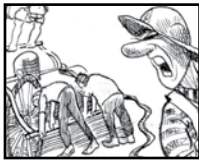


“Digging deep,
Shining a light”

INSIDE



p. 3
Inclusionary
housing



p. 10
John's Cafe
passes 50



p. 14
Vista Bridge
to Dreamland

The two sides of Rose Haven



Agency, community
clash over who is the
neighborhood's keeper

BY ALLAN CLASSEN

There are two sides to every story, even a women's and children's day shelter known as Rose Haven.

Inside, the shelter is a beehive of activity, a virtual recharging station for people in difficult circumstances. Showers, food, conversation, art classes, counseling, laundry, clothing, medical care, therapy, hygiene supplies and benefit advocacy are offered in a tightly organized building at Northwest 18th and Glisan streets.

Rose Haven Executive Director Katie O'Brien describes exponential growth leading to a meticulously remodeled new home having the capacity to serve 3,000 or more people a year on the edge of home-

lessness. Up to 150 people a day visit the shelter.

Outside, residents and business operators tell a different tale of spillover effects shattering the peace of the neighborhood. Several neighbors have moved or contemplated doing so since the shelter moved in last year. They describe assaults, gunfire, home break-ins, racial threats, trash and open defecation.

In an introductory interview with the NW Examiner, O'Brien acknowledged the existence of some community blowback. She knew the rancor ran much deeper, as evidenced in an 800-word letter to neighbors from the agency's board of directors sent a week before the interview.

Cont'd on page 6



Upper left: Clients line up twice a day to get a space in Rose Haven for the 9 a.m. and 1 p.m. sessions. Above: Rose Haven Executive Director Katie O'Brien says the demand for services is increasing and could reach a breaking point as the city enforces a ban on camping. Images source: Rose Haven 25th anniversary video



There is no official design for the park, but SERA Architects created an image of one to enhance its design of the Freewell building directly north of the park site.

The park that never comes

Deadlines pass for promised Slabtown park

BY ALLAN CLASSEN

A park in Slabtown was supposed to spark the area's redevelopment, providing a public attraction that would ignite private investment. That was the thinking encapsulated in the 2012 Con-way Master Plan.

The parade of development has left the proposed park asleep at the

starting line, a mere staging area for ambitious buildings rising around it at Northwest 20th between Pettygrove and Raleigh streets. As the master plan expires at the end of the year, neighborhood leaders wonder if the park will ever be built.

Parties close to the deal express confidence that things will work out but offer no specifics. Nor will they

Cont'd on page 11

Districting plan embeds flawed assumptions



Neighborhood leader
has different idea to
promote diversity

Vadim Mozyrsky says the city is not helping neighborhood associations increase diversity.

BY ALLAN CLASSEN

Portland's Westside will be linked to Eastmoreland and wealthy adjacent Southeast Portland neighborhoods in one City Council district next year under boundaries drawn by the Charter Commission.

Vadim Mozyrsky, who chairs the coalition of inner Westside neighborhood

associations, sees a troubling philosophy coupled with misperceptions behind the decision to unite these sections of the city beginning next year.

Mozyrsky told his coalition last month that the commission wrongly assumed Eastmoreland and the Westside can be characterized by mansions and high incomes and thus should be in a single

Cont'd on page 8

GOLDSMITH'S ADDITION — WALK SCORE 98



2409 NW Raleigh Street

Located in one of Portland's most sought-after neighborhoods, and surrounded by an array of established plants, this well-maintained home is just steps away from fabulous NW Portland shops and eateries, and mere blocks from Wallace and Forest Parks.

3 bedrooms, 2 baths, 2,203 Sq. Ft. RMLS#23371250 \$839,000.

PARK PLACE CONDOMINIUMS — WALK SCORE 99



922 NW 11th Avenue, Unit #1115

Dramatic city, river and Mt. Hood views await you in this stunning 11th floor unit complete with deck and glass-enclosed sunroom. 9'5" ceilings, and space to accommodate a grand piano. Deeded parking in secure garage, 3 storage units, full time concierge.

2 bedrooms, 2 ½ baths, 1,734 Sq. Ft. RMLS#23293950 \$834,000.

First Thursday Open House

Septemeber 7, 5-7 pm. Stop by to see several condominiums offered for sale in this unique building.

THE HISTORIC AMBASSADOR — WALK SCORE 99



1209 SW 6th Avenue, Unit #705

Step into timeless elegance with this meticulously renovated condo. Impeccable attention to detail meets modern comfort, with 9 ft. ceilings that enhance the 1920's ambiance. Experience the charm of this classic building that pays homage to its heritage while accommodating the conveniences of today's living. Rooftop deck offers breathtaking 360-degree views. Storage, bike parking. Designed by renowned Architect Carl L. Linde, and located in Portland's Cultural District.

1 bedroom, 1 bath. 657 Sq. Ft. RMLS# 23536820 \$429,000.

HISTORIC ALPHABET DISTRICT — WALK SCORE 97



2277 NW Irving Street

First time on the market in nearly 50 years. Exceptional duplex with versatile zoning and layout. Solid income history. Potential for additional improvements in unfinished attic with high ceilings. Gated front yard with off-street parking for up to three cars. Fully fenced back yard.

5,186 Sq. Ft. RMLS# 23432920 \$1,200,000.

"The Volkmer Team was very proactive in all aspects of the selling process. They were extremely thorough and brought us a qualified buyer within a month from listing in a changing real estate market."

— John and Lynne Eramo

Specializing in Historic & Architecturally Significant Homes

THE DAN VOLKMER TEAM

DAN VOLKMER PRINCIPAL BROKER

KISHRA OTT, MARDI DAVIS, FRITZ BENZ & KIM HAYWORTH, BROKERS

LICENSED IN THE STATE OF OREGON

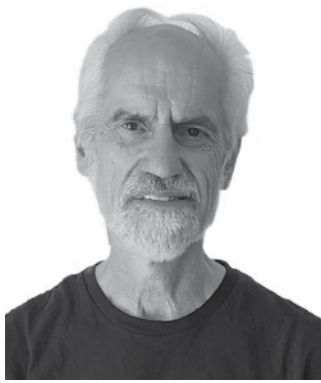


503-781-3366

See our website at www.danvolkmer.com



The Dan Volkmer Team



Aren’t you glad you were included?

Portland’s deep dive into inclusionary zoning in pursuit of affordable housing has failed spectacularly. After five and a half years, developers have worked around, evaded and even defied its mandates so effectively that the program has barely moved the needle and residents are increasingly priced out of homes in the city.

The 10 or 20 percent of new private apartments that were to be affordable exist only on paper. Our cover story last month reported that the actual number of affordable housing units in the Northwest District is zero under this program. The Pearl District has only one building complying with the program, and it has fewer than six affordable units.

The Portland Housing Bureau reported 237 affordable units citywide in the first four years of the program, though we were unable to get more current numbers from the bureau.

Seeing such meager progress, the city amended the policy to allow fewer affordable units per building if some have two or more bedrooms. While giving developers more options, bigger units come at the expense of more units, so it’s hard to call that an improvement.

Meanwhile, the scheme to get the private sector to fulfill a public purpose has backfired in consequential ways that aren’t being carefully tracked. There has also been an upswing in construction of 19-unit buildings, the largest that can be built without triggering the inclusionary zoning requirement.

Even more significantly, the program has suppressed the total production of new housing in the city. Developers are choosing to build in other jurisdictions rather than jump through the extra hoops Portland has put in their way.

That possibility was knowable from the start. Inclusionary zoning in some form has been enacted in the United

States for more than 50 years. Unique codes and circumstances in each location make general assessments difficult, but a 2007 critique from a University of Wisconsin-Madison report is typical in finding that inclusionary zoning has “been shown in practice to generate little in the way of affordable housing ... [while creating] a leapfrog effect in housing construction, which causes developers to focus instead on projects in jurisdictions that lack such requirements.”

Portland economist Joe Cortright concurred that “these programs have produced remarkably few units in some of the nation’s largest and strongest real estate markets.”

Portland’s leap into inclusionary zoning was made with good intentions.

