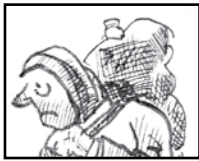


“Digging deep,
Shining a light”

INSIDE



p. 3
The homeless-
ness divide



p. 5
Security chief
won't explain



p. 13
Pizza helps
turnaround



Oil painting by Lloyd Lindley, former chair of the Portland Design Commission, depicting “urban nomads and street people who live in the ruins of other people’s vacations.”

DENSITY without Design

Developers rush to express lane, avoiding design review

BY ALLAN CLASSEN

Developers bend ears with horror stories about the travails of building in Portland. Complex and contradictory city codes, high fees, endless design alterations ... and then angry neighbors block otherwise acceptable projects.

Though often exaggerated, their complaints have some truth.

But few talk about the alternative express lane, a path free of judgment calls, public opinion and obstructionist forces. Follow the black-and-white rules in the code and you’re in. The ever-widening express lane now features privacy, shielding developers from even having to meet affected neighbors.

The objective path is not available

in the Central City, where full-throated Type III design review is still mandated. Large parts of the Northwest District have sections—the Alphabet Historic District and much of Slabtown—where design review is triggered, but beyond these areas lies what some have called a “deregulation sweepstakes.” Density is encouraged, while design is in the hands of the developer.

A section of the Housing Regulatory Relief ordinance, adopted by the city council unanimously last month, states “Until Jan 1, 2029, the applicant is not required to schedule or attend a meeting if the development includes a residential use.”

Attendance at meetings of the affected neighborhood association had been required as a matter of courtesy and communication, though public com-

Cont'd on page 6

This newcomer has been there before

Alaskan transplant Bob Weinstein makes neighborhood connection

BY ALLAN CLASSEN

If Portland’s new charter was designed to bring new voices into government, it may also welcome those who’ve been around the block.

Bob Weinstein was a four-term mayor, member of the city council and superintendent of schools in Ketchikan, Alaska, before moving to Portland’s Northwest District in 2018.

Weinstein got involved with his new neighborhood, becoming perhaps the city’s most zealous monitor of ill-parked and misused e-scooters. Now he’s taking on bigger game, running for City Council District 4, encompassing Portland’s West-side.

Concerns about the charter reform measure approved by voters in 2022 nudged him to get off the sidelines.

“It became clear that in 2024,

we are at a crossroads in Portland with an election for mayor and 12 new council members,” he said.

While election of council members by district theoretically gives local issues a shorter pipeline to city hall, the system was not designed to empower neighborhoods or their representatives. Charter reform was drafted and promoted by activists who saw it as an antidote to neighborhood associations enjoying too much sympathy from city hall.

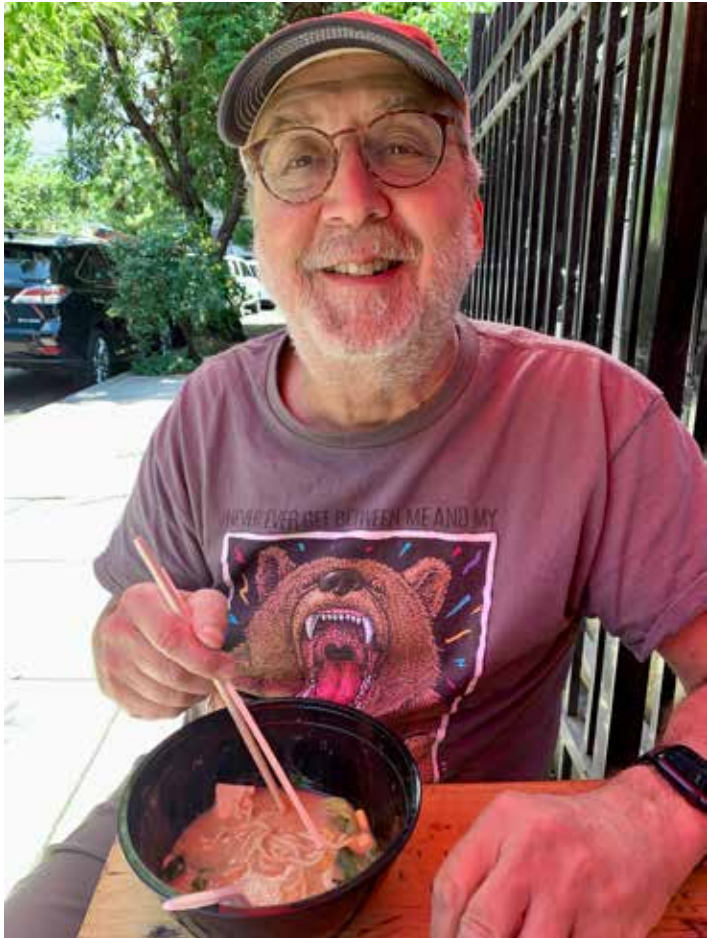
Former Commissioner Chloe Eudaly, who oversaw the city’s neighborhood program, “tried to rewrite the city code [in a manner that] “made plain her scorn for neighborhood associations, casting them as dominated by rich white people clueless about their misguided sense of entitlement,” Weinstein said.

Things did not improve after Eudaly was defeated for reelection and JoAnn Hardesty became the new commissioner of the program that had been renamed Office of Community and Civic Life. She retained the executive director hired by Eudaly, Suk Rhee, until Rhee resigned amid scandal.

“While they were in office, neighborhood associations were neglected, inadequately funded and even suppressed,” Weinstein said. “In sum, the consequences of the eight-year anti-neighborhood leadership of Chloe Eudaly and JoAnn Hardesty included a disconnect between the City Council and neighborhood priorities.

“As a council member, I would seek to rebuild trust and partnerships with neighborhood associations. I would

Cont'd on page 10



Bob Weinstein, at the food cart pod on Northwest 23rd Place, enjoys a bowl of noodles (almost as much as the bear on his T-shirt).

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— Matt Keogh & Jessica Hubbs

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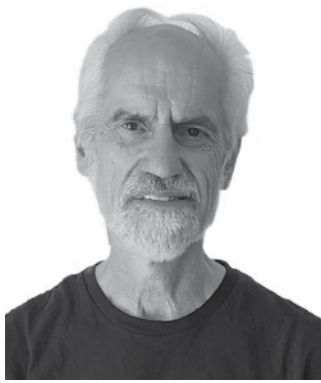
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The great homelessness divide

There are two schools of thought regarding persistent homelessness. The primary driver is either:

- Lack of available housing, or
- Mental health/addiction.

Both explanations have validity, though adherents to each theory work from greatly different and sometimes incompatible assumptions. The best solutions should borrow from each camp, if with more emphasis on one than the other.

The worst strategies go all-in on one theory in a way that may actually accelerate the problem if they have picked the wrong horse.

The root causes of homelessness have been addressed by studies and argued high and low through anecdotes, sources I have generally found unreliable. Most studies draw from obvious bias and reveal flat-out sloppy thinking. For instance, a common survey asks what percentage of Portland's homeless people came from outside the city and then takes whatever percentage is found as evidence of their foregone conclusion. None I have seen pose at the outset what percentage should be taken as determinative.

I cite such sophistry only to suggest that propaganda abounds and finding a consensus among experts is beyond me.

So what can one really know? Like most Portlanders, I walk streets where camping and drug usage are common. I have eyes and ears and try to make sense of what they take in. While I claim no special authority or unique information, I ask that you follow my application of broadly recognized truths.

If lack of housing were the main cause of homelessness, one would expect homeless individuals to accept almost any offer to improve their station. A heated shelter is better than a rain-



soaked tent. If people are offered what they obviously need and do not take it, something else may be going on.

If mental health in combination with addictions is the primary problem, that might explain refusal to accept assistance. Dependency can be so strong that the short-term benefit of a mind-altering experience can override thoughts of a more gradual and often painful recovery process.

What do we find when campsites are swept? Only a small percentage of the inhabitants accept shelter or services. That makes no sense under Theory 1, but fits Theory 2 closely. People suffer-

ing with mental health and addiction disorders tend not to make decisions in their own best interests.

