

“Digging deep,
Shining a light”

INSIDE



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Pretending
to listen



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New eateries
find sweet spot



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Billboards
warn of blast

Food Front closes doors

Board, general manager resign as funds run out

BY ALLAN CLASSEN

If the sinking ship that was Food Front Cooperative Grocery is ever recovered, the wreckage will be found in at least three pieces:

- The workers’ union, which petitioned to “Save Food Front” in its final days by calling for the resignation of the general manager and entire board of directors for mismanagement;
- The membership, themselves divided between pep-talking boosters and those calling for a business plan; and
- The board of directors, who pleaded for the membership’s trust while demonstrating no grasp of what a business plan is.

The entire board announced its resignation in an April 22 email to members upon learning that General Manager Michael Balanof had quit. Food Front’s doors were locked and windows papered up two days later. The board will

remain in office to facilitate an election of their successors at an unspecified date and location.

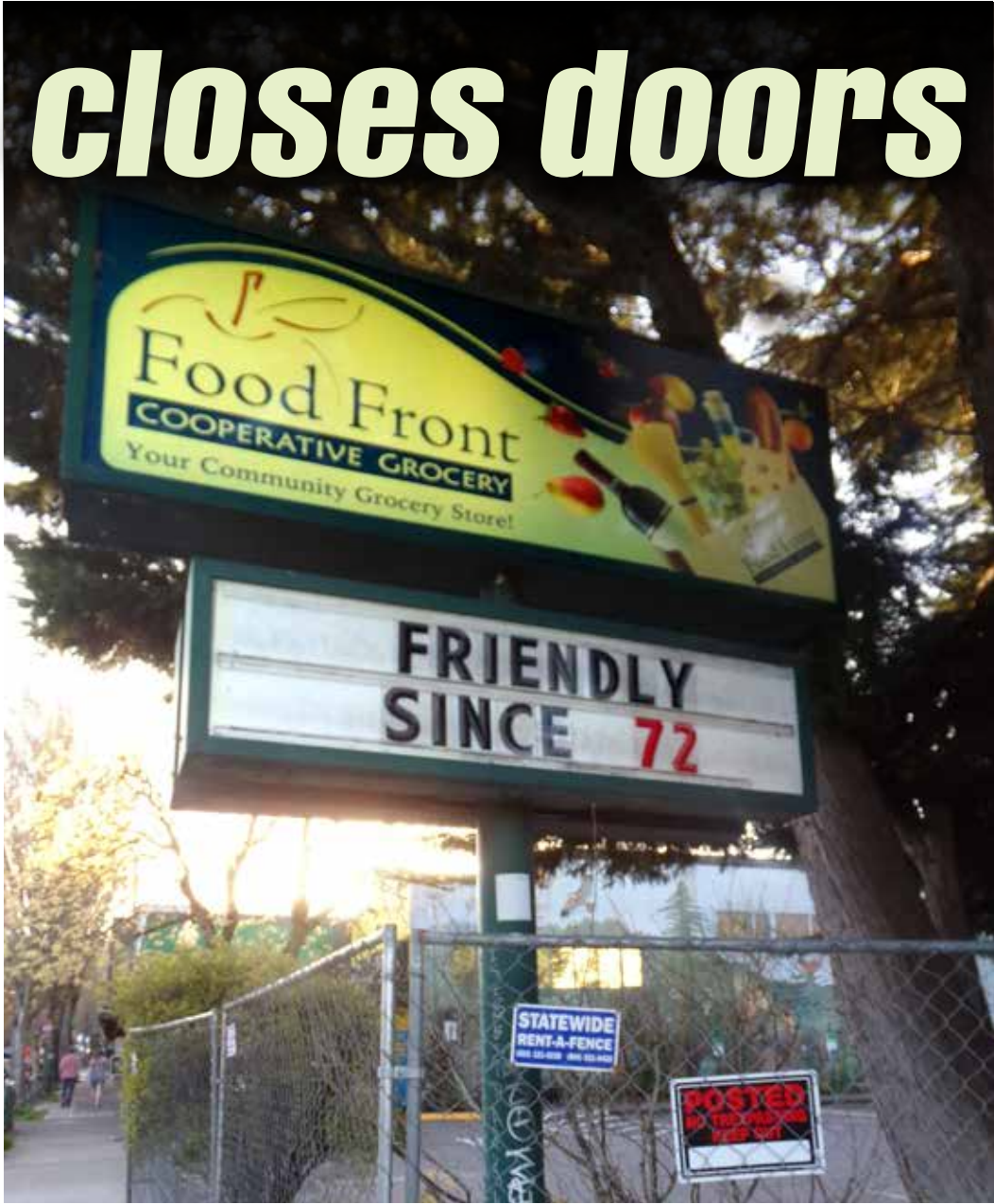
Confusion, secrecy and dysfunction thus reign over the shell of an organization as they did in the last months of the store’s life.

The division spilled out at well-attended board meetings in March and April as dire financial reports suggested the store had less than a month of cash on hand to continue operating.

After consuming three-quarters of a two-hour Zoom meeting in front of 80 members last month with defenses of heroic efforts by leadership, board Chair Rafael Ortega eventually conceded that the possibility of closing the store is the “elephant in the room.”

“We don’t know the answer to the question yet,” Ortega told the audience. “We don’t have a complete picture, and without a complete picture we can’t give a complete answer. The plan right

Cont’d on page 6



Friendly was not an apt description of the turmoil in the store’s last days.

Cycling plan rises from grave



Five years after completion, bureaus dust off plan to boost biking in Forest Park

BY ALLAN CLASSEN

Forest Park preservationists thought they had stopped the momentum for more mountain biking in the 5,200-acre wilderness park five years ago.

Despite persistent lobbying from cycling advocates, plans to open hiking trails to riders always ran up against the Forest Park Natural Resources Master Plan, which required scientific evidence

that added recreational activity would not harm the plants, animals, streams or soils of the park. The plan, adopted by Portland City Council in 1995, went further: Expanded usage would have to actually enhance natural conditions in the park.

The standard proved insurmountable. Cyclists raised other justifications but could never satisfy the policy as written. After hearing from all sides, a majority of City Council members concluded

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Does Food Front have a future?

Many want to see its revival, but details are sketchy

BY ALLAN CLASSEN

The parties vying for control of the Food Front Cooperative Grocery agree on one thing: They want the store to reopen.

That is the favored option of the current board of directors, whose members have resigned pending the appointment of their replacements.

Reopening was the predominant goal expressed at an unsanctioned meeting of members held three days after the store closed April 24. Former and locked-out employees at the meeting attributed mounting operating losses to mismanagement and expressed hope that the business could become viable.

Even the unknown author of a heart-shaped note pasted to the store’s locked front door declared, “It’s not the end!”

But no one is offering a credible path to achieve that goal, and the people with the most information aren’t talking.

The board of directors has been meeting in private and issuing vague email statements about efforts to screen candidates to an interim board they would appoint. As for a schedule or even a target date for a members meeting at which a permanent board could be elected and decisions made, board Chair Rafael Ortega said it is too soon to say.

Ortega refused to even name a targeted month for bring-

Cont’d on page 8

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FAIRCREST, LOT 18, 0.18 acres (7,940 Sq. Ft.) per Portland Maps. RMLS #22485410 \$225,000.

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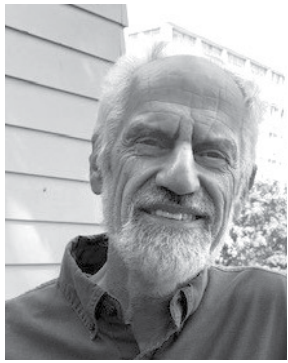

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Failing lately? Get PEP

It may have been the worst pickup line ever, so awkward and clueless that anyone valuing their time or self-respect would turn and run. Nevertheless, it seemed pitch-perfect to the consultants running the Portland Engagement Project.