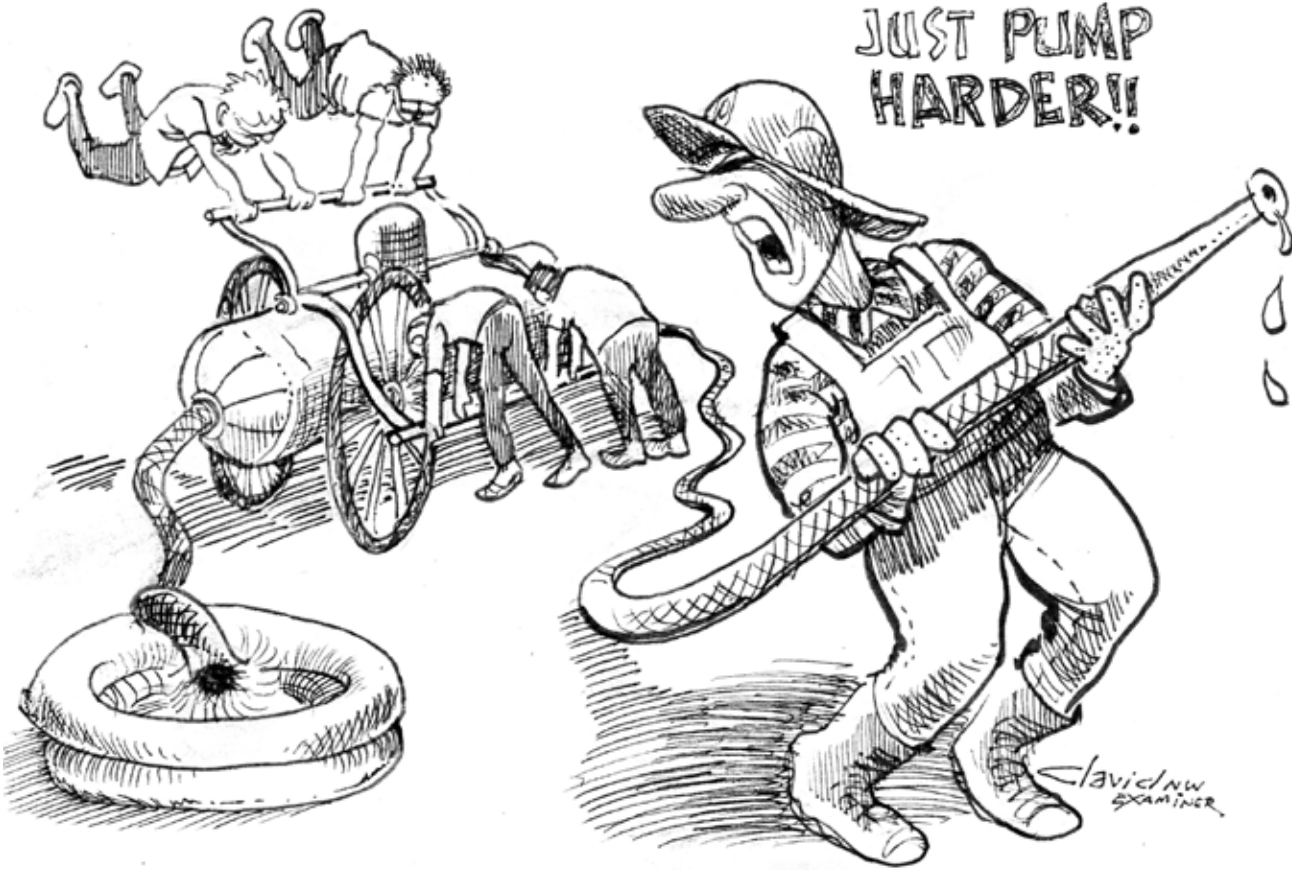
My criticism is with those who drove this train off a cliff without hitting the brakes or sounding the horn. The Housing Bureau masked disturbing evidence with rosy reports about an affordable housing bond measure that had nothing to do with the inclusionary zoning program.

The bureau touted total housing units constructed as if it could take credit for a trend it was actually suppressing. Apartment construction permits in Portland plummeted from 5,132 in the first half of 2022 to 1,722 in the first half of this year according to CoStar Group, a real estate information company.

The Housing Bureau created an Inclusionary Housing Calibration Study Work Group last year to provide some perspective. But the group was domi-

nated by housing advocates and development professionals whose investment was apparently in the survival of the program rather than the success of the mission. This spring, it recommended broader property tax exemptions, a benefit to developers to be sure but no sure thing for rent-burdened Portlanders. For instance, those full tax exemptions apply in the Pearl District, where only a handful of affordable units came about.

There have to be better ways to build low-cost housing (or to save existing buildings that are cheaper than anything we can build). Continuing to pour resources into observably failed strategies is squandering our remaining financial and social capital—not to mention political will—to seize more promising opportunities. ■



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.

Recalling 2020

Thank you for your thoughtful August editorial [“Accountability for them, independence for us” August 2023]. I still recall the lawlessness in 2020 that marred our city for over 100 nights and the mob marching down Northwest 25th Avenue in the middle of the night, trying to break down our front door and threatening my family. But most of

all, I recall the silence of leaders in our city, state and in Washington who were appointed to promote what is good and to restrain what is evil and yet, for the most part, refused to condemn. Our Constitution assumes the checks and balances of a separation of powers between distinct and independent branches of government. The establishment of a Police Accountability Commission unaccountable to any other

authority is inconsistent with both the intent of our Constitution and common sense. We are governed by the “consent of the governed,” not (as you note) by “mob action or a complex and unexplored mechanism adopted while the winds of change blew hot.”

Michael J Kane
NW 25th Ave.

Anarchy looms

Thank you for your incisive editorial about police oversight, especially the concluding paragraph, which pretty much sums up where we’re heading. In taking a course recently at Portland State University on the history of Imperial Russia (leading up to the 1917 revolution), I understood more fully what we’re dealing with in our own

Cont’d on page 5



Audrey Zalutsky



Audrey Sara Zalutsky, a medical social worker at Legacy Good Samaritan Medical Center for 25 years, died Aug. 8 at age 88. Audrey Englehardt was born April 1, 1935, in Schenectady, N.Y. She attended Knott Terrace High School and majored in sociology at Skidmore College. In 1957, she married Morton Zalutsky, and they moved to Chicago. They moved to Salem in 1960. She was active in Congregation Neveh Shalom and the Jewish Community Center, where she was a teacher. She earned a master's degree in social work at Portland State University in the early 1970s. She is survived by her husband, Morton; daughters Jane Zalutsky and Diane Alexander; son, Sam Zalutsky; brother, Carl Englehardt; and four grandchildren. Her brother, Marvin Englehardt, predeceased her.

Florence DePinto



Florence DePinto, who grew up in Slabtown and attended St. Patrick's School, died Aug. 6 at age 98. Florence Zlatich was born Dec. 24, 1924. She attended Commerce (now Cleveland) High School. She is survived by her sons, Joe, Jeff and Mike; her sister, Jeanette Blancic; and six grandchildren. She was predeceased by her husband, Mike DePinto; and her brother, Robert.

Max Peizner



Max Irving Peizner, a 1945 Lincoln High School graduate and lifelong Portland resident, died July 28 at age 96. He was born April 12, 1927, and attended Failing Elementary School in downtown Portland. At Lincoln, he was a starting forward on the varsity basketball team. He served in the Army Medical Corps stationed in Panama. He worked as an independent insurance agent. He married Agnes Fennessey in 1952; she died in 1998. He lived in the same home in Southwest Portland for 61 years. He was a former

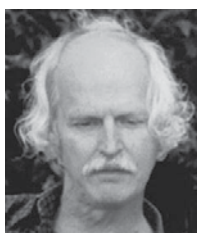
president of a Kiwanis club. He is survived by his sons, Mike, Gerald, David and Joe; daughter, Jan Hicks; and six grandchildren.

Joan Raz



Joan Elizabeth Raz, a 1953 graduate of Lincoln High School, died Aug. 4 at age 87. Joan Holding was born Jan. 8, 1936. She married Richard Raz in 1955. She worked as a data entry clerk at Portland Public Schools and later at a tax office. She is survived by her children, David, Terry, John, Kristen and Heather; sister, Phyllis Bottomly; brother, Arthur Holding; and 10 grandchildren. Her husband, Richard, died in 2005.

Walt Curtis



Walt Curtis, a writer who lived in Northwest Portland in the 1970s and '80s, died Aug. 25 at age 82. Sometimes called Portland's "Unofficial Poet Laureate," his 1977 semi-autobiographical book "Mala Noche," was the inspiration for director Gus Van Sant's first feature film, which was shot in part in Curtis' apartment on Northwest 18th Avenue. Curtis was born on July 4, 1941, in Olympia, Wash., and moved to Oregon City with his family at the age of 13. He co-founded the Oregon Cultural Heritage Commission and began KBOO's Talking Earth poetry radio show in 1971, which he hosted for more than 40 years. He was also a painter and visual artist. He is survived by his sister, Cleo Buckley.

Jack Barr



Jack Frank Barr, general manager of Daisy Kingdom in Old Town for several years, died July 16 at age 76. Barr was born July 25, 1946, in Medford. He began his professional career as a buyer for Meier & Frank and later worked at House of Fabric. At Daisy Kingdom, he worked with Walt Disney Studios, Warner

Brothers and others in licensing their creations in fabrics. When the store was sold to Springs Industries in 1996, he moved to Charlotte, S.C., to become vice president of licensing for Springs Creative. He is survived by his husband, Edwin Herrera.

Death Notices

LYNN E. AKERMAN, 79, board member of First Immanuel Lutheran Church.

GAYLE K. WRIGHT, 70, worked at Legacy Good Samaritan Medical Center for 35 years.

JEAN HASS, 87, medical transcriptionist for Legacy Health.

KEITH L. MILLER, 93, member of St. Mark's Anglican Church.

YOJI JULIUS MATSUSHIMA, 90, 1952 graduate of Lincoln High School.

JOHN "JACK" LATTA, 88, member of St. Mark's Anglican Church.

ROBERTA (SMALLEN) SCHMECHERL, 94, 1947 Lincoln High School graduate.