If advocates of Theory 2 minimize the importance of housing supply, the programs and interventions they recommend will still produce net benefits. The emphasis on personal recovery may diminish—but would not eliminate—resources remaining for housing construction.

Advocates of Theory 1, on the other hand, may compound the mental health and addiction epidemic. Housing-first proponents tend to hold unhoused people blameless for their plight and in no

need of personal rehabilitation. Homeless people are seen as being left out in a game of musical chairs for reasons beyond their control. Involuntary civil commitment is therefore an unwarranted violation of their rights.

But if involuntary commitment ultimately provides their best chance for recovery, opposing this solution allows one cause of the problem to continue unabated.

Theory 1 depends on faith in the market to build our way out of our housing shortage, ultimately resulting in less expensive housing across the board. That requires a lot of faith and great patience when time is of the essence. Housing construction has slowed even as homelessness grows. Government and nonprofit efforts to spur and supplement housing construction are funded to the max without making an appreciable difference.

Even if housing may appear to be the best route up the mountain, finding that route unclimbable calls for course-correction.

Reasonable people of goodwill can disagree about root causes of homelessness. But none should be so certain of their inerrancy that they would undermine other approaches, which I fear is happening. Once fully dedicated to a single path, institutions become locked into a logic that demands alternative theories be discredited. They blame others or cite special circumstances when the world does not work as they predicted it would.

Our species and our societies—not perfect in foresight but capable of learning from mistakes—thrive in accordance with their ability to adapt. Our biggest blunders are often tied to knowing things that just aren't so. ■

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.

Thoughtful commentary

I ran across this recent commentary by NW Examiner Editor/Publisher Allan Classen ["Asleep on guard duty," January] and wondered if it might be of interest to others in neighborhood leadership positions.

Allan's perspective about neighborhood associations—and what they can do—may be a guiding light for associations like our own. I don't mean to presume that we all share similar perspectives for our focus in the Ala-

meda neighborhood, but I do appreciate that this is a thought-provoking commentary.

Michael Hall
NE 29th Ave.

Stay for Portland

Many people have left Portland in recent years, abandoning what they perceive to be a sinking ship. It may be understandable for passengers to jump overboard, but what about the captain and the crew who steered the ship into danger to begin with?

We have been made to forget that Portland is a great city, a place that built the ships that helped defeat Hitler. It is the place where a beloved department store raised more bonds for World War II than any place in the country. Portland was called the Boston of the West, full of countless institutions advancing science, architecture, engineering and entrepreneurial excellence.

We are being told by our politicians that these things are no longer important. What they are really saying is: If you don't like the way things are going,

then leave. Meanwhile, they are using our taxes to turn what was an economic powerhouse into a pathetic Santa Fe on the Willamette, producing nothing of use.

We are being destroyed from within by an apathetic population and elected leaders who manipulate people with no apparent good intent, and no one seems to know why. Do we really want to give up that easily?

John Tomlinson
SW 21st Ave.

Cont'd on page 5

The NW Examiner

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Helen "Huntie" Wall



Helen 'Huntie' Huntington Wall who lived her entire 91 years in Portland Heights, died Nov. 4. She was born Jan. 16, 1932, in Portland, and attended Ainsworth Grade School and Catlin High School, graduating in 1949. She graduated from Vassar College in 1953. She married James G. Robbins Jr. in 1955, and had a daughter, and later married William F. Thomas, and had two sets of twins. She is survived by her daughters, Elizabeth, Anne and Mary; son, Peter; siblings, Malaarkey Wall, Caroline Gasperi and Macy Wall; three grandchildren; and two great-grandchildren. Her son, John, predeceased her.

William Winter



William Edward Winter, a Kings Hill resident, died Jan. 2 after a long battle with heart disease at age 83. Winter was born on July 29, 1940, in Medford, and was raised in Southeast Portland. He graduated from Central Catholic High School in 1958 and attended the University of Portland. He was the administrator at McCauley Hospital in Coos Bay until 1973, when he moved to Portland and ran Woodland Park Hospital, Tuality Community Hospital in Hillsboro and the Silverton Hospital, where the Family Birth Center was named for him. He served on boards at St Mary's Academy, the University of Portland and Central Catholic High School. He was a member of St. Mary's Cathedral. In 1963, he married Karen Obde, and they had four children. He married Carolyn in 1988, and they lived on Southwest Park Place. He is survived by his sons, Fred, Bill and Tommy, daughter, Mary Graves; and seven grandchildren. His wives predeceased him.

Thomas Webb



Thomas Lande Webb, who grew up in Portland Heights and was active in politics, art, environmentalism and journalism, died Dec. 9 of a heart attack at age 58. He was born March 2, 1965, in Minneapolis, and his family moved to Portland in 1972, where he attended Ainsworth Elementary School and Lincoln High School,

graduating in 1983. He received a bachelor's degree in economics from Vassar College. He worked for 1000 Friends of Oregon, taught a course in magazine development at the Pacific Northwest College of Art, and was an editor for the School of Extended Studies at Portland State University. In 1993, he co-founded Orlo Foundation's Bear Deluxe Magazine, which explored environmental issues through art, and served as its editor for more than 20 years. He was director of the Newport Visual Arts Center from 2014-2022. He was on the board of Earth Share, worked for Honoring our Rivers and founded Word on the Street, a celebration of the written word. He is survived by his brothers, Allen and George; and sister, Janet.

Sara 'Sally' Newlands



Sara "Sally" Voss Newlands, whose first and last homes were in Goose Hollow, died Dec. 18 at age 92. Sara Voss was born July 18, 1931, in Portland and attended Ainsworth Elementary School, Miss Catlin's School and Katherine Branson's School for Girls. She graduated from Vassar College in 1953. Sally earned a master's degree in counseling psychology from Lewis & Clark College in 1987 and was a mental health counselor at William Temple House. For more than 39 years, she led a comparative biblical studies discussion group at Trinity Episcopal Cathedral. She served on the Oregon Judicial Department Citizen Review Board. In 1997, she published "The Singing Tree: A Reflection on Christianity." She was preceded in death by her husband, Richard Newlands. She is survived by her sons, George, Rich and Donald; daughter, Martha; sister, Mary Voss Bishop; eight grandchildren; and five great-grandchildren.

Glenn Harrell

Glenn Harrell, who grew up in Northwest Portland and graduated from Lincoln High School in 1963, died in Dec. 13 at age 79. Glenn Grubb was born on Jan. 7, 1944, in Dayton Ohio, and moved with his family to Portland after World War II and to Northwest Portland while he was in high school. He served in the Army from 1968-70, after which he moved to Cupertino, Calif., and received an associate's degree in machine tool technology from De Anza College. He worked for the Space Systems Academic Group as the sole model maker for several satellites. He married Janice Harrell in 1988 and took her last name. He is survived by his wife,

Janice; sons, Kenneth Smith, Nathan and Kevin; daughter, Tina Stelzer; sisters, Forrest Dougherty and Rebecca Schillaci; three grandchildren; and three great-grandchildren. He was predeceased by his son, David Smith.

George 'Louis' Sargent



George "Louis" Sargent, a dishwasher and window washer for a number of Northwest Portland businesses, died of a stroke on Jan. 4 at age 85. He was born in Brooklyn, N.Y., on Jan. 19, 1938, and moved to Portland in 1981 with his wife and children. He was a dishwasher at several restaurants, including L'Auberge, and was an independent window washer of commercial buildings predominantly on Northwest 23rd Avenue. He survived by his wife, Joan; and sons, Daniel Sargent, Christopher and Matthew; brother, Nicholas; and four grandchildren.

Death notices:

DEE GALLUCCI, 76, 1965 Lincoln High School graduate.

DON ROBISON, 91, 1950 Lincoln High School graduate, Multnomah Athletic Club member.

NATALIE CRENSHAW, 85, co-founder of Floor Factors.

DR. ROBERT J. SMITH, 88, member of the Multnomah Athletic Club.

PERNELL 'JOSH' BROWN JR., 40, attended Sylvan Middle School.