The process involved a series of “listening sessions” across the city organized by the Office of Community & Civic Life, the first outreach step toward implementing the charter reform package approved by voters last fall.

Each session began with the question: “If you need to tell the city something or get information from the city, are you happy with your options?”

The PreGame Inc. consultants ran each tightly orchestrated 60-minute session, reading questions and choices of answers, which in this case were: 1.) Yes 2.) I don’t know the options or 3.) I know the options, but “they could be better.”

I didn’t know how to answer. I know how to place a phone call to any city employee by dialing 503-823-4000 and asking for them by name. In fact, I know many of their names and the positions they hold. I can dig up their email addresses if they aren’t handy.

The problem isn’t on this end, and I suspect most citizens who attended the PEP sessions knew how to contact the city too. The failure to communicate comes from the city. It involves failure to return messages, failure to provide useful, reliable or relevant answers and failure to follow through on promised or appropriate actions, things that might be summarized as failure to do their jobs.

Yet the survey probed the citizens’ grasp of the most basic tasks, treating participants as if it were their first day of kindergarten. Do you know what a telephone is? Do you know what to do when your telephone rings?

There were two more questions about how we would like the city to commu-



nicate or involve the public, queries unlikely to elicit usable information. It’s not about the medium or method: it’s about the quality and intent of the communication. If not rooted in goodwill, it will not be fruitful.

Not surprisingly, many participants wanted to steer the discussion to what was really on their minds, such as Civic Life’s systematic gutting of the Office of Neighborhood Involvement and turning it into an agency that blames neighborhoods and their associations for what’s wrong with our city.

For six years, Civic Life has been telling neighborhood activists that they need to cede power to identity groups they have supposedly excluded. That crusade of castigation went too far, leading to electoral defeats of the two city com-

missioners who pushed it. So now, the bureau is grasping clumsily in search of a new image.

When the locals grew restive, the consultants reminded them of the strict 60-minute limit, like a staggering fighter hoping to the saved by the bell.

What will be made of the questionnaire answers and other feedback? Would any possible tabulation of responses make any difference? Given the scope of the questions, the most critical conclusion that could be drawn from the data is that some people think there is room for improvement. For this we need a consultant?

If these were truly to be listening sessions, why not ask “How are we doing?” and then listen, even if it takes more than an hour?

The excuse for carrying out this demeaning and stultifying process was that the prior director of Civic Life initiated it and the contracts had been signed. That’s like driving 200 miles in the wrong direction because the gas tank was full. These sessions—most of which were poorly attended—were intended to kick off charter reform, but instead generated resentment and skepticism. Hardly the building blocks for a better city. Civic Life has paid PreGame \$204,000 to date to stumble out of gate.

It didn’t have to be this way. There was no shortage of resources or time. The most perverse aspect is that capable and well-paid people strategized to create the appearance of listening without learning anything. Is it too late to find a consulting firm that specializes in apologies? ■

Readers Reply

Letters can be sent to: 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.

Co-op needs mediator

I am dismayed to watch Food Front Co-op struggling. As an owner-member, I shopped exclusively at Food Front for both myself and for a neighbor during COVID, and it always felt safe and welcoming.

The vicious cycle of low stock and less shelving seems to be putting the co-op in a death spiral with fewer products to sell every time I come in. It saddens me to see the store visibly reducing before

my eyes.

There seems to be mounting antagonism between the union and the co-op’s board and general manager. The co-op’s email said the union preferred layoffs to hours cut, but union folks out front of the store said that’s not true. Store information said the union contract precludes volunteers, but the union said that’s not correct. Store information seems to be saying it’s running out of capital and credit. The union says the co-op has a \$7 million building, so the source of the problem is mismanagement. I don’t have the facts to know which side is correct. The

union has no confidence in the general manager, but I think trying to replace the GM right now would be highly disruptive.

The only solution I can see is mediation. Both sides need to find out what they agree on, since it would be bad to see the business fail and have the store close. I know that by the time this letter is printed, it may already be too late.

Caroline Skinner
N. Kellogg St.

Cont’d on page 5

Kevin Hart



Kevin Barry Hart, a longtime Northwest District resident, died April 3 of complications of heart disease and cancer at age 70. He was born June 8, 1952, at St. Vincent Hospital and grew up in the district. He attended St. Thomas More Catholic School and graduated from Lincoln High School in 1970. As an adult, he had several addresses in the neighborhood before moving to Tigard about two years ago. He worked in the steel industry, primarily with La Grand Steel. He is survived by his brothers, Don and Terry.

Peggy Renz



Peggy Louise Renz, a longtime resident of Northwest 22nd Place, died Feb. 2 at age 80. She was born July 6, 1942, and grew up in Milwaukie. She graduated from Milwaukie High School. She was a social worker at Friendly House and Neighborhood House. She married John Wendeborn and they raised two children while living in Portland. They divorced. In 2000, she married Glen Downs. They moved to Nehalem in 1998. He died in 2005. She is survived by her sons, Rourke and Duggan Wendeborn; stepchildren, Guy Downs, Shelly Brenner; brother, Bill Renz; and seven grandchildren.

Reese Lawhon



Reese McDowell Lawhon, a driver for Radio Cab, died of stab wounds April 9 while on the job at age 43. Lawhon was born Feb. 6, 1980, in Fort Worth, Texas, and attended Trinity Valley School. He received a Bachelor of Fine Arts degree from the University of Oregon. He moved to Portland, where he became established himself as a musician and visual artist. In 2005, he joined the indie rock band, Aan, playing at venues across the country. He painted landscapes and portraits. He is survived by his parents, Ginger and Mack Lawhon; and sisters, Claire Pearce and Natalie Boenker.

Clarke S. Bingham



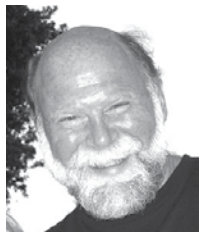
Clarke S. Bingham, a third-generation Portland resident, died March 27 at age 83. He was born June 20, 1939, and grew up in Northwest Portland. He graduated from Lincoln High School in 1957 and from Stanford University in 1961. Bingham was a principal in Bingham Construction Co., which was founded in 1884. He married Patricia Dwyer in 1966 and Eliza Livingston in 1987. Bingham served on the boards of Boys & Girls Aid Society, PlayWrite Inc. and the Parry Center for Children. He is survived by his wife, Eliza; sons, Kurt and Collier; daughter, Carolyn Reverman; brother, Stuart; stepson, Matthew Voorsanger; and six grandchildren. He was preceded in death by his son, Clark; and brother, Selwyn A. Bingham Jr.

Elizabeth Zackheim



Elizabeth Hecht Zackheim, who grew up in Arlington Heights and attended Ainsworth Elementary School, West Sylvan Middle School and Lincoln High School, died April 22 at age 41. She was born April 22, 1982. She worked at several restaurants, including the past 10 years at Laurelhurst Market, which she helped found and managed. She volunteered at the Albertina Kerr restaurant and was a master recycler. She is survived by her parents, Miriam Hecht and Ivan Zackheim; and brothers, Eli and Sam.

Frederick Carlo



Frederick Joseph Carlo, who founded an Italian sausage company that operated many years in City Market, died Jan. 30 at age 72. Carlo was born March 9, 1950, in Brockport, N.Y., and graduated from Holley High School in 1968. He moved to Northwest Portland, where he worked as a butcher at Delfina's Restaurant before creating Salumeria di Carlo. He also

sold his branded varieties of sausage at Portland Farmer's Market. He is survived by sisters, Claire Safe and Mary Carlo.