ROBERT WILSON, 74, 1967 Lincoln High School graduate.

The Northwest Examiner publishes obituaries of people who lived, worked or had other substantial connections to our readership area, which includes Northwest Portland, Goose Hollow, Sauvie Island and areas north of Highway 26. If you have information about a death in our area, please contact us at allan@nwexaminer.com. Photographs are also welcomed. There is no charge for obituaries in the Examiner.

We Digitize Everything

Think heaps of photos but don't stop there:

- Color Slides & Negatives
- Photo Album Flip Books
- LP's & Audio Cassettes
- Video Tapes in Any Format
- 8mm & Super 8 Film
- Classic Reel-to-Reel Audio Tape
- Ephemera, Documents & Letters
- Photo Gifts for the Holiday Season

Learn more and contact us through our website:

www.drigitalpdx.com

We'll organize your old media into one tidy digital folder that fits on a thumb drive.



We're located in your NW neighborhood.

DRGdigital

The Law Office of Harris S. Matarazzo is proud to support the work of the **NW Examiner** in our community.

Harris S. Matarazzo
121 SW Morrison, Suite 1015
503-226-0306

35 years dedicated to handcrafted framing

35 years dedicated to NW Portland

Katayama Framing
2219 NW Raleigh
www.katayamaframing.com



CZ BECKER COMPANY WOOD FLOORS

A Family Owned Business Since 1982



CCB #48132

- Restoration Repairs & Refinishing
- State of the Art Dust Containment
- Installation of New Wood Floors
- Environmentally Friendly Finishes

503.282.0623
czbecker.com

LINTON FEED & SEED



503-286-1291
LinntonFeed.com

Also visit us at
Dekum Street Doorway!
dekumstreetdoorway.com

10920 NW Saint Helens Road
Portland, OR 97231

Receiving a copy of the NW Examiner in your mailbox?

If not, email Allan:

allan@nwexaminer.com





Slabtown Square at Northwest 21st and Pettygrove will have affordable housing units but not under the city’s current inclusionary housing program.

backyard.

The revolutionary playbooks written by Marx and Lenin are used by anarchists today. When Portland was in the throes of political violence during our so-called peaceful protests, I felt like a lone voice in the wilderness, desperately wanting our leaders to recognize it for it truly was.

Now the Atlantic writes of “The New Anarchy,” using Portland as a cautionary tale. While former President Donald Trump was blamed for Portland’s problems, we had plenty of blame ourselves for poor governance and leadership.

Very few learn from history. In 1930s Germany, thugs on the street undermined real policing, leading to Hitler’s rise. So is Antifa really “antifascist” or simply punks who despise police? Utter vitriol was spray-painted everywhere in this city. I avoid speaking out about Black Lives Matter since it’s such a loaded topic, yet perhaps it shouldn’t be for the sake of good governance.

Karla Powell
NW 11th Ave.

Inclusionary housing fails

My firm is developing Block 290 (aka Slabtown Square) at Northwest 21st and Quimby streets in Slabtown, which is presently under construction with a completion date of March 2024. We volunteered into the city’s MULTE [Multiple-Unit Limited Tax Exemption] program before it terminated in 2017 and were grandfathered into the program. Under the program, we will set aside 40 units (20 percent of the project) for households at or below 80 percent AMI [average median income] with rents at that 80 percent standard.

I wholeheartedly agree with the statements made in this article [“Housing everywhere ...,” August 2023] that are critical of inclusionary housing. The IH program has effectively backfired and will continue to restrict multifamily development for years to come.

MULTE was a good program and provided an incentive to the developer for creating and maintaining affordability. IH forces the burden for affordability on the other 80 percent of the units, which adversely impacts the development economics. Market rents need to rise enough to compensate for the rent reductions. The market rents haven’t risen to that level.

Thomas B. Brenneke
Guardian Real Estate Services LLC

Great reporting

What a great reporting job on affordable housing. Many, many thanks. You put together such a complex and depressing picture. The Portland planning world I guess has been hijacked by corporate and industrial housing interests and turned land into an ever more costly foundation for some major woes evident in vast sectors of our world, and on the streets and sidewalks of Portland.

No wonder we’ve ended up with the present Portland picture with the glorious shrine to wealth and power at Southwest 10th and Alder streets; and sidewalks full of tents everywhere

else; a scene worthy of New Delhi. Remembering the activist and progressive days of Portland in the 1970s and ’80s, I’d propose that there have been many changes in this great city, and not always for the better. We can find that energy again, I do believe, perhaps reading again Jane Jacobs’ “Death and Life of Great American Cities.”

Shining some light might help. Thanks for what you do, Allan.

Jere Grimm
NW Aspen St.

More reporting needed

The story on inclusionary housing was great. It is the first time I have seen this information all pulled together.

Now I would like to see the same overall reporting on beds available for drug/alcohol recovery and mental health assistance. Ann and David Kafoury, in a letter to the paper, asserted that there are plenty of available treatment beds. What we hear from those nonprofits working to offer assistance to our neighbors in need is that nothing is available.

I know some guests on radio talk shows spread the same story, that empty beds are plentiful. I hope you can encourage someone to look into this issue soon. We cannot work toward a solution without understanding the problem.

I learn so much from the NW Examiner every month. Thank you.

Adele F. Pelletier
SW Fifth Ave.

Co-op needs volunteers

I was shocked by the statement that the Food Front co-op had signed a labor agreement that prohibited volunteers. Volunteers are the whole point of a co-op. Human greed consumes all thoughtful things and turns them into the same gray as a union.

Peter Finley Fry
NW Uptown Terrace

Backtrack drug policies


Congratulations on your article about vagrant vehicles around Couch Park. I live in the Premier apartments in the corner of Northwest Flanders and 20th streets. Your article hits the nail on the head. But I might add that I have spoken to Mike Crebs about this situation and “his” decision not to ticket camping cars and SUVs that was complicit in promoting drugs and an increase in degeneracy in the park.


Our city leaders have no clue as to how to backtrack on all the past decisions leading to drugs, homeless and lack of temporary accommodation.

When I was 16, my dad told me that if I wanted a car I would need to get a job and save up for the purchase. Work kept me motivated and I quickly realized that I needed a college degree in this world. Oregon’s ranking in education is problematic too.

Handouts are not the solution; we need to get medical treatment for those in need.

Noel Jones
NW Flanders St.

 **JUDIE DUNKEN**
REAL ESTATE







Eliot Tower

\$949,000

2 BEDROOMS




2.5 BATHS

2144 SQ FT



503-849-1593 JUDIEDUNKEN.COM OWNER/BROKER

- Representing Buyers and Sellers in Portland since 1993
- PDNA Board Member Livability & Safety Chair
- NW Examiner “2018 Civic Engagement” Awardee
- Pearl District Resident since 2000
- Northwest Community Conservancy Board



**PAULSON
COLETTI**
TRIAL ATTORNEYS PC

personal injury
product liability
wrongful death
medical malpractice



**JUNGLE
JIMBO'S**
BIG CAT
ADVENTURE

1022 NW Marshall Street #450 Portland OR | (503) 226-6361 | paulsoncoletti.com



Upper left: Rose Haven staff and board members saw the new site as an opportunity to expand and improve services from their old home in a church two blocks to the north.
Upper right: Clients learn about available services at a resource fair.
Lower left: Executive Director Katie O'Brien enjoys a lighter moment with a client.
Lower center: A resource fair at Rose Haven was well attended.
Lower right: The shelter clinic provides free medical care.



"Rose Haven" cont'd from page 1

Neighbors had been writing emails, most laden with disturbing details but also leavened with respect for Rose Haven's mission and expectations of reasoned compromise. Placing a template of liberal social service providers versus conservative homeowners on the divide would not work.

"I live across the street and please understand that it's with regret that I'm writing this email," Kyle Lookreddy wrote O'Brien in July. "However, safety is starting to become more of a concern for my family. Several times over the past one-and-a-half years, people in your line have called my wife a nig**r, me a race traitor and a fa**t.

"I understand that this is a vulnerable population that needs help, which is why I have not reached out in the past. However, being one of very few mixed-race families in the area, we are talking about moving to avoid Rose Haven and the white-supremacists that you assist," wrote Lookreddy, who holds a master's

degree in public health and has donated to Rose Haven this year.

He picked up a spent bullet casing lying across the street and taped it to the shelter's door.

"I hope this will help your efforts to show a need for security," Lookreddy told O'Brien.

"The other week was a breaking point when a man was blocking our exit from the shared entrance on 18th Avenue. This individual was waiting for his partner to exit Rose Haven, while smoking meth and dropping a few hate-speech remarks directed at one of the other mixed-race couples on the block. I'd like some advice for how to handle this situation, as it has been growing more frequent," he said.

O'Brien replied that she was "really sorry" and considered the activity "terrible." She advised Lookreddy to report such behavior to staff so they could hold offenders accountable under a "community agreement" they must sign to enter.

Repeated violations can lead to exclusion from the shelter for from one week to permanently. Discriminatory acts (racism, sexism, homophobia, transphobia, religion, ageism, sexual harassment) are classified among the most serious offenses.