JAMES PHILLIPS, 88, attended Lincoln High School.

DON ROBINSON, 92, attended Lincoln High School, member of the Multnomah Athletic Club.

PATRICIA ZIMMERMAN, 73, worked at the Salvation Army White Shield Home.

ERIC MARCOUX, 93, longtime resident of Willamette Heights.

BONNIE LYNN VAWTER, 83, member of Trinity Episcopal Cathedral.

RONALD WESNER, 85, member Trinity Episcopal Cathedral.

PAUL W. OAKES, 93, teacher at Ainsworth Elementary School.

DONALD E. POLLUCK, 89, member of the Multnomah Athletic Club.

HELEN (ROHE) BUSHWAY, 94, 1946 Lincoln High School graduate.

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Abraham Lincoln's statue in the South Park Blocks was toppled in 2020.

Anarchists again

They're at it again, the same far left extremists who not long ago smashed windows in our World Forestry Center as a threat to an international timber conference. They boasted then on their self-described anarchists blog and continue to boast over recently torching a car outside Rene Gonzalez' home. Anyone who cares about democracy in our town needs to recognize that this is political violence directed at a rightful

mayoral candidate. Have we forgotten that this same element once set fire to Ted Wheeler's condo building?

In 2023, a cautionary tale about the "New Anarchy," which took hold in Portland during last election cycle, ran as cover story in the Atlantic. It predicted more instances of political violence this election cycle. How do we prevent this? By removing the plank in our own eyes before leveling all criticism of extremism toward the far right.

Karla Powell
NW 11th Ave.

Private security chief has no comment on past allegations



Alex Stone, head of Echelon Protective Services and Loving One Another, is not talking about circumstances leading to his departure from the Clatskanie Police Department in 2016.

BY ALLAN CLASSEN

Private security kingpin Alex Stone, whose firms serve the Pearl District, has nothing to say about his misconduct as a police officer in Clatskanie about a decade ago.

A cover story in the November 2023 NW Examiner documented a trail of untruthfulness and violations of his oath leading to Stone's exit from the Clatskanie Police Department in 2016. He has repeatedly told Portland audiences he is unable to speak about what happened in Clatskanie due to a non-disclosure agreement.

However, Stone is not and never was sworn to secrecy about his time in Clatskanie. The \$150,000 settlement he received from the city included a stipulation to not reveal terms of the agreement, but it did not prohibit him from speaking out on any other matter. Terms of the agreement noted that it was subject to public records requests, which is how the Examiner obtained the 2016 settlement document.

The Examiner informed Stone of its possession of the settlement agreement and asked for his side of the story. The paper reported last fall that two independent investigators found him untruthful, and Clatskanie's acting chief of police declared that he

had violated his oath as a police officer and was unfit to serve.

Among Stone's unsubstantiated accusations were claims that a prior police chief had sex with minors while on duty, had raped a woman who later married Stone and had destroyed evidence in a criminal case.

Stone founded and heads Echelon Protective Services and Loving One Another, which provide security patrols and humanitarian outreach for the Northwest Community Conservancy, a nonprofit funded by property owners, residents and businesses in the Pearl District. He has other security companies in California, Colorado, New Mexico and Washington and has expressed hope that his operations in the Pearl District could be a national model.

Ken Thrasher, president of Northwest Community Conservancy, was asked to comment on the revelations about Stone. Thrasher said the organization had already commented. A letter to the editor by conservancy board member Stan Penkin stated that "the full story that you should be telling is the work that NWCC is doing on the ground in the absence of adequate government resources, not past allegations about one individual."

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“All I understand is what they’ve told me to do.”
— Gene Bolante, project architect

“Density” cont’d from page 1

ments could be ignored. Now even occupying the same room (or Zoom call) with possible dissenters may be considered too much of a burden.

Is this what it takes to keep builders happy?

Consider one of the last meetings under the “old system” involving an actual (though in this case virtual) meeting. On Jan. 4, the Northwest District Association Planning Committee heard a proposal for an apartment building near Northwest 23rd Avenue on Pettygrove Street.

(A link at nwexaminer.com connects to a full audio visual recording of the session.)

The committee has a reputation for being hard on developers, and its thoroughness may be incomparable in the Portland neighborhood system. Stripped of any official leverage, it still got under the skin of a developer who will not be seeking a rematch anytime soon.

Before time was called, the developer’s architect had been called a “terrible” person, that architect then blamed the developer he was working for, neighborhood representatives were called argumentative and irresponsible, and the project itself was so utterly disparaged that not one word of praise was offered, not even by its presenters.

There was agreement, at least, that the whole thing was an exercise in futility.

WDC Properties shared plans for a four-story, 24-unit apartment building necessitating the demolition of a

100-year-old house at 2256 NW Pettygrove St. WDC, founded by Mark Madden in 1989 and based in Northwest Portland, has erected about a dozen apartment buildings in the city, according to its website. Branded as EkoLiving, they have no-frills micro units with no parking and some of the lowest rents for new construction. Examples in the Northwest District include buildings named Grove, Hoyt and Everett.

Studio 3 Architecture, a small firm based in Salem, illustrated plans with black-and-white annotated elevations useful for construction but no color perspective images typically used for public consumption.

“How does it relate to the neighborhood, and what would it be like to



“This is checking off the box for neighborhood contact.”
— Steve Pinger, Northwest District Association

experience it from the street?” asked Steve Pinger, co-chair of the committee and former principal of an architecture firm in the Pearl District. “Do you have any contextual drawings?”

“I don’t. We just have this,” replied Gene Bolante of Studio 3.

“I asked Sarah [Harris of Studio 3] a month ago about what would be helpful for us,” Pinger continued. “You’re not helping us very much so far.”

“This seems like a crazy way to show us the project. We don’t have the colors ... we don’t know what this is going to look like just based on what you showed us today,” neighborhood resident Bristol Kelley said.

“Well, it hardly matters,” committee member Roger Vrillakas said. “There’s

almost nothing we can do about it.”

“That’s kind of the attitude I’m getting,” Kelley concurred.

“They’re required to meet with us and that’s it,” Pinger said.

Pinger focused on the 4-foot wide main hallway, a route required to reach the bike storage room.

“A 4-foot corridor, seriously? Wow!” he exclaimed, noting that bicycles will be “banging around” while their owners attempt to pass in the narrow hallway.

Pinger had other critiques wrapped as questions: “How many units are in this building? Good Lord ... and no parking?”

Pinger is no fan of the objective review process.

“There’s really no neighborhood input in this process. This is checking off the box for neighborhood contact,” he said.

Process aside, neighbors didn’t like the project.

“It really doesn’t seem to fit with anything that’s in the neighborhood,” said Jeremy Sacks, a member of the committee, “certainly not the house that’s on the right of it ... and it looks like a dormitory.”

“Who is the developer?” asked committee co-chair Greg Theisen.

Hanging low to this point was a voice without a screen image.

“My name is Frank. I’m with WDC. ... I’ll answer any specific questions but ... typically I don’t get too involved in these issues.”

Frank Stock, who was badgered several times before revealing his last name (he never did show his face to



“Is this where you just dig at people?”
— Frank Stock, WDC Properties

a camera), had gotten the tone of the meeting, and when asked if any of his tenants would have cars, he had had enough.

“I just don’t know what the question is asking. Like I’m not ignorant, but it feels like a softball where you’re asking me a question that can’t be answered,” Stock said.



“The attitude we’re ... is really a bit of the finger.”
— Jeremy Sacks, Northwest District Association

“We’re building according to the current zoning code, and we have no intention to do anything other than that. Obviously, it’s going to minimize parking, but I don’t want to go into that because that’s where it starts [getting] argumentative.

“There will be tenants with cars. I’m sure they’re going to have to get the parking passes, or they’re going to have to use transit or they use the bicycle parking.”

That response rubbed Sacks the wrong way.


“The attitude we’re getting from the presentation is really a bit of the finger,” he said. “It’s very disappointing, and I haven’t seen this with a lot of other developers in the years I’ve been on the committee.