Lawrence Usher



Lawrence T. Usher, a resident in the Northwest Skyline Road area, died March 22 at age 88. He was born on May 18, 1934, in London, where he completed his schooling in 1945. After serving in the British Army from 1952-1955, he began his insurance career with Lloyd's of London. He continued to work for the company after immigrating to Portland. In 1966, he founded his own insurance agency, which he sold in 1987 to open an insurance consulting practice. He is survived by his wife of 41 years, Jan Usher; and his children, Tom Gevurtz, Jodi Blackwood, Kim Dodge and Andrew Usher; and seven grandchildren.

Bernard R. Verbout



Bernard R. Verbout, a longtime resident of Linnton, died March 25 at age 91. He was born Feb. 14, 1932, in Florian, Minn., and the family moved the same year to Linnton, where he attended Linnton Grade School and Roosevelt High School, graduating in 1950. He served in the Oregon Air National Guard for 40 years, beginning in the Korean War in 1951 and reaching the rank of lieutenant colonel. He was recognized as the top military personnel manager in the United States by the National Guard Bureau in 1987. He was a member of the administrative council at Holy Cross Church in North Portland and was a Third Degree Knight of Columbus. He is survived by his wife, Anita; sister, Rita Pedersen; his children, Karen Lynn, David Verbout and Mary Scroggins; two grandchildren; and one great-grandchild.

Continued on next page

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Death notices

ALICE A. KIDA, 90, 1950 Lincoln High School graduate.
CAROL (HOTELING) QUTUB, 84, 1956 Lincoln High School graduate.
PETER D. WILLIAMS, 90, member of the Multnomah Athletic Club.
CHERIE ANN BERNARD, 91, attended Lincoln High School.
PATRICIA GILL BARMAN, 91, member of the Multnomah Athletic Club.
JULIE SALTZMAN-LEUVREY, 61, member of the Multnomah Athletic Club.
ZELMA GOODLIN, 95, member of First United Methodist Church.
REV. THOMAS FOSTER, 90, member of First United Methodist Church.
CHARLOTTE (HARTMAN) PEREIRA, 52, 1988 Lincoln High School graduate
JEFFREY STRAND, 64, 1977 Lincoln High School graduate.
JOHN R. MCCLURE, 96, member of First United Methodist Church.
RONALD ‘BUTCH’ FORSYTH, 83, worked at Con-way Co.
DAVID KOTTKAMP, 81, worked at ESCO in NW Portland.
DADE M. WRIGHT, 93, member of the Multnomah Athletic Club.
PATRICIA HAGEDORN OLSON, taught at Catlin-Hillside School.
WILLIAM H. KILKENNY, 104, Multnomah Athletic Club member and board member of ESCO Corp.
BRADLEY BOYL, 41, 2000 Lincoln High School graduate.

CORRECTIONS:

In the March edition, letter writer David Lewis asserted that “88 percent of the city that is zoned for single-family housing.” However, in 2019, the Oregon Legislature eliminated sin-

gle-family zoning through adoption of HB2001.
In April, our obituary incorrectly stated that Jean Ann Cheshire was survived by her stepson, Gary Cheshire. He died many years ago.

Readers Reply continued from page 3

Co-op adds to walkability

During the shutdown, Northwest Portlanders gave thought to what enhances urban life. One response? Walkability. Those who live in the area of Northwest Thurman know that our lives are better because most errands can be accomplished on foot or bike. We have international eateries, cafés and a bakery. We can walk to a dry cleaner, wine store, dispensary, chiropractor, hair salon, clothing boutiques and food carts. Nearby, there’s a public school, community center, public library, dog park, alternative health care providers, a major hospital complex and an urban forest. Walkability score: 93.
What else does this area offer Northwest residents? A 50-year-old organic grocery store, not a chain, but a local co-op that, as the NW Examiner pointed out, is currently fighting for its life. Food Front Cooperative Grocery, with thousands of members, is our co-op, and we want it to survive.
While critical decisions are up to the Food Front board, a small group of members is forming a Food Front support group. We are advocates for creating a local business alliance, nwThurman+, and suggestions are welcome and should be addressed to: board@foodfront.coop.
There are a lot of places to get organic groceries these days, but there’s only one that’s driven by neighborhood values. Food Front Cooperative Grocery has been a 15-year sponsor of the monthly Northwest Second Saturday Clean-Up, and although it’s been a challenge, Food Front has been the only remaining local grocery accepting loose bottles and cans without any compensation from the Oregon Beverage Recycling Cooperative.
Food Front can survive with community support. We urge shoppers to find new favorite items at the co-op. Your support will not only sustain a valuable Northwest neighborhood resource, but also support local farmers, producers and vendors.

Mary Brooks
Barbara Loste
Phil Selinger
Food Front Cooperative
Grocery members

Enough of Food Front

Nice job on the Food Front piece. I was an original member and would do the run to pick up milk at the dairy. I think it is time for Food Front to fold up their tent and wander off into the desert. It has had no vision or real neighborhood involvement for many years.
Jacqueline Hoyt
NW Upshur St.

Founder deserved better

Every writer, every editor has a choice about how they spin their work. The article entitled “Food Front’s Forgotten Founder” (April 2023), did a disservice to Linda Funkhouser. I knew Linda. She was a quiet person who went about her work with no fanfare. At 21, she was a young person with an organic garden who did the healthy food community of Portland a great service by founding Food Front. To dig into events of 50 years ago, to attempt to “corroborate” what actually happened is a fool’s errand. To ascribe “yearning” to a person who hoped, as we all do, that our contributions are noticed and respected is dismissive.
Chris Neilsen
SW 10th Ave.

ADA ramps too much

After Portland’s 2018 settlement of a class-action lawsuit brought by mobility-disabled citizens, crews continue to upgrade 16,000 curb ramps to meet ADA standards, at a cost estimated in 2018 at \$113 million (about \$7,000 per curb ramp).
Some of these “upgrades” appear to replace already ADA-compliant ramps and sidewalks with new, nearly indistinguishable ramps and sidewalks. The most notable difference: a wide concrete section in the street itself, not required by the ADA standards. There are plenty of other noncompliant street corners. Could we spend our tax dollars on those instead? And maybe even repair some streets?

Doug Stevens
NW Quimby St.



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One member complained at the April

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meeting that “there’s nothing for people to buy.” Even if people come in to shop, so many items are out of stock that the store will not get a significant boost, she said.

Entire sections of shelves, no longer needed to display the dwindling inventory, had been removed from the sales floor.

“I am so sad to see what is happening to this store,” Elaine Testa, a former grocery manager, wrote in the comments board during the April meeting. “The most important issue is that in order to keep customers, you need products on the shelf.”

“Getting things on the shelf is not easy,” Ortega countered.

Finance Manager Smith was more explicit.

“We can’t pay our current expenses. There’s no way we can pay for anything more.”

Chat comments poured in as the board defended its actions and intentions.

Ninety minutes into the meeting, Sam Lynch had heard enough of what he considered “time wasting” by the board. “How is this relevant to what we want to hear?”

“Enough history,” wrote one member.

Start talking about what we can do, many suggested.

“We don’t have the ability to let people speak,” complained another. “You are literally in a Zoom meeting with more people than you have had in years. What are you talking about?”

“You should allow members to speak,” Ramin Farahmandpur wrote. “This form of silencing of members is undemocratic

and goes against the values of the co-op.”

While the union pointed to general mismanagement of the business, its own role in filing grievances that further stressed a sinking ship didn’t help. Contract violations were cited for allowing a volunteer to clean a closet in the store, for failure to maintain a worker safety committee and for inadequate notice before the 10 workers were dismissed.

Several members said they offered to join the board but they told of being held off by an exhausting vetting process. A couple who had previously owned and operated a natural food store was kept at bay. The owner of nearby commercial property offered to serve but found the screening process so tedious he reconsidered.