"Respectfully, I support Kyle on this," Kerry Duff emailed O'Brien. "When you spoke with me about what the community guidelines would be, you promised that the wonderful thing about now having Rose Haven 10 feet from my living room would be that the line would be inside. Sometimes the line is quiet; other times, my family listens to screaming and shouting all morning. I am also worried about losing our tenant whose apartment faces the line. I think we'd have a very hard time getting another one in.

"Rose Haven had an admirable aim—to offer unhoused women a dignified place to obtain services in an area filled with business and families, unlike the horror in Old Town. Unfortunately, your model isn't working. It is the people who live

here who are having to deal with the problem."

Duff wrote of having to having to clean up "the garbage and human feces that your clients and their partners leave behind.

"I've drawn your attention repeatedly to one of the women who continues to camp and sleep within a block of Rose Haven, and yet she's still doing it. You telling me that she has had unimaginable life experiences means little to me at this point when she swears and screams at my 12-year-old whenever she sees him.

"I feel we have been very patient and understanding, but that whenever we bring up a concern, you dismiss it by referring to the general situation in Portland," concluded Duff, a women's studies professor at Clark College in Vancouver.

Jim Kennett, who with his wife owns and lives in the Northwest Hostel across the street from Rose Haven, has been a donor to Rose Haven for years and hosted

MARSHALL UNION MANOR

RETIREMENT LIVING FOR SENIORS 62 YEARS OR OLDER



AFFORDABLE QUALITY RETIREMENT LIVING
STUDIO & ONE-BEDROOM APARTMENTS

No COSTLY BUY-INS OR APPLICATION FEES
RENT SUBSIDIES AVAILABLE/INCOME LIMITS APPLY

2020 NW NORTHRUP STREET
PORTLAND, OREGON 97209
503.225.0677
WWW.THEUNIONMANORS.ORG

Marshall Union Manor has been part of Northwest Portland for more than 40 years. Our residents enjoy the ease and diversity of urban living. For residents with cars we have off street parking, but many of our seniors prefer to utilize the city bus or the street car which stops just outside our building. We offer a beauty/barber shop, community vegetable garden, in-house library, and numerous clubs and activities. Enjoy Retirement to its fullest!

ENJOY THE CONVENIENCE OF SENIOR LIVING!

OFFICE HOURS:
WEEKDAYS 10:00AM - 4:00PM
APPOINTMENTS GLADLY SCHEDULED!

LABOR DAY SALE

SHOP LOCALLY AND SAVE UP TO 35% ON SELECT ITEMS

NOW - SEPT 16TH



FURNITURE SHOWROOM | INTERIOR DESIGN SERVICES | EST. 2002
1122 NW GLISAN ST. PORTLAND, OR 97209 - 503.295.7336 - EWFMODERN.COM

E|W|F MODERN

A Local, Independent Furniture Store



Above: Clients wait for up to two hours to enter Rose Haven, a situation that has been controlled better with hiring a security firm in August.

Left: Queuing along Northwest 18th Avenue caused residents of the Wickersham Condominiums, at right, to complain. The line has moved to Northwest Glisan Street as a result.

Below left: A woman smokes a substance the neighbor who took this photo claimed to be fentanyl.

Below: A dead rat was found on a neighbor's window-sill.



its 2019 Christmas dinner.

“To have Rose Haven move across the street was worse than the pandemic for us,” Kennett said. “Daily, we have pretty scary people coming into the cafe and demanding things. We’ve had to lock our restrooms, otherwise people lock themselves in for an hour and trash the bathroom. We lose employees over the stressfulness of having to deal with such people. I’m sure we’ve lost customers. We’ve had our sidewalk chairs taken across the street so [Rose Haven clients] have a place to sit when they’re lining up.”

Reporting offensive behavior has not cured the problem, said Kennett, noting, “We call her about clients weekly.”

Still, Kennett calls O’Brien “amazing” and continues to support Rose Haven’s work.

“It’s just not the greatest location for what they’re trying to accomplish,” he said. “They could do so much more with the money that their donors trust them with, if it were in another location.”

O’Brien is following the guidance of her board, whose Aug. 2 letter to the community stated, “Rose Haven is committed to making reasonable efforts to take responsibility for the conduct of its guests while they are on Rose Haven property during operational hours.”

At the same time, the agency “will not police non-disruptive behavior on public property, and we are not a substitute for local law enforcement for trespassing, loitering and other issues.”

O’Brien spoke at the NWDA board meeting last month and reported that a private security service is now monitoring activity around the building.

“We try to be responsive to things that are happening during the day when we’re here,” she said. “Being a good neighbor is part of our community agreement, but if I don’t know that a particular person is doing something, I don’t have a basis for conversation about it.”

Although the board discussion was generally calm and positive, O’Brien did not have the last word.

Board member and Rose Haven neighbor Zoe Keliher said her home had been broken into four times by people coming directly from the shelter.

“Over and over, people dump clothes on my porch and pee on my porch, and they’re taking the clothes from there and then leaving them on our porches,” Keliher told O’Brien. “We see the same people doing these things over and over again.” ■

[COMMENT ON NWEXAMINER.COM](#)
or email: allan@nwexaminer.com

Bridging the divide

The NW Examiner presented two ideas to overcome current conflicts over Rose Haven operations.

❶ Portland has a tradition of “good neighbor” agreements to address ongoing conflicts between institutions and neighborhoods. A GNA enforced by the city governs relations between Providence Park and its neighbors, and less formal good neighbor agreements have been signed for homeless shelters and entertainment venues.

Could a good neighbor agreement involving regular meetings of stakeholders to talk through livability impacts be appropriate for Rose Haven?

“Rose Haven did host a couple neighborhood meetings last year,” O’Brien said. “We held the first one to share our work with neighbors and give them a chance to voice their concerns. We agreed to a follow-up meeting in November. This was our second meeting at which we talked about what changes we were able to make based on their expressed concerns. ... We did not expect to have these ongoing, but perhaps it was assumed we would.”

O’Brien is not for a structured dialogue.

“We are not opposed to hosting another meeting if current means of communication with us are not enough. This being said, it would need to be a productive meeting with folks willing to consider all aspects of how we can improve Northwest. This can’t be just about what Rose Haven can continue to do, but rather what we ALL can do to support this neighborhood we all love.”

❷ O’Brien said that two of the 12 Rose Haven board members live in Northwest Portland, though none in the vicinity of the shelter. Would a more direct perspective on the board help it better understand the program’s effect on its surroundings?

We asked O’Brien if having a more immediate neighbor on the board would be a good idea. She was open to the possibility. Board Chair Scott Nichols said the board is looking to add diversity, and if a neighbor is committed to the agency’s vision, they could be a good fit.

“It needs to be about Rose Haven,” rather than someone serving primarily to advocate for the neighborhood, he said.

Nichols said the board’s Aug. 2 letter still reflects the organization’s position.



The Overton Center
1308 NW 20th



The Gadsby
1306 NW Hoyt Street

HISTORIC OFFICES FOR LEASE

503.223.2200

Jim Brunke Real Estate

Every Dollar Counts When You're Building Community!



\$10
allows a low-income older adult to attend one of our community center fitness classes.



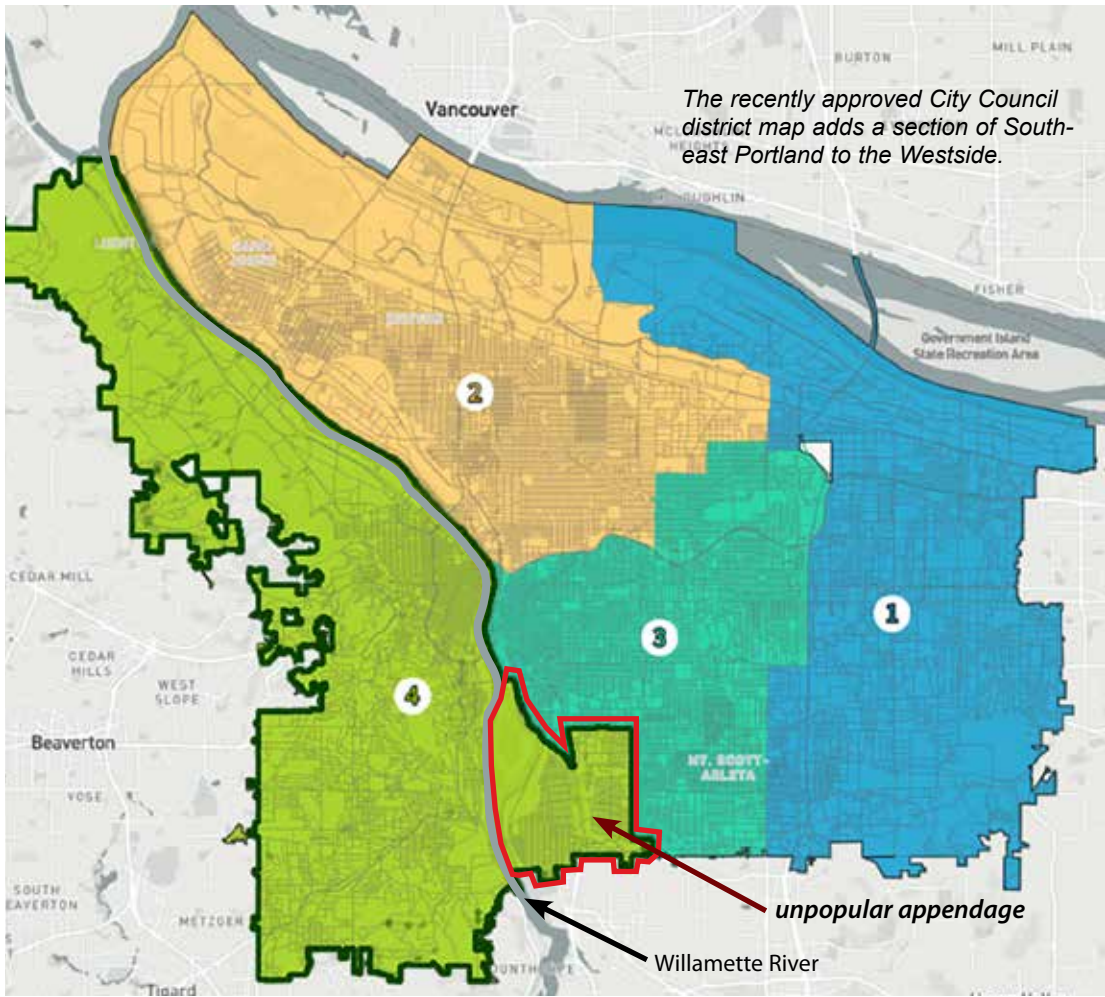
\$25
provides a pair of shoes for a child receiving a scholarship in our After School program.