“This building could have been plopped down anywhere. ... It just does not fit into this neighborhood, and I don’t suspect that anything we say is going to change this. ... You haven’t given us enough information to even know what it looks like, and that apparently is the attitude that you’re going to be going forward with.”

If Bolante thought the committee

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The project illustration wasn't much to look at.

was rough on him, the next-door neighbor to the project went further.

Brock Roberts, an architect with Portland's leading architecture firm, ZGF Architects, said, "This is an embarrassment. As an architect, I'm completely embarrassed for you guys, for your terrible presentation."

Bolante, whose career highlight was designing a dormitory at the Oregon School of the Deaf that was featured on ABC's "Extreme Makeover: Home Edition," had an excuse.

"I would love to tell you something," he told Roberts. "My hands are being tied by the developer that's controlling the process."

"Then don't do the project," Roberts fired back.

"All I understand is what they've told me to do," Bolante said. "In fact, I'm not supposed to be in this meeting. So I understand your frustration with the process, but I don't know what else to tell you. It's what we were told to follow. It's what the guidelines say. It's what the city outlines."

"You're terrible. ... As an architect, you have a responsibility to do something worthwhile," Roberts said. "Why are you wasting your time doing this work?"

Stock was now taking fire from all directions, the committee, neighbors and now his own architect.

It was his turn to feel cornered.

"Is this where you just dig at people? This doesn't have anything to do with the building. I haven't heard anything but a hundred things of dislike. There's no positives ... Please don't yell at me or interrupt me. I'm just here listening.

"And to put Gene in that corner like that. He's a great guy. ... Just to put him down—it's irresponsible. If you want to yell, yell at me if that makes you feel any better. We didn't try to do something bad. It's the zoning code. If you want to be mad, be mad at the city."

All was not lost. As the fusillade petered out, Stock agreed that the 4-foot hallway was narrow and will be reconsidered.

Continued on page 8

Neighborhoods noticed by council members

Cutting neighborhood associations out of Portland's development review process was never going to be popular with neighborhood associations.

The proposed Housing Regulatory Relief ordinance offering developers a wish list to make their lives easier could not have found a more visible or less useful idea. A survey of 3,000 people involved with the building industry found eliminating neighborhood contact merely their 15th highest priority. The cost savings are incalculable but likely less than 1 percent of development costs.

On the other hand, stripping citizen involvement runs headlong into a founding principle of state land-use policy and a hallmark of Portland planning.

Downtown Neighborhood Association President Walter Weyler testified to City Council that "preventing the participation of an informed citizenry destroys the neighborhood association charter role in our civic discourse on matters of public concern.

"As stated by Portland Design Commission Vice Chair Chandra Robinson in her testimony on Oct. 24, 2023, 'there is no benefit in reducing access to the community' of information as contemplated in these amendments. It is astounding that the proposal eliminates even online accessible information to the community."

Goose Hollow Foothills League representatives also spoke against reducing neighborhood notice and public participation.

Pearl District Neighborhood Association Vice President David Dysert sent a letter implying that the proposed regulatory relief package represents "abandoning core principles with proven results out of temporary fear or reactionary virtue signaling."

Three City Council members agreed with objections to cutting public participation protocols, blocking an amendment considered by the council Jan. 17.

Commissioner Dan Ryan said "usually there's a nugget there" when neighbors review development proposals. He was disappointed in the lack of outreach to neighborhood associations in drafting the regulatory relief package.

Commissioner Mingus Mapps agreed, suggesting that dialogue with neighbors improves projects. Mayor Ted Wheeler provided the third vote against weakening neighborhood notification.

Commissioners Rene Gonzalez and Carmen Rubio voted aye.

— Allan Classen



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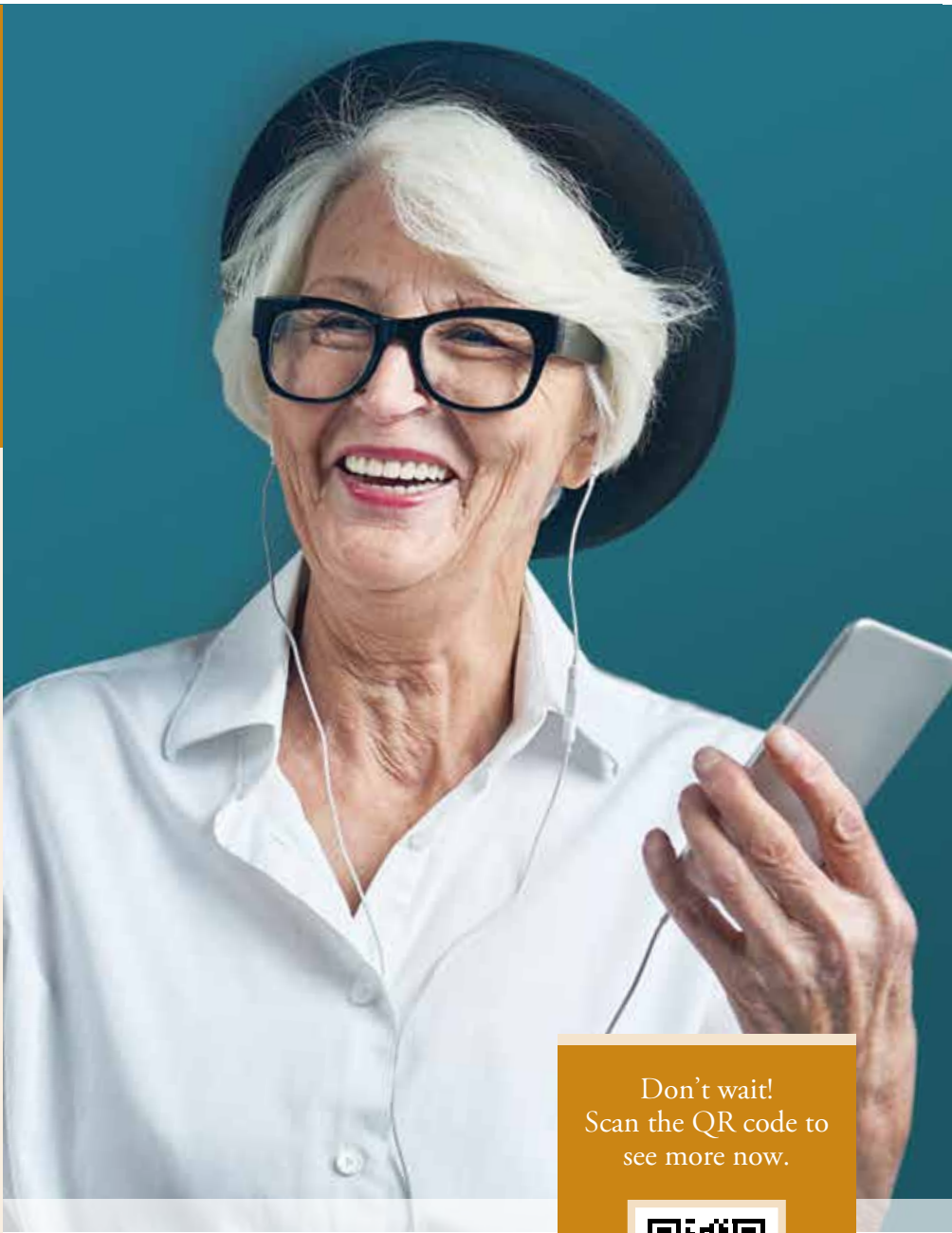
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"Density" cont'd from page 7

Objectivity rules

Who designed such a system of community engagement, and how did it descend into this?

That’s a longer story, but Sandra Wood, co-development manager for the Bureau of Planning & Sustainability, said the nonbinding meetings fulfilled a purpose in letting neighbors know what’s ahead and possibly offering ideas before building plans are set in stone.

In 1981, the Oregon Legislature prohibited local jurisdictions from rejecting certain kinds of housing on grounds that they were “not compatible” or required mitigation of negative impacts on surrounding properties. The law was intended to protect “needed housing,” such as residential care facilities, halfway houses or residences for ex-offenders. In time, all housing was considered needed.