Mike Grivas, who moved to the neighborhood and joined Food Front about two years ago, was frustrated by what he saw as diversion and time wasting at the April board meeting.

“The trend is bad and it’s fairly easy to predict [the store] will continue to languish and may actually fail,” Grivas wrote on chat. “I just don’t see profits happening anytime in the near future.

“Kicking the can down the road to provide a plan later is not working. I don’t see a villain; I just don’t see a plan.”

Grivas was not confident that the board was up to the crisis.

“I appreciate that you are putting out fires and giving tons of time,” he said, “but you have entrepreneurs as members who could help, me included.”

Such was the discussion at the April board meeting six days before the end came. ■



Above: Board Secretary Kymber Croft Miller admitted the co-op needs a “completely new plan” but the board has been too busy “putting out fires.”



Left: In the final weeks of operation, the store sometimes closed early.

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"Food Front future" cont'd from page 1

ing these matters into the open. He blamed the secrecy on terms of the union contract, the organization's bylaws and the advice of legal counsel.

"A commitment that we make is to be open and transparent within the boundaries of our bylaws, our Collective Bargaining Agreement with Local 555 and our fiduciary duties," the board wrote in a message to members April 26. "We aim to send information on a weekly basis to keep you up to date with progress."

That hardly satisfied the group of about 40 members who met at Friendly House the next day. The event was announced on the social media platform Discord and co-chaired by Brendan Thornton, a former Food Front employee and the shop steward for Local 555, and Roman Shvarts, a co-op member.

"They aren't being transparent," Shvarts said.

Others fleshed out that assessment with accounts of failed efforts to communicate with the board.

Laurie Wimmer, who said she has offered three times to serve on the interim board, shared her unanswered message to the board with the NW Examiner.

"I have heard nothing about some fairly important details as it relates to the shut-down yesterday. In addition to requesting financial information, I have fundamental concerns about handing off the responsibilities in a speedy and complete way," Wimmer wrote.

"Until you have stepped down, as I'm confident you know, you have a fiduciary and moral responsibility to ensure that your successors have every possible opportunity to right the ship and eventually



Roman Shvarts helped organize an unofficial meeting of Food Front members with a goal of reopening the store under a more responsive board of directors.

“(t)he board needs to build alignment and shared understanding among owners about the strategic choices the co-op needs to make.”
—Food Front Cooperative Grocery bylaws

reopen. Your silence in the past three days, as well as apparent lack of action, puts this at risk.”

Some at the meeting speculated that the lack of a bylaw-mandated deadline for seating replacement board members gives the current board power to forestall a change of direction indefinitely, and beyond that through their hand-picked successors.

Possible reopening may not lie in the hands of the members or directors. The co-op owes Beneficial State Bank \$319,000 and several smaller lenders about another \$120,000 according to information presented at past board meetings.

“Thankfully the bank has given us some extra time with a temporary pause on our payments to established a refreshed board ... preserve a future for Food Front,” the board announced April 26.

The board's second priority is obtaining funding on “a well-developed financial roadmap” that may include reopening the store.

Asked whether disbanding and liquidation assets, primarily the store and land valued at \$4.5 million by the Multnomah County Tax Assessor, was also an option, Ortega said yes, just as all businesses face failure.

Resuming retail operations depends on satisfying its lenders with credible plans to generate profits to pay off loans. In that Food Front Finance Manager Sherry Smith reported that the co-op has been losing money since 2017, most recently at rate of \$14,000 per month, a sound business plan may be a reach.

The business had stayed afloat due

to the sale of a house adjacent to its parking lot for \$765,000 in 2019 and a forgivable loan of \$266,000 from the federal Payment Protection Program in 2020.

Former General Manager Michael Balanof told the Examiner that payroll represented two-thirds of operating expenses in recent months. But cutting those labor costs may not be easy under the union contract.

“Thank you for your commitment to preserve the future of Food Front,” concluded the last board communication to members. “We aim to send information on a weekly basis to keep you up to date with progress.”

That thin assurance reveals management's failure to understand or fulfill its primary duty to members, as defined in the “pillar of cooperative governance” in its bylaws:

“The board must practice, protect, promote and perpetuate the democratic nature of the cooperative. Democracy in cooperatives is about more than voting. A healthy democracy gives owners opportunities to meaningfully participate in reflection and change in their organization. All owners have the right to participate in the cooperative regardless of their wealth, investment, patronage, or values and beliefs. Owners are entitled to information, voice and representation, and boards must understand the diverse needs of their owners.

“Further, the board needs to build alignment and shared understanding among owners about the strategic choices the co-op needs to make. ... Ownership and democracy are at the heart of what makes a co-op different from other businesses.” ■

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GREATER NORTHWEST PORTLAND DEVELOPMENT MAP

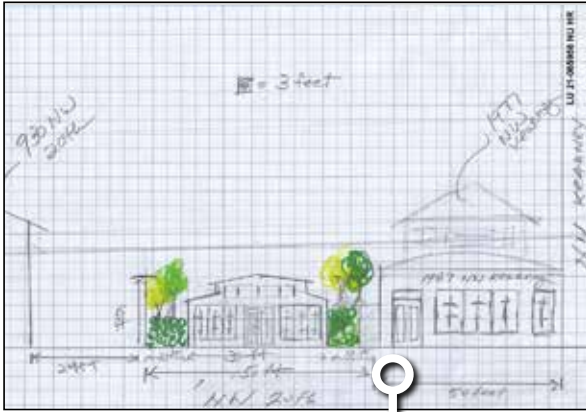
23 MARSHALL

No progress is visible on 23 Marshall, a five-story mixed use project on the site of the former Quality Pie building by local developer C.E. John Co. The design was approved by the city more than a year ago.