\$100
allows 10 houseless neighbors to use our shower and internet facilities for a week.

How can you help? Become a Monthly Giver!
[tingurl.com/FHmonthly](https://www.friendlyhouse.org/fin/monthly)
It's fast, easy, and even the smallest gifts make a big impact.





The recently approved City Council district map adds a section of South-east Portland to the Westside.

“Let’s be together so we can be representative of what Portland is rather than separating us all.”
–Vadim Mozyrsky,
Neighbors West/Northwest chair

U.S Department of Housing and Urban Development as pertaining to households who spend more than 30 percent of their income on housing.

Mozyrsky was reacting to two separate but intertwined issues: new council districts and a policy decision by the Office of Community and Civic Life to consolidate services to neighborhood associations through four offices in districts mirroring the council districts. Neighborhood associations are now served through seven offices affiliated with clusters of neighborhood associations.

Both the council districts and the neighborhood districts are being formed under acknowledgement that “communities of common interest” should not be divided, which can conflict with the city’s more general policy of promoting social and racial diversity in all parts of Portland.

Those considerations faced the requirement that districts have approximately equal population. In that the Westside has less than one-quarter of the city’s residents, it could not stand alone as a single district.

Mozyrsky, who served on the original Charter Commission that prepared the ballot initiative that was approved by city voters in 2022, resigned that post over fundamental disagreements with the commission’s final report.

In recent months, he also questioned the assumption that the entire Westside needed to be in the same district. Learning that activists in various Eastside sections considered their linkage to the Westside unappealing, Mozyrsky suggested that the Westside be divided, perhaps along West Burnside Street.

That approach gained no attraction with the commission, which unanimously approved boundary lines last month. As Mozyrsky’s polemic demonstrated, the complexities of Portland’s coming structure have barely begun to be understood or debated at the grass roots. ■

[COMMENT ON NWEXAMINER.COM](#)
or email: allan@nwexaminer.com

"Districting plan" cont'd from page 1

district.

Even were that “perception of sameness” accurate, he said forming political districts on that basis undercuts the city’s stated goals of inclusion and cooperation across demographic groups.

The message from the commission is, “While we group you all by our perceptions of sameness, we want you to be different,” said Mozyrsky, who countered, “If you want us to be different, let’s include these people together in each neighborhood coalition. ... Let’s be together so we can be representative of what Portland is rather than sep-

arating us all based on these perceptions.”

To advance racial diversity across the city, Mozyrsky said, it would be better to connect the Westside, with its 2.6 percent Black population, to North Portland, which is 8.8 percent Black.

Mozyrsky also said the Westside has a high percentage of renters—75 percent in Goose Hollow, where he lives, and similar levels in Downtown, Old Town and the Northwest District.

And many, perhaps most, of those renters have modest incomes.

“We are rent burdened,” he said, a term defined by the



TERWILLIGER PLAZA
Parkview



62+ INDEPENDENT LIVING

Opening October 2023

Join a community of fascinating individuals at Parkview, the latest expansion at Terwilliger Plaza, a vibrant and engaged Continuing Care Retirement Community (CCRC). Members enjoy weekly live music, over 60 Member-led committees, campus amenities including Wellness and Aquatics Center, and more.

Start planning your future at Parkview, schedule a tour today.

Seize this opportunity to call Parkview home

Accepting deposits now for 2023 move-in

503-536-2221 | terwilligerplaza.com/campus/parkview

A rich tapestry of diverse experiences

Foodies. Hikers. Musicians. Teachers. Activists. Olympians. Volunteers. Philosophers. Adventurers. Marathoners. Friends. Members.



Curious to learn more about Parkview?

Scan the QR code to check availabilities and view floorplans.



GREATER NORTHWEST PORTLAND DEVELOPMENT MAP

SLABTOWN SQUARE

The long-delayed Slabtown Square mixed-use building at Northwest 21st and Pettygrove is expected to be completed in March. Under the defunct Multiple-Unit Limited Tax Exemption, 40 of its 2000 units will be affordable to households receiving no more than 80 percent of the median family income for the area.



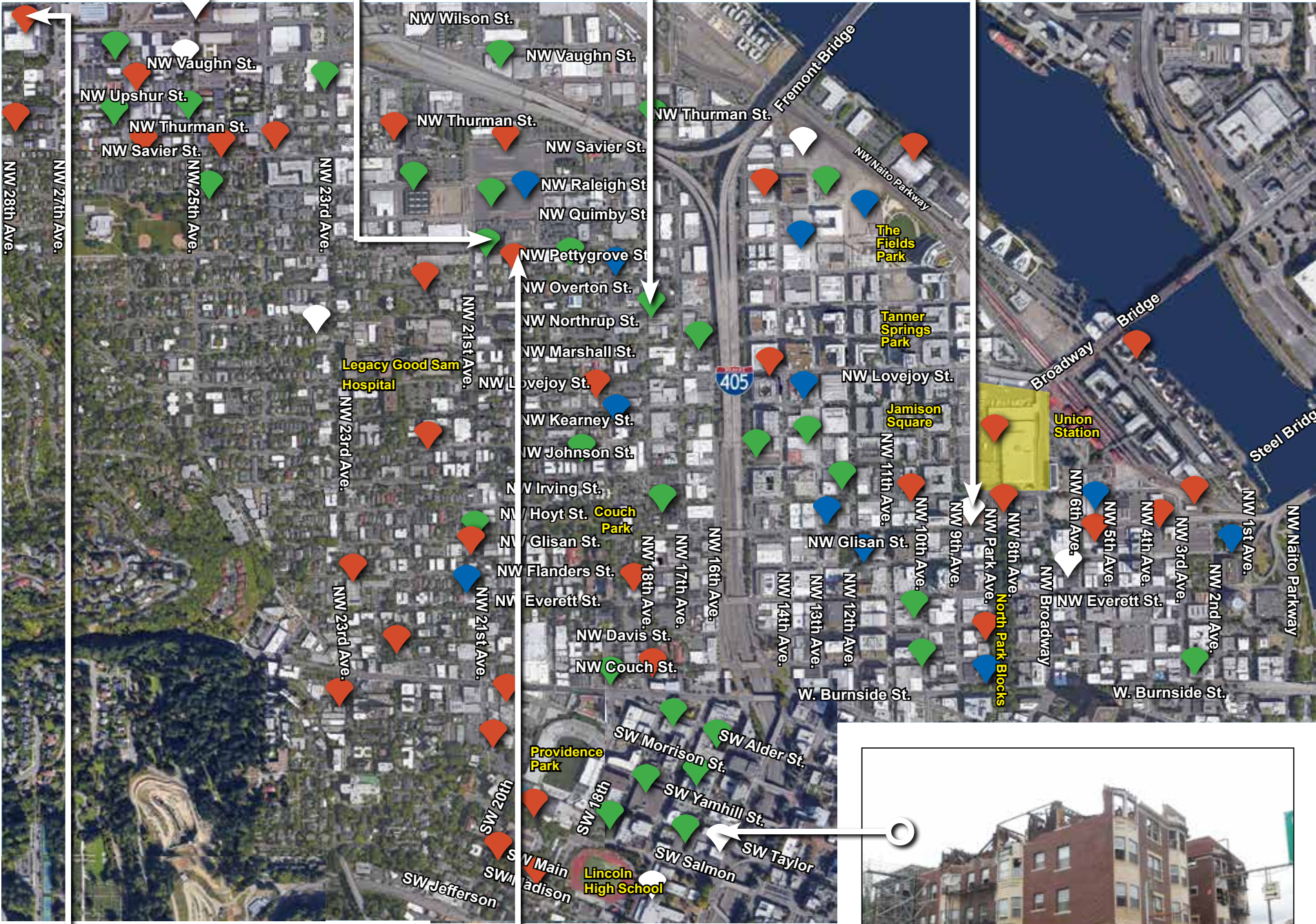
NORTH 18

A six-story apartment building with 124 residential units is nearing completion at 1784 NW Northrup St. A coffee shop and gym for tenants are planned for the ground floor.