Portland adopted Better Housing by Design in 2019, with a goal of boosting maximum density for residential infill complying with standardized design criteria. That was followed in 2021 by the Design Overlay Zone Amendments, further reducing the share of housing subject to discretionary aesthetic or livability considerations.

“Our intent was that the standards would achieve the same results as discretionary review,” Wood said.

Hardly anyone in the development industry believes that has happened. Instead, there is a two-tiered system in which high-end buildings have high-level architects to guide them through a design process now typically

taking two years and a series of hearings before the Design Commission. One local developer said design review costs add about \$50,000 in city fees while driving building and architecture costs up many times that amount.

On the other hand, the Design Standards path is fast, involves less architectural creativity and results in standardized buildings of lower-cost materials while tending to fill every square foot of allowable height and density. Off-street parking is not required on either track, but buildings targeting moderate incomes are more likely to cut corners wherever they can.

Developers are increasingly availing themselves of the cheaper option. The city is not measuring results or even counting the share of development applications choosing objective standards. The Bureau of Planning & Sustainability referred this reporter to the Bureau of Development Services, which advised that the information requested would involve a laborious project-by-project count.

The apartment building proposed at 2256 NW Pettygrove would about a similar design-light building directly east built in 2015, both replacing vintage single-family houses.

The Northwest District Association Planning Committee sees the share of new construction tilting toward the standardized design option. More concerning, a number of substantial buildings are not even coming before the committee.

“Except for the Conway Master Plan area [generally synonymous with Slabtown], we don’t have any Type III projects in the district anymore,” said Pinger, who logs pending develop-



The proposed buildings would about the Wildwood Apartments at 2240 NW Pettygrove St. The 100-year-old house at right would be demolished.

ments for the committee.

His concern is that economizing on design affects not only the specific buildings going up but the wider public realm.

“While I have been frustrated by the design review process through the years, I think it’s a necessary evil because without it nobody is going to like what gets built,” said Tom DiChiarra, principal in Cairn Pacific LLC, the primary developer in Slabtown.

“Just take a drive out Sandy Boulevard where the design review zone drops off and look at the parade of horrors out there. Total garbage gets built without a robust design process.

“Portlanders really can’t have it both ways,” he said. “You can’t water down design review in the name of affordability, for example, and still get great, enduring buildings. It’s just not going to happen.”

Kurt Schulz, principal and director of housing for SERA Architects, said his firm has designed some projects using objective standards but was only

satisfied with them because they went beyond the minimum standards.

“I don’t love using standards, as there is not a lot of flexibility to be creative, and you have to spend a lot of time checking boxes,” Schulz said. “My personal opinion is design review helps create better buildings and a better urban environment.”

Pinger’s memory goes back to 1989, when the demolition of four “good old houses” on Northwest Overton and Pettygrove streets mobilized the neighborhood to find solutions. NWDA sought to down-zone sections of the district to reduce developers’ incentive to replace existing houses with apartment buildings. But that was a no-go with City Hall, which was moving in the opposite direction.

NWDA got a partial victory with the expansion of design review areas.

“The broad deal was accepting ... much greater density in this neighborhood in exchange for design review. And that was the deal,” Pinger said. “There’s nobody at the city right now who remembers that.” ■

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February 5th - Whole Grain Loafers

The Whole Grain Loafers, a trio of fiddle, guitar, and accordion, serve up a diverse musical blend of folk and jazz from around the world. Featuring Karin Guenther on accordion, Albert McDonnell on guitar, and Olivia Horgan on fiddle.




February 12th - Dune Laila

Dune Laila Fougierolles, a Franco-American singer-songwriter, intertwines raw, soulful melodies with percussive guitar strumming, drawing from a fusion of folk, soul, and acoustic blues reminiscent of ZAZ, Alela Diane, Billie Holiday, and Joy Crookes, while composing and singing in French, Spanish, and English.




February 19th - The Pacemakers

Over 34 years ago, the Pacemaker Band began serenading retirement homes and entertaining at crawfish festivals with their tagline 'young guys, old music.' Today, still young at heart, they continue to play classic tunes for a broader audience. Members include Doug Bundy, Tyler Smith, Tracy Kim, and Josh Prewitt.



February 26th - Patrick Tovatt and Bill Valenti

Patrick ToVatt and Bill Valenti delve into the Art of the Protest Song, offering a seasoned blend of humor, satire, and compassion, along with keen observations on the world's state and the inspiring stories behind their music.



8 Northwest Examiner, FEBRUARY 2024 / nwexaminer.com



Left and below:
Other Northwest Dis-
trict apartment build-
ings by WDC Proper-
ties: Everett, Hoyt and
Grove.

Mayor reaches limit with pro-developer measures

Mayor Ted Wheeler, who has considered himself a loyal friend to housing developers for the past seven years, has finally reached his limit.

Considering a package of regulatory cuts that would reduce public participation, the second-term mayor sounded off in a seven-minute monologue challenging assumptions underlying the Housing Regulatory Relief Project, adopted by City Council last month.

The package addresses what he considers minor factors not significantly dampening housing construction while undermining more important city goals.

"I burned a lot of my political capital very early in my administration on Central City 2035," Wheeler said.

The plan offered "substantial height and density" increases that he supported despite considering them "spot zoning."

"We had developers come in and testify that if we passed these amendments, they would build. And I'm still looking at a lot of parking lots where my political capital was burned, but no housing was developed.

"After that, I was told if only we pass Better Housing by Design ... the housing would get built. So we passed Better Housing by Design.

"We passed the Residential Infill Program, and that was probably the most controversial of all, because that led to increased development and increased density in our residential neighborhoods, and it did change the character of our city.

"Then I heard loudly and clearly that the permitting [department] was causing the problems, and I've seen not one, not two but three of my colleagues here on this City Council in sequence try to tackle the permitting issue.

"From there, we got to our core mission around homelessness, around public safety, around livability and around economic recovery, and this council has fought tooth and nail to make those changes. Of late, we've been created tax incentives and we've asked other jurisdictions to hold the line on taxes because we were told that was an impediment.

"But now, here we are talking about bird-safe glazing, eco-roofs and neighborhood contacts as though they were the primary impediments to affordable housing development in our community.

"If we're going to address these core issues, if we just get rid of the environmental protections, if we just get rid of the wildlife protection and if we just get rid of the public involvement contacts piece, everything's going to be great. I personally don't buy it," he concluded.

That speech preceded his vote against an amendment excepting some current regulations from the package of amendments.

Wheeler called for a broader discussion on the issue.

"If we're going to address these issues, I would like us to take the time to bring thoughtful, measured, vetted proposals to the City Council that don't ... make the tradeoff between the environment, or housing or the environment or public involvement and housing."

Some neighborhood activists were surprised by the mayor's resolute defense of their importance to the city.

"Wheeler, of all people, spoke out [asking], 'Why take away community involvement?'" said Goose Hollow Foothills League president Vadim Mozysky, a recently declared candidate for Multnomah County Council.

— Allan Classen



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It's High Noon in Goose Hollow

HIGH NOON, a 5,000-square-foot restaurant and lounge inside the new Sawbuck building at Southwest 18th and Salmon streets, is set to open this month. Owners Aaron and Jessica Grimmer, who also had Picnic House and Barlow, opened High Noon in downtown in 2015, had planned their expansion in Goose Hollow but delayed by health issues and the pandemic.

High Noon will feature Southwestern standbys such as frybread, arepas, nachos and taco salads.

Briefly

HALLWAYPDX, a karaoke bar evoking the 1980 Stanley Kubrick film, “The Shining,” opened at 20 NW Third Ave. last month. Zac Webster, who also has Yard Bar on North Mississippi Avenue, and his son Tristan are the owners. Webster got the name of his new bar from the shape of its space, which is 11 feet wide and 87 feet long.

NOM NOM WINGS, specializing in Southeast Asian snacks like Laotian sausage and salad rolls, opened last month at 524 NW 14th Ave.