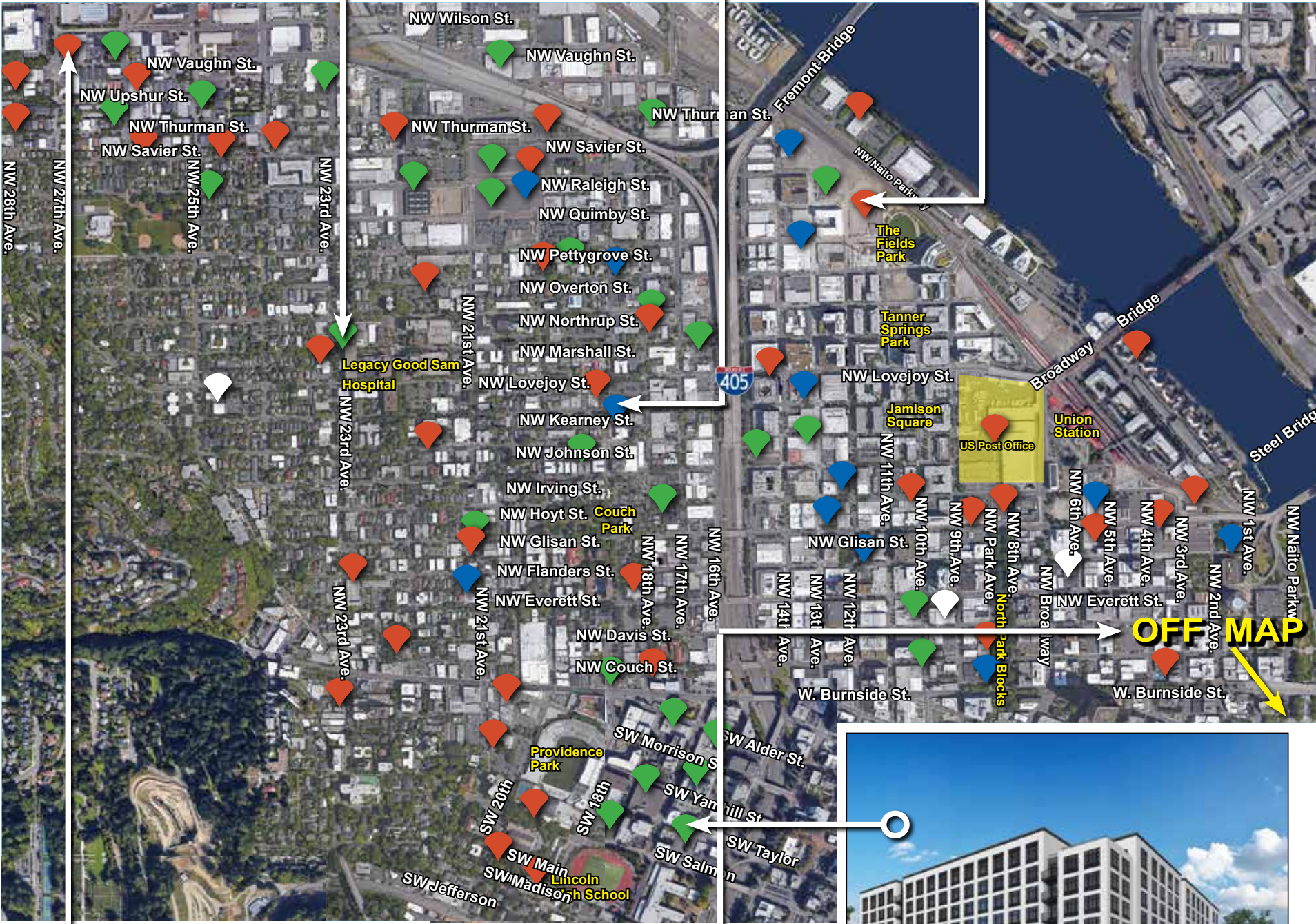
CAFÉ NELL

Café Nell's plans to build a dining structure on the adjacent parking lot it leases are subject to several layers of review, including for expanding a nonconforming commercial use in a residential zone. The Northwest District Association deemed the hand drawings submitted by the applicant were inadequate to interpret and comment upon.



NW 12TH AND QUIMBY

Design advice has been sought by Greystar Development West LLC for a 23-story residential tower on a triangular lot on the north side of Northwest Quimby Street between 11th and 12th avenues next to The Fields Park. It would have 381 apartments, with retail space at the southeast corner.



RIDGELINE

Amended plans for Ridgeline, a five-story mixed-use project between Northwest Upshur, Vaughn and 27th streets, are under city staff review to consider a height adjustment on the Vaughn Street side. The project has added two parcels since proposed last summer. It will have 250 dwelling units and 146 underground parking stalls.



RIVERPLACE REDEVELOPMENT

The first structure proposed in the five-building RiverPlace Redevelopment cluster was to be presented at a Design Commission hearing May 4. The seven-story mixed-use building would replace the Riverplace Athletic Club.



911 SW 15TH AVE

The Bellevue, Wash., based developer behind two similar apartment buildings proposed at Southwest 15th and Taylor streets has canceled one of them. It was to have 105 residential units on seven levels, with off-street parking for 19 cars.

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



Food News

It is not news that the restaurant business is down, and the drumbeat of closings by formerly popular local eateries continues.

But a number of new restaurants are filling some of that void in Northwest Portland, and some of them are apparently thriving



Shake Shack

Shake Shack opened last month at 1016 West Burnside Street across from Powell's City of Books and is already drawing crowds. The ping pong table on the patio may not be getting heavy usage, but the picnic tables are.

The chain was founded by famed restaurateur Danny Meyer in New York City in 2004 and has grown to 400 locations worldwide. Shake Shack specializes in burgers, fries and shakes in addition to frozen custard.



El Mezcalito PDX

El Mezcalito PDX restaurant and cantina is taking the place of Khao Soy Thai Restaurant at 2340 NW Westover Road.

Stacked Sandwich Shop

Stacked Sandwich Shop is drawing lines of customers to the space in the Slabtown Market-place where Sunshine Noodles lasted barely a year. It originally opened in Southeast Portland in 2017.



Sabrojo Mexican Cuisine

Sabrojo Mexican Cuisine plans to open a food cart soon next to the Clean-O-Rama laundromat at 2573 NW Thurman St. The cart has a foundation and will presumably hook into the laundromat's plumbing system, which would overcome recent city health regulations making it difficult for portable kitchens to dispose of wastewater.

23Hoyt

The home of 23Hoyt restaurant, which closed in December, will become On Store, a Swiss performance running shoes and clothing retailer.



Fuller's Coffee Shop

Fuller's Coffee Shop, 136 NW Ninth Ave., is temporarily closed after repairing damage from a fire in February.

Haru Sushi

Haru Sushi at 2330 NW Thurman St. has closed.

Fish & Rice

Fish & Rice has left 2332 NW Westover St. and plans to reopen at 15 NE 18th Ave.

Henry Higgins Bagels

Henry Higgins Bagels aims to open in the former Kornblatt's Deli space at 628

NW 23rd Ave. by May 15, according to owner Leah Orndoff.

John's Café

A note at John's Café, 301 NW Broadway, notes a temporary closure for unforeseen circumstances.

Toro Mexican Kitchen

Toro Mexican Kitchen has opened at 1355 NW Everett St., the former location of Tilt. Toro becomes the 17th eatery in the Portland-based Urban Restaurant Group, which includes five Eugene locations and one in Tualatin.

Chef Adrian Cervantes, who is from Mexico, has created a menu that includes empanadas, ceviche, enchiladas and tacos as well as steaks. Dinners are in the \$15-\$25 price range.

NOBBY NEWS

Vol. 29, No. 5 "News You Can't Always Believe" May 2023

The sign abides

For 30 years, the neon hamburger sign at the Nob Hill Bar & Grill did its job, guiding diners to great food in a place where everyone knows your name. More than a million burgers were consumed behind the neon light, and Nobby burgers became known as the best in the land.

Last year, the unthinkable happened—the sign was damaged by a window-smashing vandal and couldn't be put together again.

But a sign so magnificent never really dies. People swear they have seen the sign around town in unusual places. Tylor Neal, who has worked at the Nobby for seven years, woke up one morning with an image of the sign tattooed on his arm. He doesn't know how it got there.

"All I can say is a great burger really sticks with you," Neal said.

Still, some people have been seeing eerie things ever since.



Come to the Nob Hill Bar & Grill and find your own magic.

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BURGER COUNT
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Enter your name for a monthly drawing.
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- Tue – Mr. Ben – Live Music for Kids (5pm-6pm) & Board Game Night (7pm-9pm)
- Wed – Trivia Night (7pm-9pm)
- Thu – Old Time Music Jam (7pm-10pm)
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- In response to multiple reports of animal neglect and cruelty at the County shelter, Vega Pederson came up with only a lightweight, five-month “review” to be conducted by the same highly paid consultant, with no animal shelter experience, who has presided over MCAS’ failure for years.
- Media sources including The Oregonian, Oregon Public Broadcasting and three local TV stations have reported that animals impounded at MCAS endure harsh conditions, lack food, socialization, and basic medical care.
- Last year, 552 impounded dogs and cats became unhealthy due to MCAS’s failure to provide adequate care. Some got out alive, but 456 were needlessly killed.

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<https://www.multco.us/board/about-board-meetings>



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www.GimmeShelterPortland.org



Above: Cover art for the Off-Road Cycling Master Plan cloaked the project in themes of understanding collaboration.

Right: The master plan assumes cyclists and pedestrians can share many of the trails now off-limits to bikes.