NW GLISAN AND PARK

Chesshir Architecture received a 2023 Restore Oregon award for its preservation work on the 1882 Harlow Hotel on the North Park Blocks. The 10-year restoration project was completed just before the COVID pandemic, causing a two-year shutdown that ended last year.



MONTGOMERY PARK

Redevelopment plans for Montgomery Park are on hold due to financing problems reported by Willamette Week last month. Two contractors have filed liens against Unico Properties of Seattle for more than \$2 million in unpaid work. Unico paid \$255 million for the property in 2019, and its current market value is \$187 million.



NW LIBRARY

Public engagement is underway regarding plans for a new Multnomah County Library branch fronting on the 2000 block of both Northwest Overton and Pettygrove streets. The space, to be completed in late 2025, will be more than twice as large as the current branch at Northwest 23rd and Thurman, but it might have no off-street parking.



MAY APARTMENTS

The dismantling of the May Apartments, destroyed by arson in May, proceeds brick by brick. A block of Southwest 14th Avenue remains closed due to the instability of the remaining five-story structure.

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



Christina and Demetrios “Jimmy” Kapsopoulos have been preparing and serving meals six days a week for 50 years.

BY ALLAN CLASSEN

The walls at John’s Café in Old Town are decorated with news clippings yellowing with age. But Demetrios “Jimmy” Kapsopoulos is proudest of a neon sign declaring “since 1973” that documents 50 years in business.

Kapsopoulos and his wife, Christina, almost didn’t make it. The diner at Northwest Everett and Broadway recently reopened after shuttering six months due to his back surgery and recovery. They remained optimistic: A sign posted on the door

apologized for a “temporary closure for unforeseen circumstances.”

They are again on site six days a week from 6 a.m. until midafternoon, she as a server and he in the kitchen. They shred 50 pounds of potatoes every morning; buying pre-shredded frozen blocks of potatoes would save time, but it wouldn’t meet their standards.

Kapsopoulos concedes that current business volume is down, “but we survive.”

That’s something they’re good at.



Mermosa PDX has taken the place of Southland Whiskey Kitchen at 1422 NW 23rd Ave.

Mermosa PDX

Desiree Noisette and Aaron Davis recently opened Mermosa PDX (pictured above) at 1422 NW 23rd Ave., where they serve mimosas featuring Pacific Northwest wines and Haitian food. Entrees include chicken and waffles, pulled pork Benedict and shrimp and grits. It is open for dinner Thursdays through Sundays and for brunch, served Wednesdays, Saturdays and Sundays at 10 a.m. Reservations are recommended.

Wingstop

Wingstop, a takeout and delivery kitchen at 2117 W. Burnside St. in the Stadium Shopping Center, features chicken in many forms. It is part of a national chain with six stores in the Portland metropolitan area.

Magic Tavern

Strippers at Magic Tavern, Northwest 24th Avenue and Nicolai Street, have been on strike since April. In June, the dancers announced they were unionizing under the Actors’ Equity Association, a labor union for actors and stage managers. They cite safety and security issues.

NOBBY NEWS

Vol. 29, No. 9 “News You Can’t Always Believe” September 2023

Same burgers, new name?

Generations of neighbors have grown up with our Good Sam-burgers and Good Sam-wiches, but something in the news has us wondering how long we can go on. We have learned that Pill Hill, sometimes known as Oregon Health Sciences University, is merging with Legacy Health, which is Good Samaritan Hospital’s parent company.

(To tell the truth, they changed the name of the hospital to Legacy Good Samaritan Medical Center a few years ago, but we mostly ignored that because no one ever asked us for directions to the Good Sam “medical center.”)

But if we’re going to rewrite our menu, we might as well go completely up to date. From now on, ask for the OHSU-LG-SMC burger. We’ll know what you mean.

However, don’t get smart and ask for the “alphabet soup” burger.



There are people in our kitchen who might take that the wrong way, and we all know it could be runny.

BURGER COUNT 1,305,825	Enter your name for a monthly drawing. This month’s burger winner is James Ambrose.
------------------------------	--

Nob Hill Bar & Grill
937 NW 23rd Avenue • 503-274-9616

Now open every day!



For nearly 35 years, we were open every day, but then the world got wacky for a few years. Now we are again ready to open every day. Beginning Monday, Sept. 4th, we will be open for breakfast, lunch and dinner every day of the week.

Come in for a Bloody Mary, Mimosa or anything from our full bar! And get breakfast any time, such as a chicken fried steak with perfect crispy hash browns, huevos rancheros, or yummy biscuits and gravy! Not feeling breakfast? No problem, order a cheeseburger, tacos, nachos or whatever takes you to your happy place.

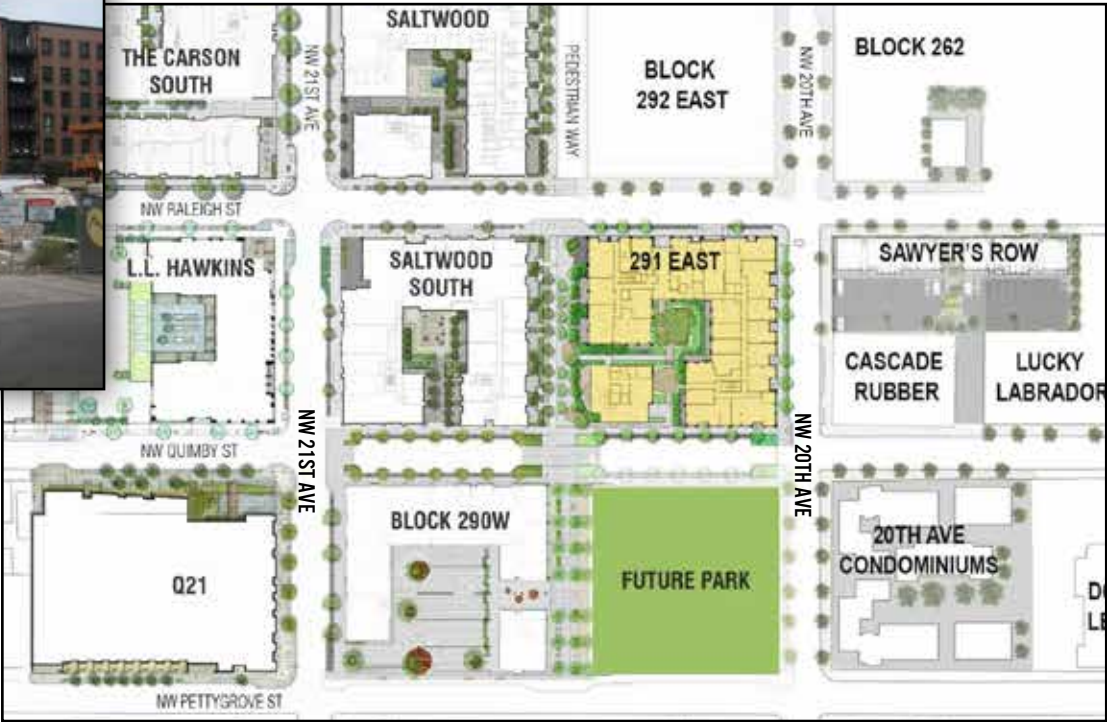
And now that we will be open on Monday and Tuesday, we can bring back Monday Night Football specials, and of course, Taco Tuesday ... plus, you will never have to miss another Blazers or Timbers game!

2047 NW Front Ave. 503-241-6433



Above: The proposed site of a Slabtown park is now a staging ground for buildings under construction to the west and north.

Right: The 2012 Con-way Master Plan designated the eastern half of Block 290 for a park before redevelopment of the area had begun.



"Slabtown Park" cont'd from page 1

identify who or what is responsible for the hang-up.

Guardian Real Estate Services owns the entire block and is erecting a 200-unit apartment building on its western half. Guardian President Tom Brenneke says he is willing to transfer the eastern half to the city as called for in the master plan, but that transfer must go through XPO (which purchased Con-way Inc. in 2015).

"We remain fully committed to a city park on Block 290E and are working toward that goal," Brenneke wrote in an email to the NW Examiner last month. "We've been engaged in dialogue with XPO and the city for some time. We're providing the land to the city free of charge. Once the city takes owner-

"Is there something that would require GRES to transfer the property once the master plan expires?"
—Steve Pinger, Northwest Distric Association planning co-chair

ship, we're happy to help them manage and coordinate cleanup, but the city is responsible for the costs.

"Guardian will also offer that assistance free of charge," Brenneke wrote. "Everybody appears to be acting in good faith, and we're making progress, albeit slowly."

What happens if the transfer does not happen by the end of the year?

The same question was asked in 2021 and 2022, and each time the city extended the master plan another 12 months.