QD’S BAR at 1339 NW Flanders St., part of a five-restaurant group that includes the nearby Two Wrongs, opened in late December. It serves drinks and Wild Child Pizza and has pinball and video games.



HallwayPDX

HG PROVISIONS DELI, operated by Hunt & Gather catering company, opened late last year at 1207 NW Glisan St. Offerings include sandwiches, salads, soups and take-and-bake freezer items.

BELOW BY BOTANIST, a basement cocktail bar with Filipino and Hawaiian food from Hapa Barkada, opened in November under the former Basics Market at 1300 NW Lovejoy St.

“Newcomer” cont'd from page 1



Bob Weinstein with his wife, Marta Poore, and with Mount Hood at his back.



have regular meetings and two-way communications with neighborhood associations. This would not only help allow empowerment of associations, it would also allow a continuous structural improvement [in the city as a whole].”

He didn’t like the proposed charter reform package from the start and worked against its passage. He sees flaws on many levels that could prove costly under inadequate leadership.

“It centralizes excessive power in the City Council,” he said. “By neglecting a mayoral veto—which had strong public backing—it weakens accountability and leads away from cooperative leadership. The mayor can break a tie vote, and that’s about it.”

That puts all policy development in the hands of a 13-member body that may include newcomers to governance, budget setting and goal-setting.

Weinstein also fears the new system overpays council members while limiting them on staffing to one assistant.

“I know what it takes to do constituent work,” he said, noting that was his job for six years under Alaskan U.S. Sen. Mark Begich.

cracy in City Hall and hamstringing their ability to carry out their roles,” he said.

That bureaucracy will include several positions receiving salaries of nearly \$300,000 a year.

He finds it ironic that the Small Donors Elections campaign financing program is being underfunded, reducing support for “candidates from diverse backgrounds to run for office and bring fresh perspectives to the table,” a central promise of charter reform.

His budget priorities include increases in core services, such as policing, fire and safety, transportation and homeless services. More fire stations are needed to ensure four-minute response times across the city. He believes Portland Street Response has been “reasonably successful” and needs more staffing.

“It’s time to admit that the status quo is not working,” his website states. “From 2015 to 2023, overall homelessness increased from 1,887 to 6,297 individuals, despite the city alone spending \$1.7 billion on affordable housing and other services.”

He supports Built for Zero, an approach keeping track of individuals and outcomes to track their progress and measure success of the program. ■

NOBBY NEWS

Vol. 30, No. 2 “News You Can’t Always Believe” February 2024

Loose screws welcome

The door plug that blew out of the Boeing airliner after takeoff at the Portland airport has concerned customers at the Nob Hill Bar & Grill. This near-tragedy happened over our city, and we here at the Nobby want to do our part to ensure the safety of the flying public.

To that end, we’ve launched a campaign to find the missing bolts that were supposed to hold the door plug onto that plane.

The Find the Loose Bolts campaign asks all Portlanders to help find the fasteners that were supposed to hold the panel in place. Loose screws of all descriptions perhaps lying on the ground or the back of your closet may hold the key to the future safety of our skies. If you’re like the rest of us in Northwest Portland, you may have seen



loose screws lying around and thought nothing of it, but they may turn out to be important.

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GREATER NORTHWEST PORTLAND DEVELOPMENT MAP

2260 NW PETTYGROVE

WDC Properties intends to erect a 24-unit, four-story apartment building, removing a 100-year-old house in the process. (See story on Page 1.)



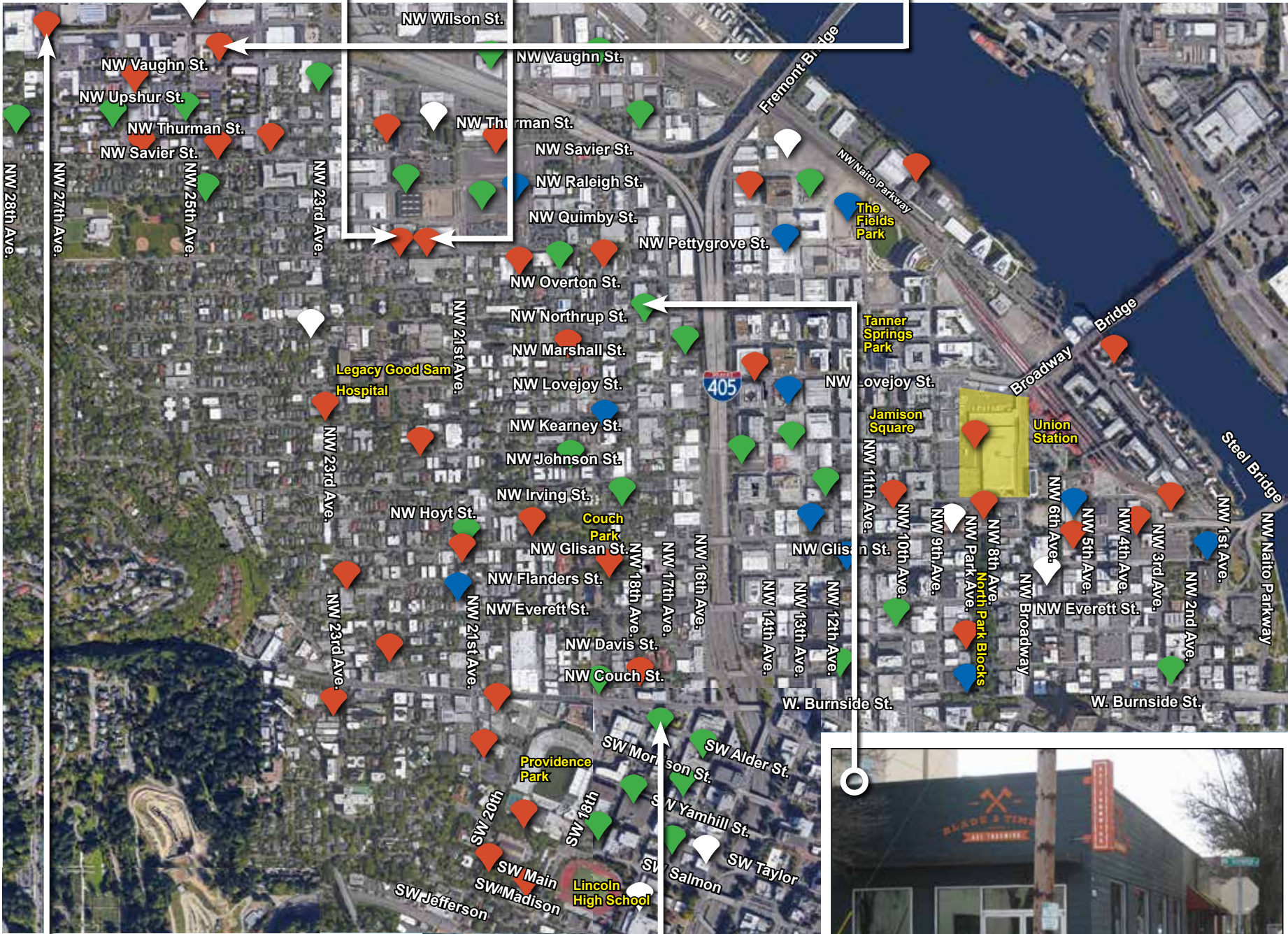
NW LIBRARY

Designers for the future Northwest library branch on Northwest Pettygrove Street will host an open house for community feedback at the Northwest Library, 2300 NW Thurman St., on Tuesday, Feb. 20, 4-6 p.m.



2480 NW VAUGHN

A 60-unit studio apartment building is planned by Guna Collaborative at 2480 NW Vaughn St. Units will rent for about \$1,150, considered affordable for people receiving under 60 percent of the median family income. There will be about 20 underground parking stalls.



MONTGOMERY PARK

No changes in plans for a Portland Streetcar line to Montgomery Park have been contemplated by the Portland Bureau of Transportation despite a Feb. 14 foreclosure auction on the 22-acre Montgomery Park site. Current owner Unico Properties of Seattle had planned to build hundreds of housing units as part of a mixed-used urban hub, creating demand for the rail line.