"Cycling plan" cont'd from page 1

that the master plan meant what it said. The late commissioner of parks, Nick Fish, supported increased mountain bike facilities around the city, but not in Forest Park.

Although the city had for years been working on an Off-Road Cycling Master Plan, a draft version appeared to be languishing on the shelf. No committees were meeting. No news was coming from the project manager, Tom Armstrong, in the Bureau of Planning & Sustainability.

Will Aitchison, chair of Coalition to Preserve Forest Park, said work on the cycling master plan "stopped in December 2017. Then it went into radio silence."

Members of the coalition checked with Armstrong periodically, and he repeatedly assured them of his central role in the process and the absence of any developments.

"From the beginning, BPS has been charged with making recommendations to City Council," Armstrong wrote in an email.

Although other bureaus and advisory groups might weigh in, "Ultimately, it is a BPS recommendation," he wrote. "In the end, City Council will make amendments and adopt the master plan."

He promised that another round of public outreach and engagement would be coming before anything became final.

When coalition members had difficulty finding files related to this issue on the BPS website last June, Armstrong explained that he knew nothing about it, speculating that what was seen could be merely the changeover of the city's new system wide website.

That was not the whole story. Things had been churning beneath the surface.

Surprise announcement

On March 10, they learned through a posting on the BikePortland website that the final draft had been published by the city.

"Portland's Off-Road Cycling Master Plan is finally legit," crowed the headline.

Among the eight locations for "improvements to existing trails or new natural surface off-road cycling trails" was Forest Park.

Plan provisions include:

- Recognize cycling as a recreational activity that is appropriate within Forest Park if provided sustainably, responsibly and in accordance with the park's management goals. Enhance and expand appropriate opportunities to ride a bicycle off-road within Forest Park.
- Enhance cross-country cycling experiences, which are best suited to the topography and character of the park, ideally on longer contoured trails.

• Focus on opportunities to create narrow to mid-width cross-country trails, which are currently limited.

- Create loops, ideally stacked loops, to provide a variety of riding options and lengths. Note: the length of a typical cross-country ride is approximately 10 miles.

"It took all of us completely by surprise," Aitchison said. "We were sure that this had died."

Two years of citizen engagement through a Project Advisory Committee ended with circulation of a draft plan in 2017. BPS staff tweaked the document and released it as a draft in 2018.

"It was never an officially binding plan," Aitchison said. "For some odd reason, the city of Portland refused to finalize it, and the word 'draft' was never removed. It was supposed to go to City Council for adoption in 2019, and there was a concerted push from advocates to get it over the finish line at that time—but it just never happened."

So it seemed.

In correspondence to Project Advisory Committee members March 13, Armstrong explained:

"BPS has published the final version of the Off-Road Cycling Master Plan. It has been a long time coming due to a lack of staff resources. BPS, with its partner agencies, Portland Parks & Recreation, the Bureau of Environmental Services, the Portland Bureau of Transportation and the Portland Water Bureau, has reviewed and finalized the ORCMP and are sharing it with the City Council as a completed plan to guide future decision-making on the best places to expanding off-road cycling opportunities in Portland."

Money to construct new trails in Forest Park is not in hand, but Portland Parks & Recreation is working on that end.

"PP&R will begin to incorporate these off-road cycling projects into their capital improvement program, so that they can be considered for future funding as all parks and recreation planned projects are, each year with the annual budget process," Armstrong wrote.

Northwest Trail Alliance Executive Director Lisa Olivares said her organization "looks forward to continuing our work with land partners to support growth in off-road cycling opportunities as presented in the plan."

"Now that it's published, Parks can begin to add off-road bike trail projects to its all-powerful capital improvement program list where they can be considered for funding during the annual bud-

Northwest District Association Election

Online voting will be open from
Monday, May 8 to 5:00 PM Friday, May 12

To vote you must be a member of the Northwest District Association

Membership is open to all residents, property owners, and representatives of businesses or organizations in the district, and is free.

To join: <https://airtable.com/shroPHr8EleFFeM4T>

Details of how to vote online will be distributed to members of the NWDA in advance.

There are eight candidates for nine positions on the Board of Directors:

Tanya March, Steven Moskowitz, Jeremy Sacks, Christa Klein, JoZell Johnson, Zoe Keliher, Juliet Hyams

There is one candidate for President:
Todd Zarnitz

For Candidate Statements:
<https://www.northwestdistrictassociation.org/>

Results will be annoued at the Annual Meeting
6:00 PM Monday May, 15th, 2023

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For more information:
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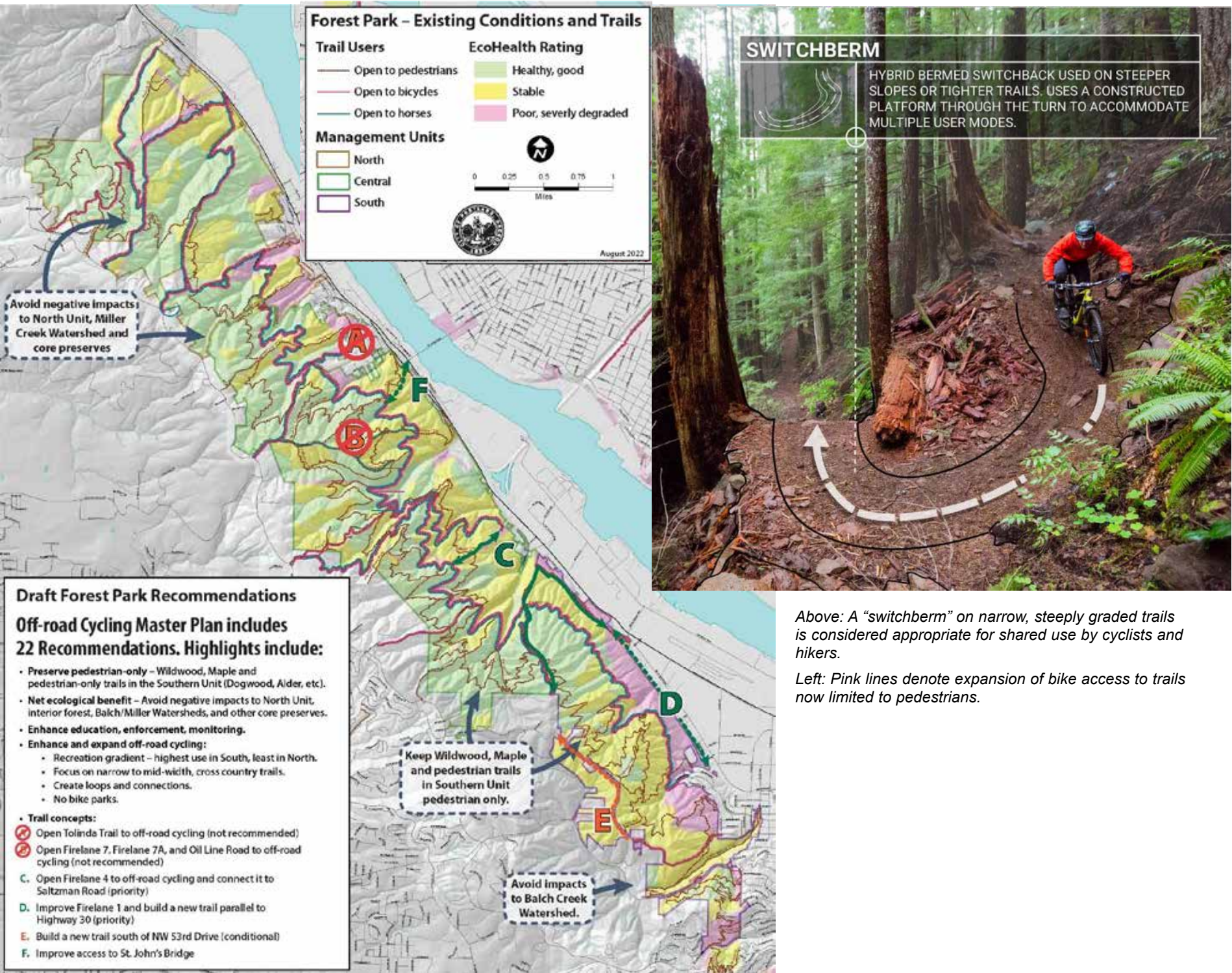
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Figure 4.Trail Improvement Concepts for Forest Park



get process,” wrote BikePortland editor Jonathan Maus.