Steve Pinger, co-chair of the Northwest District Association Planning Committee, has been bird-dogging the process for years and is troubled that there is no talk on an extension. In theory, expiration of the master plan would return the property to its underlying zoning, making it eligible for private development.

Bureau of Development Services spokesperson Ken Ray told Willamette Week in August that "nothing in the master plan requires that the site to become a city-owned and operated park."

If the land transfer is not completed by January, "the city will evaluate all legal options," Ray said.

Pinger has been communicating with Brett Horner of Portland Parks & Recreation about progress on the park for years, but that source dried up in March when Horner emailed, "The property transfer for the park is a private, confidential matter. I have no further comments to add.

"GRES is highly motivated and interested to have a park next to them. We will have more information to share with you once the property transfer is complete," Horner wrote.

In July, Horner wrote, "Negotiations continue on the land transfer with GRES and XPO and we have made some progress. I don't have much else to report."

In March, Horner suggested that Jan. 1, 2024, may not be a hard deadline.

"Keep in mind, purchase and sale agreements ... can stipulate full title at a specified time (even after January 2024), to also ensure the park property could not be sold to someone else and built on," he wrote.

By then, Pinger was wary of value promises.

"PSAs can be set up that way, but are they currently? Not wanting to be too cynical, but I don't see much activity to counter that perspective. Again, is there something in place that would require GRES to transfer the property once the MP expires?"

Something has obviously happened since April 2020, when Horner sent Pinger this message: "XPO has indicated that they need a few months to finalize their agreement with GRES, and then XPO can proceed with the park property transfer to PP&R.

What do Guardian and XPO have to work out? According to a Horner email in January, "the transfer has not been completed because PP&R won't accept it until the site has been modified to make it ready for a park to be built on it. There is still environmental cleanup to perform and scope."

If environmental remediation is still on the table, why was that fact not

mentioned when Horner laid out this timetable more than three years ago?

1. Signing of the development agreement—summer 2020.
2. Park design team selected—fall 2020.
3. Community design process for the park—fall 2020 through summer 2021.
4. Park design development and permitting—ending in spring/summer 2022.
5. Construction contract bidding—done by fall 2022.
6. Park construction—start late fall 2022, finish summer/fall 2023.

Parks Commissioner Dan Ryan was asked to end rumor and speculation with a clear statement, but issued a written statement merely summarizing general history and hoping for the best.

"Guardian Real Estate Services LLC is the current owner and PP&R continues to negotiate with them in good faith. I remain optimistic that there will be a favorable resolution," Ryan wrote. ■

[COMMENT ON NWEXAMINER.COM](#)
or email: allan@nwexaminer.com

NW DISTRICT ASSOCIATION PRESENTS:

SECOND ANNUAL SKATE-O-RAMA

SEPTEMBER 22ND @ WAREHOUSE
Friday 6pm-9pm

FREE Event, FREE Parking, ALL Ages
Rose City Rollers providing FREE Skates
DJ Mr. Mom

American Can Warehouse
2120 NW 27th Avenue
Portland, OR 97210

 Northwest District Association

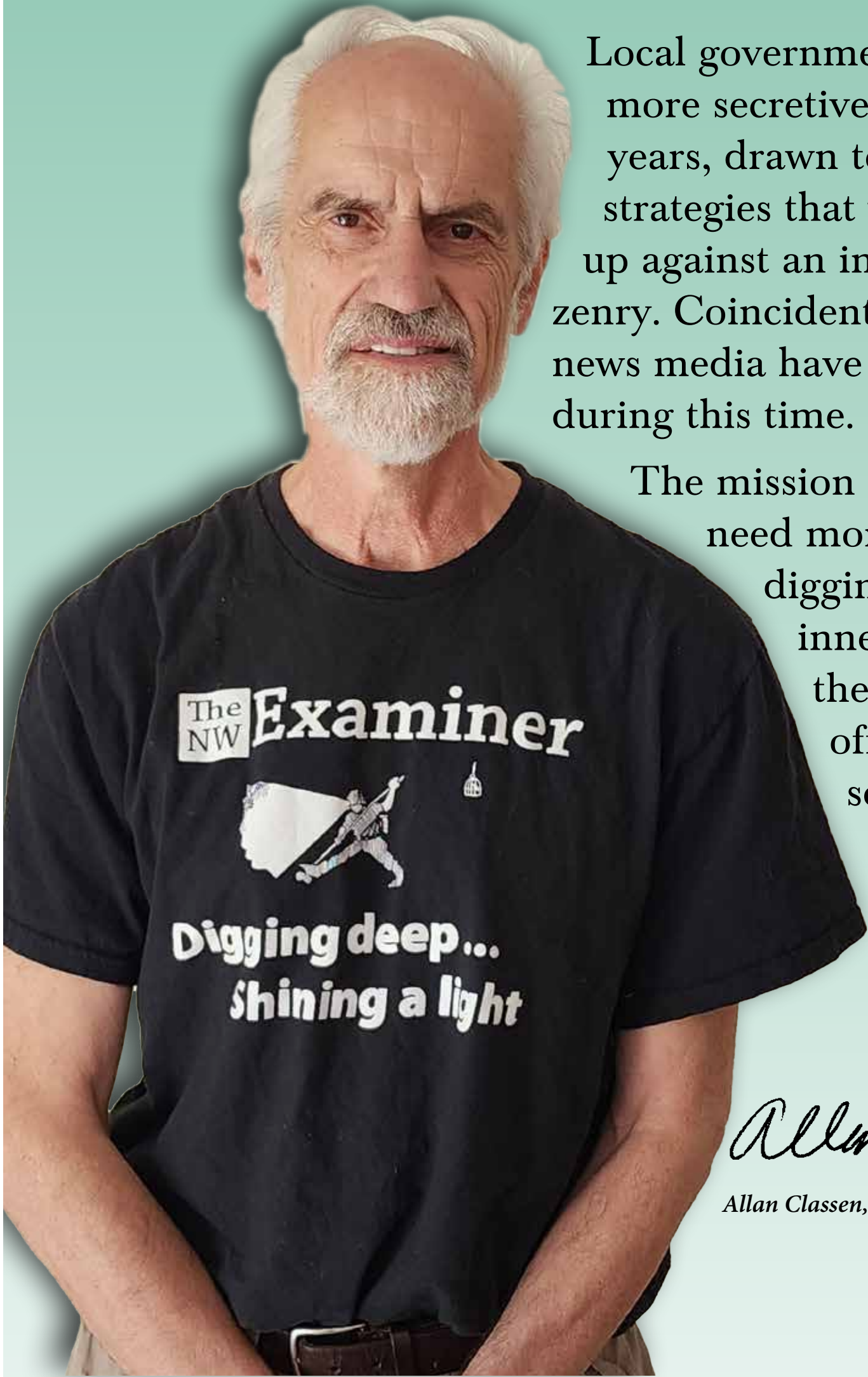




Local government has become more secretive in recent years, drawn to ploys and strategies that would not hold up against an informed citizenry. Coincidentally, the local news media have grown weaker during this time.

The mission is clear. We need more light, more digging into the inner workings of the agencies and officials representing us.

Support your local branch of the free press.



Allan Classen

Allan Classen, Founder / Editor & Publisher

Subscription form

Name _____

Street _____

City/State/Zip Code _____

Email _____

Mail \$50 check to NW Examiner, 1209 SW Sixth Ave., #303, Portland OR 97204.

OR sign up at [Patreon.com/northwestexaminer](https://www.patreon.com/northwestexaminer) and pay through PayPal

Northwest Conservancy tracks results with monthly stats

Halfway through its first year of operation, the Northwest Community Conservancy, the Pearl District's bold experiment in privately funded safety and livability enhancement, is measuring its progress.

The organization's website tracks 10 categories reflecting the welfare of the community in the belief that community members and donors want to know if they are making a difference. The first two months of data show few clear trends, though NWCC Chair Ken Thrasher was pleased with the reduction in camps along Interstate 405 from 41 to 20.

Residents of sponsoring condominium homeowners associations have reported

prompt response to their calls for service, he said. So far, nine homeowners' associations are contributing \$20 per month for each unit in their building. Property owners, business owners and renters are also being tapped toward an annual budget of about \$1 million.

The funds are used to hire Pacific Echelon Protective Services and its nonprofit arm, Loving One Another, for regular patrols and outreach in the district.

A broad range of indicators was chosen to provide a more reliable assessment of community health than official crime statistics, for instance, which may decline when citizens stop reporting incidents. ■

June Metrics

NWCC responded to 184 safety and humanitarian incidents in June, 2023



www.nwccpdx.org

July Metrics

NWCC responded to 115 safety and humanitarian incidents in July, 2023



www.nwccpdx.org

Italian Language Immersion

Adult Classes
Beginner - Advanced level language classes
Various culture classes - wine, conversation, film, history, music

Children's Classes & Camps
Summer culture camps
Preschool, Weekend & Afterschool Classes
Mommy & Me Playgroup



Authentic Italian language & culture education
since 2006

info@scuola.us · (971) 270 - 0470 · http://scuola.us



THE WATERMARK

AT THE PEARL

OPENING FALL 2023

INDEPENDENT LIVING
ASSISTED LIVING | MEMORY CARE

URBAN. MODERN. INCLUSIVE

... and going fast!