TILLER TERRACE APARTMENTS

A seven-story apartment building with 214 studio and one-bedroom units is in later stages of construction at 610 SW 17th Ave. between Alder and Morrison streets.



BLADE & TIMBER

The city of Portland backed down from demanding the owner of a business moving to 1150 NW 17th Ave. pay about \$75,000 to install a storm drain after KATU news got involved. Blade & Timber Axe Throwing owner Matt Baysinger said he still must pay about \$200,000 for ADA ramps and other infrastructure improvements plus \$100,000 in permit fees.



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

History and art at St. Mary's Cathedral



Upper left: In the nine panels encircling the apse, Mary moves from young woman to apparent queen of heaven.

Upper right: The more traditional stained glass windows are from an earlier era.

Lower left: Mary Magdalene is depicted with gorgeous flowing tresses.

Lower right: In the panel where Christ is lowered from the cross, Mary's middle-aged face bears unspeakable grief.



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BY KARLA POWELL

What first struck me about the nine panels that encircle the apse within St. Mary's Cathedral, 1716 NW Davis St., was their richness of color. These brilliant and sumptuous renderings depict Mary's life as the mother of Christ, as well as other key stories from Catholic liturgy.

It's this vividness, not only in palette, but also in depicting the sacred in a profound yet modern way, that compelled artist Emiel Jacques to once declare his murals to be a departure for religious art. At the time of their creation (1930-1936), the Work Projects Administration had employed Jacques, who was then commissioned by the Portland Diocese. This WPA-era style would explain the realism he captures even in the lives of saints. And like many Catholics, I prefer both saints and sinners to be seen as real people.

Take the visage of mother Mary, for example, in the panel where Christ is lowered from the cross. Her face bears not only unspeakable grief, but also the appearance of middle age, precisely what she would have been at the time of her son's death. Then there is the penitent Mary Magdalene in a panel devoted to female saints. I've always been struck by Jacques' emphasis on her gorgeous flowing tresses, especially because in my youth, we were instructed that a woman's hair is her

vainglory.

I've spent years gazing at these murals and never tire of them. They pulsate with life. Each panel devoted to a passage from Mary's life shows her not just as a demure young woman, but also as the apparent queen of heaven, the queen of queens, just as Christ is considered the king of kings in the Catholic faith.

To diminish their vibrancy these murals were once intentionally toned down by applying a coat of glaze. During that period of church history, the early 1960s, the emphasis was on simplicity not spectacle. I for one am grateful to see grandeur and beauty restored, and in a manner that's not simply a nod to neo-Gothic. After a massive remodeling of many aspects to this architecturally important cathedral in 1996, St. Mary's of Portland stands apart from many American Catholic churches in both design and artwork.

Jacques was a well-known artist from Belgium who painted royalty before World War I. After his immigration to America, he lived and worked in Portland for many years before becoming dean of fine arts at Notre Dame. Some might consider his St. Mary's murals to be among his crowning achievements. Yet with a center canvas at 15 feet high and surrounding eight panels at 25 feet high, it's the Virgin Mary and a litany of other Church figures who truly stand tall. ■



Tents lined Northwest 16th Avenue along Interstate 405 late last month, a stretch previously cleared and maintained by neighborhood volunteers.

Rapid humanitarian response makes difference



Northwest 16th Avenue between Glisan and Flanders streets has never looked worse,” wrote John Hollister in an email to the NW Examiner late last month. “This is an absolute disgrace.

“Two years ago this area looked like a park with zero tents and a simple two-strand wire fence with a sign asking people to please not enter the area,” he continued. “The fence was removed by ODOT (Oregon Department of Transportation) because they considered it too dangerous: Now look at it.”

Hollister helped lead Pearl volunteers in a 2022 campaign to clean up freeway medians on both sides of Interstate 405. After campers were persuaded to accept services or at least move along, the tents and refuse were removed and bark chips were spread in preparation for planting of ground cover. ODOT removed the unauthorized fencing, which it deemed a safety hazard.

“The government at all levels seems to continuously let the public down in these crisis situations,” Hollister wrote.

Hours after his disheartened email, he sent an update:

Now for the rest of the story. Before I went out to take these pictures today, I called the Northwest Community Conservancy hotline and asked for humanitarian help with this horrible situation. Within 20 minutes, Leif Spencer from

the nonprofit Loving One Another, who works with NWCC, was there. Spencer acted quickly by approaching a large green tent.

Spencer met Kristen and Joshua, who are both battling fentanyl addiction. They were very afraid, hungry and feeling hopeless. Spencer immediately “met them where they were at” without judgment and began developing a relationship of trust.

He found out that they both wanted to live sober but didn’t know how to do it. They were afraid of detox withdrawals. Spencer went to work to find them medical detox resources, and he hopes to have them inside and safe by tomorrow or Friday (Jan. 26) at the latest.

Spencer wasn’t done! They were both starving, and Spencer went and talked to the general manager of Star Pizza, Will Carrell, who supported his efforts and gladly donated a pepperoni deep dish for the cause.

Spencer delivered the pizza to Kristen and Joshua, who were very appreciative, hopeful and looking forward to taking the next steps toward living a full life.

Spencer will be back here tomorrow to help others on this block and help clean up all the trash. Residents working with NWCC, LOA and Star Pizza. It takes a village! ■

Leif Spencer of Loving One Another brought hope for Kristen and Joshua, who decided to get off the streets.

Will Carrell of Star Pizza (right) donated a pizza to Leif Spencer for the hungry couple.

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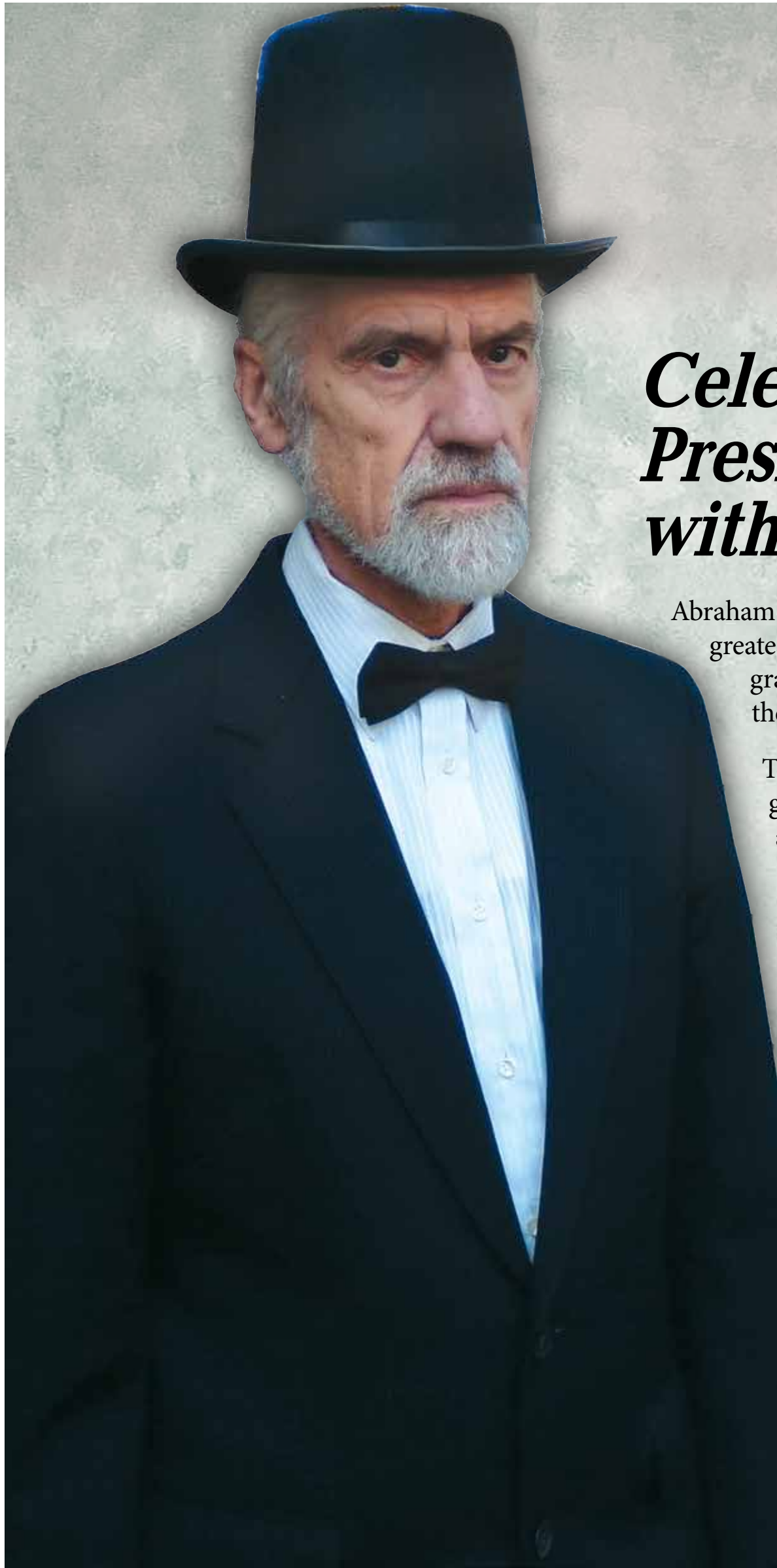
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Two mature elm trees by the Northwest Neighborhood Cultural Center parking lot were cut down recently. Both were killed by Dutch elm disease, according to Portland Parks & Recreation's forestry division. Replacement trees will be planted after construction of a hotel on the parking lot.