How did the plan move forward quietly without the promised review steps, including City Council deliberation and presumably a hearing?

At some point, BPS went from the lead agency to one of five partnering bureaus embracing the goal of more biking in Forest Park. The secret power in this amalgam of bureaus is that they reflect the responsibility of three city commissioners, a majority of the five-member City Council.

Expanded cycling access to the park has never been popular with the public, and city officials knew it. Two surveys undertaken by BPS found that about 80 percent opposed more cycling facilities or opportunities in Forest Park.

Still, the Off Road Cycling Master Plan translated this data as “there were mixed opinions about expanding, enhancing or establishing new trails in Forest Park.”

“The executive summary is beyond cute in how it deals with community input,” Aitchison said. “Yes, there were ‘mixed opinions’ about expanding, enhancing or establishing new trails in Forest Park. Mixed, as in 79 percent of the survey respondents opposed any of those three things.

“Perhaps the most ironic title,” he said, was “‘Community members say where new dirt trails and bike parks should go.’

“BPS did precisely the opposite, ignoring the overwhelming community view that there should be no development in Forest Park,” Aitchison said.

New plan defended

A spokesperson for the Bureau of Planning & Sustainability praised the public engagement process, though in general terms and without noting that it halted six years ago.

“Community outreach was extensive, and the plan reflects many different ideas and desires from the community, including from devoted cyclists, families with children, casual riders, environmentalists, neighbors and more,” wrote Eden Dabbs of BPS.

“The plan was ‘put aside’ while the city dealt with higher priorities, not the least of which was/still is COVID and the economic fallout from it. Now that things have stabilized a bit, we have passed the plan off to Parks & Recreation for implementation.”

But Mark Ross, public information officer for PP&R passed the baton back to BPS.

“BPS handled the crafting of the plan as well as all research and community engagement. If you have further questions about those processes, please connect with them,” Ross wrote.

The preservation coalition has another theory on the five-year hibernation: Cycling advocates were waiting for a more favorable City Council composition. Commissioner Fish came down firmly against adding recreational uses without scientific justification. Former Commissioner Amanda Fritz agreed, and Mayor Ted Wheeler said he would go along with Fish on this issue. The mayor is the only one of the three still in office, as Fish and Fritz have been

replaced by commissioners amenable to the cyclists’ position.

The timing to push their agenda is right, in other words, and staffing issues had little to do with it. That’s how Aitchison sees it.

“From the outset of this project, BPS was laser focused on the pre-formed conclusion that off-road cycling should be expanded in Forest Park.

- Hence ignoring the suggestions of the outside consultants that the science was not yet there about mountain biking and Forest Park.

- Hence ignoring the fact that Parks labeled the Forest Park trail projects as

off limits due to soil composition and other factors.

- Hence ignoring not just one, but two community surveys, the results of which opposed more mountain biking.”

But can a deftly orchestrated inter-agency document supersede a properly enacted city ordinance? The Forest Park Natural Resources Master Plan remains a binding document until it is revoked or amended.

And can the City Council bless a back-room deal on an issue of such broad public interest, environmental impact and demonstrated citizen passion? ■

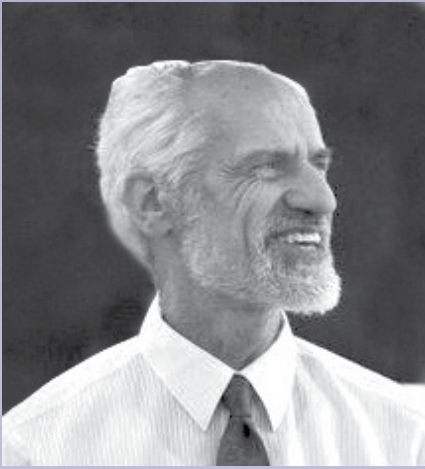
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Below is a sampling:

“More often than not, I find myself disagreeing with your perspective on a number of issues. Still, I believe the NW Examiner to be a valuable voice within our community. You highlight important issues in this city that we otherwise would be unaware. In today’s media climate, we desperately need more rational and merit-based discussions from a center-right perspective.

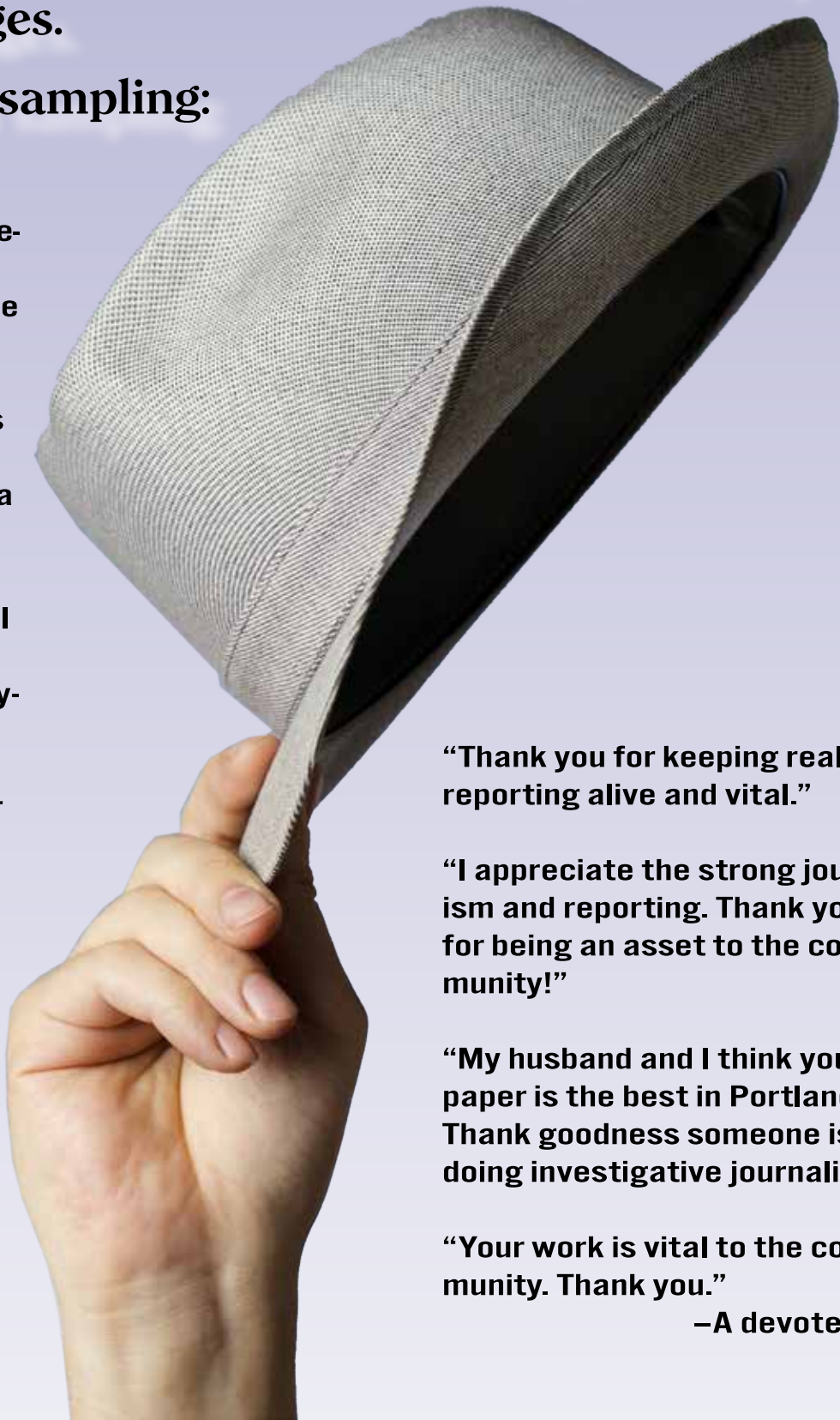
When I do disagree, at least I understand the position and can respect that we are all working toward a similar goal, to make our city and community a better place for everyone, even if we believe in alternative methods to get there. May we work together on this front and continue pushing for a better future for all. I support what you do.”