Coming fall 2023, a modern community for seniors in the vibrant Pearl District will open the door to a new era in reimagined Independent Living, Assisted Living, and Memory Care. Discover a progressive community of like-minded friends, refined residences, four gourmet dining venues, on-site salon and spa, wellness programs, personalized care, and more – **all with no buy in required.**

Call 503-205-3083 today to learn more and schedule a private tour.



Leasing Gallery
Entrance is on 14th Avenue
1411 NW Quimby Street #132
Portland, OR 97209

watermarkthepearl.com

A WATERMARK RETIREMENT COMMUNITYSM LICENSE PENDING 23-PPP-3454A



Photos capture Vista Bridge under construction

Vintage Portland, the website of the Portland Archives, published 1926 photos of the Vista Bridge from each side. In the one looking east, a trolley is crossing the bridge.

A reader then posted rich detail.

“Looks about in the mid-construction phase,” wrote Mike. “The old Ford Street Bridge is there with wood forms set for the concrete arches of the new Vista Bridge beneath it.”

The trolley, he noted, was winding up to Council Crest and a tourist attraction known as Dreamland, which would exist until 1929.

“The park was conceived by the Portland Railway Light & Power Co. to attract ridership on the newly completed Portland Heights streetcar line, which opened to Council Crest Park in 1907,” he continued.

“PRL&P summoned LaMarcus Thompson from Coney Island to build most of the amusements at the park. This artist’s conception from an early postcard shows the ‘Big Tree’ observatory in the center of the park. No evidence exists that suggests that the tree was ever erected. However, there are numerous photos and postcards of the wooden structure observatory.

“In addition to the Lewis & Clark Observatory, there

was the Trip Up the Columbia, the boat ride that encircled the park, as well as the L.A. Thompson Carousel, the Ferris wheel, the L.A. Thompson Scenic Railway and other rides. There was also a midway full of amusements as well as a dance pavilion.”

A postcard image of the L.A. Thompson Scenic Railway and the Columbia Gorge Riverboat ride, with the Trip Up the Columbia canal boats to the right. Both rides encircled the park.

City of Portland (OR) Archives, AP/27003.



EVERETT STREET

 **AUTOWORKS**

Old Town

FALL IS COMING!

Save where it counts!
10% OFF ALL LABOR
OFFER EXPIRES ON 10/2/2023



Schedule online @:
www.esautoworks.com
503.221.2411
509 NW Everett St
Open M-F 7am-6pm

Northwest Portland International Hostel

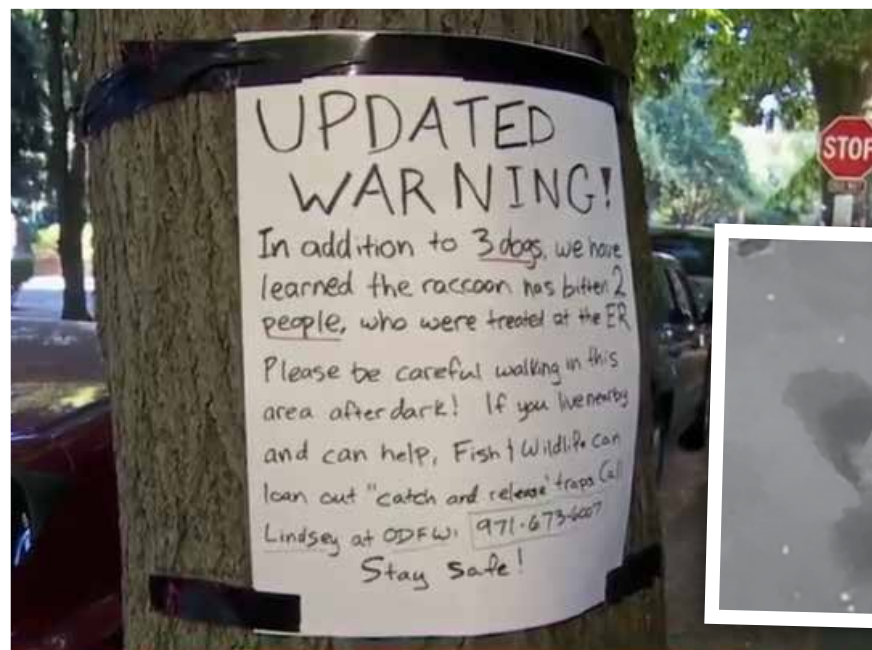
25 Year Anniversary

Sunday, September 24, 2pm – 7pm

Open House and Tours of the Hostel, Live Music,
Café Specials, Free Raffle & More



4th Saturday CleanUp
Sep 23, 9am–11am: help pick up litter in our neighborhood; sponsored by SOLVE.
Check out our website for more info or email mikayla@nwportlandhostel.com.



A family of raccoons has attacked people and dogs at Northwest 22nd and Johnson streets. Neighbor Jordan Barbeau, whose husband and dogs were attacked, put up signs warning of the danger. She also installed a trap.



Diane Brandsma is the new president of the Portland Pearl Rotary Club. Brandsma, who is director of operations of a child-care agency, joined the club in 2010. The club has 60 members and meets Tuesdays at 7:25 a.m. in the Ecotrust Building, 721 NW Ninth Ave.



Goose Hollow residents Anne Connell, an artist, and Anto Rayan of Digital Magic Signs installed a mural on a staircase at Southwest 19th and Market streets to deter graffiti.



Property owner Schnitzer Properties plans to install a mural on the south and east walls of Sammy's Flowers at 1710 W. Burnside St.



Friends of Couch Park (friendsofcouchpark.com) has been formed to enhance the safety, beauty and cleanliness of the park at Northwest 19th and Glisan streets. Interested persons are invited to join the organizers in the park Friday mornings at 10 a.m.



Rylee Hatlen, 19, was killed by a gunshot near Northwest Broadway and Couch Street on Aug. 13. Despite rescue efforts by first responders, she died at the scene. Anyone with information about this incident is asked to contact Detective Brad Clifton at Brad.Clifton@police.portlandoregon.gov, 503-823-0696.



Tents line Northwest 16th Avenue across the street from Cathedral School despite Mayor Ted Wheeler's August declaration banning camping within 150 feet of schools.



On Lake Oswego

956Westpoint.com

\$8,950,000

OVER 1/2 ACRE OF LUSH GROUNDS • GATED ESTATE • BOAT HOUSE • 4 BD • 4.3 BA | ML# 23433376
Lisa Hanna 503.320.7920



Modern Burton Estate

2080NW133rd.com

\$4,200,000

6,289 SF • 1 ACRE • 4 BEDROOM SUITES • 5.1 BA • POOL | ML# 23664409
Lee Davies 503.997.1118 | Nicole Jochum 503.894.6650



Lake Oswego

16772Alder.com

\$4,195,000

3,282 SF • 4 BD • 3.1 BA • PRIVATE LAKE RETREAT | SPACIOUS DOCK + BOATHOUSE | ML# 23267901
Sara Clark 503.784.4878 | Brooke Toreson 541.621.7315



Bauer Oaks Estates

12822NWMajesticSequoia.com

\$2,875,000

6,116 SF • 5 BD • 5.2 BA • INCREDIBLE OUTDOOR LIVING | ML# 23127717
Lee Davies 503.997.1118 | Jeni White 503.964.0576



Bethany

5767NW137th.com

\$2,750,000

5,765 SF • 5 BD • DEN/LOFT • BONUS • REC • LUXURY NEW CONSTRUCTION | ML# 23662005
The Dirk Hmura Team 503.740.0070



Raleigh Hills

3710WSchollsFerry.com

\$2,425,000

5,353 SF • 6 BD • 2021 RENOVATION • 1.16 ACRE LOT | ML# 23423963
Sara Clark 503.784.4878 | Jennifer Holland 971.334.1142



Sherwood

14315SWestfall.com

\$2,395,000

3,263 SF • 3 BD • MT. HOOD VIEWS • 3,470 SF BARN | ML# 23386465
Lisa Hanna 503.320.7920



The Pearl

937NWGlisan1534.com

\$1,895,000

2,440 SF • 2 BD • 2 BA • DEN | ML# 23652983
The Dirk Hmura Team 503.740.0070



Cedar Mill

9456NWWells.com

\$1,595,000

4,662 SF • 5 BD • .42 ACRES • PRIMARY ON MAIN • NEW ROOF AND HVAC | ML# 23607151
Lee Davies 503.997.1118



Bauer Oaks

12563NWLilywood.com

\$1,395,000

3,931 SF • 4 BD • 3.1 BA • BACKING TO GREEN SPACE | ML# 23661955
Lee Davies 503.997.1118



The Pearl

636NW11th.com

\$1,225,000

2,000 SF • 2 BD • 2.5 BA | ML# 23316536
Lee Davies 503.997.1118



Cedar Ridge

1930NWCedarRidge.com

\$1,225,000

4,333 SF • 4 BD • THEATER • PRIMARY ON MAIN | ML# 23035315
Jennifer Holland 971.334.1142 | Julie Williams 503.705.5033

