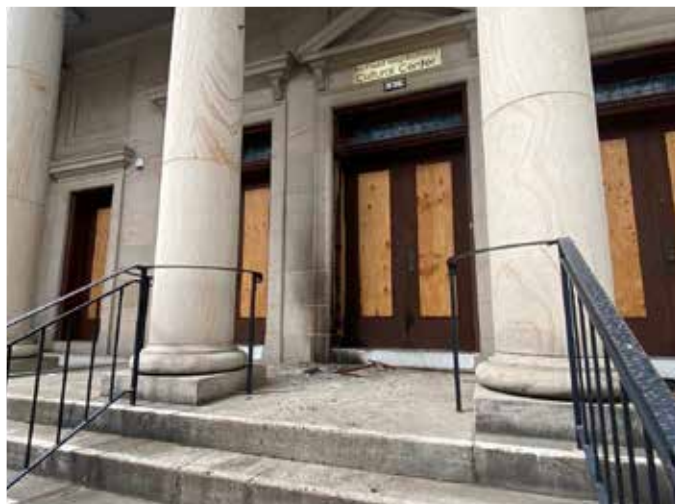
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# Snapshots



Portland Fire & Rescue responded to a fire last month at the vacant Northwest Neighborhood Cultural Center, a national landmark at 1819 NW Everett St. A witness said two people threw a Molotov cocktail at the building's door. A burned-out car and piles of trash cluttered the center's parking lot. In response, a security fence was installed around the property, which is to be redeveloped by Las Vegas-based Founders Development.



Aanna Farhang from Catlin Gabel School was awarded the National Honor Society of High School Scholars Future Female Leader Scholarship. Farhang worked on the successful online voter registration expansion and for Portland Charter Reform Measure 26-228. She serves on the Vote16USA youth advisory board.



The Northwest District Association will hold two free summer concerts in August:

Aug. 3: School of Rock & Ground Control at Couch Park.

Aug. 10: The Quimbys at Wallace Park.

Both concerts are on Thursday evenings, 6-8 p.m. The events are sponsored by local companies and organizations.



Windermere Real Estate brokers volunteered at Chelsea's Closet in the Pearl District for their annual Community Service Day. Joe Menashe, managing principal broker (L-R), Joanne Van Ness Menashe and Jesse Kabat assembled care packages for local children's hospitals June 9.



Lincoln High School senior Sarah Kane was named student of the month by Portland Pearl Rotary Club. Kane was co-president of the student body, president of the Jewish Student Union and a member of the varsity soccer, track and cross country teams. She will be attending the University of California Berkeley, studying either psychology or global health.

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**11724SWBoonesBend.com**  
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