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“Thank you for all you do to make Portland a better place.”

“Keep on keepin’ on.”

“Thanks for all your interpretive articles and opinion pieces. Your paper is a neighborhood treasure!”



“Thank you for keeping real reporting alive and vital.”

“I appreciate the strong journalism and reporting. Thank you for being an asset to the community!”

“My husband and I think your paper is the best in Portland. Thank goodness someone is still doing investigative journalism.”

“Your work is vital to the community. Thank you.”
—A devoted fan

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Snapshots



Friends of Wallace Park and Friendly House are co-sponsoring a Sustainability Fair at Wallace Park on Saturday, May 6, 10 a.m.-2 p.m. Plastics and other materials that could be reused or disposed of in an environmentally friendly way will be collected. Free lead testing, children's activities, food carts and a dog parade will also be part of the event. Visit wallaceparkpdx.org for details.



Street construction workers replacing a sidewalk discovered a buried staircase at the Empress Condominiums at Northwest 16th and Burnside streets.



The Northwest Community Conservancy has a goal of raising a \$1 million annual budget to address homelessness and security issues in the Pearl District. In two months, the conservancy has received \$125,000 in donations and has five condominium buildings contributing another \$19,000 a month, with a goal of meeting a \$1 million annual budget. A Zoom event for business operators will be scheduled this month. See nwccpdx.org for details.



A proposed dog park under Interstate 405 may not get off the ground due to Oregon Department of Transportation regulations. ODOT advised Northwest District Association representatives that the agency plans to "harden" the space along Northwest Thurman Street between 19th and 20th avenues with boulders to deter unsanctioned camping.



About 120 volunteers participated in an Earth Day cleanup focused along the Interstate 405 corridor north of West Burnside Street. The event was organized by the Pearl District Neighborhood Association and Loving One Another and underwritten by grants from Milgard Windows & Doors and the Miter Foundation.



A Lincoln High School senior with ambitions to become a commercial airline pilot was Portland Pearl Rotary's student of the month for April. Victoria Kelly has been accepted at Embry-Riddle Aeronautical University in Prescott, Ariz., and will be attending a summer camp where she will be flying every day. At Lincoln, Kelly was president of Literature Club and co-president of the Physics Club.

Billboards warn of tank farm dangers

Highway 30 to warn motorists of the dangers posed by 630 storage tanks in a concentrated strip of land known as the Critical Energy Infrastructure Hub.

Working through the Linnton Neighborhood Association, the women received a \$5,000 grant from Stand Up to Oil, a coalition of environmental groups opposing increased oil transport in the Pacific Northwest. The grant will underwrite the billboard messages for four weeks and perhaps longer, said Shawn Looney, the former president of the Linnton Neighborhood Association who speaks for

the campaign, which is called Tank the Tanks.

"It's an education thing as much as anything," Looney said. "Many people don't understand the dangers."

Each billboard will have a different message:

Now entering the blast zone.

600 fuel tanks waiting to explode.

Keeping PDX Safe. Tank the Tanks.

"There is an urgent need to make our community safe in the face of an upcoming environmental catastrophe, such as the Cascade Subduction Zone earthquake," she said. "Unfortunately, there is no safe way to live among millions of

gallons of volatile fuel when hundreds of fuel tanks sit on unstable soil next to the Willamette River."

Looney said only 12 of the tanks meet current seismic standards and most are old. Tank the Tanks recommends moving to new tanks in smaller hubs on bedrock in communities that want them.

County Commissioner Sharon Meieran agrees. In a recent Oregon Public Broadcasting interview, Meieran said there is a "huge" gap in regulatory authority parsed between federal, state and local governments.

She and fellow Commissioner Susheela Jayapal want to allocate county funds to study earthquake risks at the CEI Hub.



Petroleum tank farms dominate the west shore of the Willamette River between Portland and Linnton, but their owners do not control the area's billboards.

This month, a group of four Linnton women are renting three billboards along



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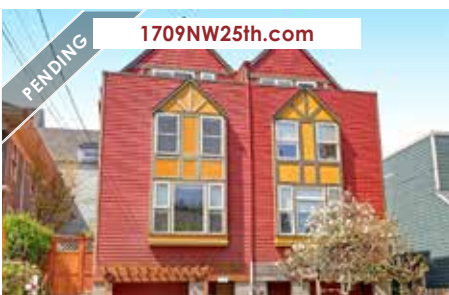
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Waterhouse

\$949,900

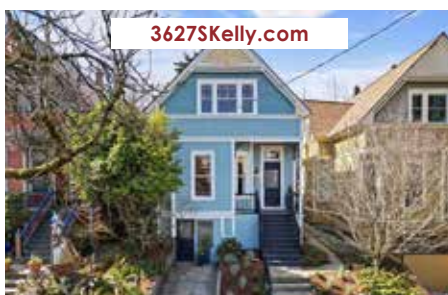
2,812 SF • 3 BD • UPDATED REMODEL | **ML# 23111880**
The Dirk Hmura Team 503.740.0070



Alphabet District

\$899,900

1,952 SF • 3 BD • 3 BA | **ML# 23618627**
The Lee Davies Team 503.997.1118



Portland

\$839,900

3,249 SF • 4 BD • 2 BA | **ML# 23203420**
The Dirk Hmura Team 503.740.0070



Beaverton

\$825,000

2,571 SF • 4 BD • 3 BA | **ML# 23465846**
Lauren Sinha 503.705.8636 | Lynda Dowling-Wu 503.810.6166



Remington

\$789,900

2,658 SF • 4 BD • DEN | **ML# 23674654**
The Dirk Hmura Team 503.740.0070



Arbor Lodge

\$775,000

2,076 SF • 4 BD • 50' x 100' LOT | **ML# 23057021**
Jon Ziegler 971.346.0252 | Nathan Austin 503.530.9446



Peterkort

\$764,900

2,657 SF • 4 BD • 2.5 BA | **ML# 23373356**
Debbie Chen 503.936.7598 | Alice Hsing 503.880.6842



Milwaukie

\$689,000

3,729 SF • 4 BD • DEN • 3 BA | **ML# 23613034**
Pat Bangerter 503.803.6269 | Grace Wadell 971.294.2434



Hillsboro

\$629,900

2,058 SF • 4 BD • 3 BA | **ML# 23112029**
The Apa Clarke Team 503.806.9773



The Vineyards

\$500,000

1,911 SF • 3 BD • 2 BA | **ML# 23337980**
Victoria Marchese 503.780.1937 | Nathan Austin 503.530.9446



Highland

\$499,000

1,222 SF • 4 BD • 2 BA | **ML# 23252461**
Michele Shea-han 503.969.6147 | Briley Wolf Beaton 503.894.0184

CONTACT US

503.292.1500

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