A neighbor skates on the Sacajawea statue fountain during the January ice storm. Photo courtesy Kara Shane Colley.



Camping in vehicles around the Premier Gear & Machine Works building at Northwest 17th and Thurman streets, which is to become a mental health crisis center with 80 housing units, has generated many complaints from neighbors.



The goose sculpture was removed from the MAX platform on Southwest 18th Avenue, which is being eliminated. TriMet has offered to remount the goose in another public place. The Goose Hollow Foothills League is considering possible locations and is taking suggestions at info@goosehollow.org.



Friends of Wallace Park invites all to its annual meeting Saturday, March 2, 9:30-11 a.m., at Friendly House, 1737 NW 26th Ave.



"Pericles the Defender of Democracy" sculpture by Lee Kelly was installed at Lincoln High School last fall, thanks to a donation by Ron Ragen (class of 1953) and his family. Janis Ragen Harrison (L-R), Ron Ragen, Gwyneth Bao and Stephen Griffith participated in the dedication.



Rite Aid Corp. closed its store at Northwest Sixth and Hoyt streets Feb. 1, one of many stores across the nation closed by the Philadelphia-based company that filed for Chapter 11 bankruptcy in October. A cover story in the October NW Examiner focused on this store's bottle redemption system as a magnet for drug dealing and disorder.

Friends of Couch Park is planning a Valentine's Day party at the park Thursday, Feb. 15, at 5 p.m. A family-friendly nature art project and hot chocolate are the attractions.





Lake Oswego

[3232Lakeview.com](https://www.3232Lakeview.com)

\$6,000,000

8,170 SF OF LUXURIOUS LAKE FRONT LIVING • THEATER • WINE CELLAR • 4 BD • 5.5 BA | ML# 22271110
The Lee Davies Group 503.468.4018



Modern Burton Estate

[2080NW133rd.com](https://www.2080NW133rd.com)

\$4,200,000

6,289 SF • 1 ACRE • 4 BEDROOM SUITES • 5.1 BA • POOL • TENNIS COURT | ML# 23664409
The Lee Davies Group 503.468.4018



Lake Oswego

[16772Alder.com](https://www.16772Alder.com)

\$3,799,500

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](https://www.12822NWMajesticSequoia.com)

\$2,875,000

6,116 SF • 5 BD • 5.2 BA • INCREDIBLE OUTDOOR LIVING | ML# 23127717
The Lee Davies Group 503.468.4018



SOLD

[636NW11th.com](https://www.636NW11th.com)

The Pearl

\$1,185,000

2,000 SF • 2 BD • 2.5 BA | ML# 23316536
The Lee Davies Group 503.468.4018

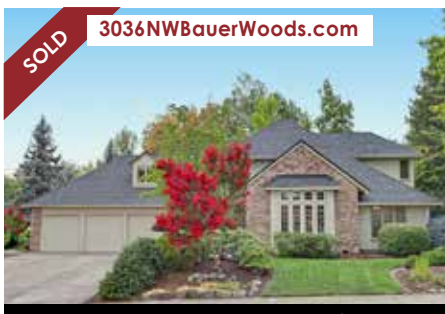


[9357NWMurlea.com](https://www.9357NWMurlea.com)

West Haven

\$1,100,000

3,223 SF • 5 BD • 4 BA • DEN | ML# 24279133
Harrison Whitmarsh 503.432.5556 | Dave Shuster 503.504.3283



SOLD

[3036NWBauerWoods.com](https://www.3036NWBauerWoods.com)

Bauer Woods

\$1,045,000

3,846 SF • 4 BD • DEN • BONUS | ML# 23648643
The Lee Davies Group 503.468.4018



PENDING

[4578NWTamoshanter.com](https://www.4578NWTamoshanter.com)

Claremont

\$999,999

2,432 SF • 3 BD • 2.1 BA | ML# 23475480
Sara Clark 503.784.4878



PENDING

[15242SWPeachtree.com](https://www.15242SWPeachtree.com)

Bull Mountain

\$975,000

3,762 SF • 4 BD • BONUS • STUDIO | ML# 24170349
Julie Williams 503.705.5033 | Connie Apa 503.805.7474



[4340SEJohnsonCreek.com](https://www.4340SEJohnsonCreek.com)

Milwaukie

\$950,000

2,088 SF • 3 BD • 0.81 ACRES | ML# 23489867
Nathan Austin 503.530.9447 | Michele Shea-han 503.969.6147



[875PalisadesTerrace.com](https://www.875PalisadesTerrace.com)

Lake Oswego

\$899,000

2,181 SF • 4 BD • MOVE-IN READY • NEW ROOF | ML# 23216288
The Bangerter Group 503.803.6269



[13310NWHartford.com](https://www.13310NWHartford.com)

Crystal Park

\$895,000

3,102 SF • 4 BD • BACKS TO PRIVATE GREEN SPACE | ML# 24336658
Alice Hsing 503.880.6842 | Jessica Corcoran 503.953.3947



PENDING

[20409SWMidline.com](https://www.20409SWMidline.com)

Beaverton

\$799,698

2,956 SF • WELL-MAINTAINED DUPLEX | ML# 24511206
Sherry Francis 503.793.5720

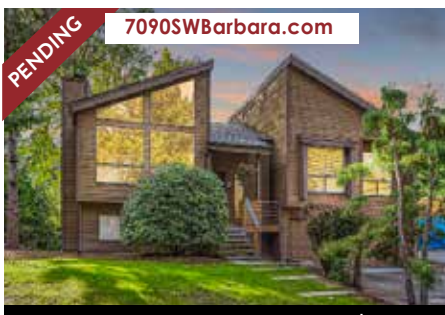


[7789SWBayberry.com](https://www.7789SWBayberry.com)

Beaverton

\$683,900

2,276 SF • 3 BD • 1-LEVEL LIVING | ML# 23247108
Beth Flora 503.706.6849 | Kristen Bier 503.734.7560



PENDING

[7090SWBarbara.com](https://www.7090SWBarbara.com)

Metzger

\$647,000

1,966 SF • 3 BD • UPDATED PRIMARY SUITE | ML# 23558203
The Apa Clarke Team 503.806.9773



SOLD

[229NW117th.com](https://www.229NW117th.com)

Timberland

\$629,000

1,634 SF • 3 BD • 2.1 BA | ML# 23372357
Brian Budke 503.310.5252 | Harrison Whitmarsh 503.432.5556



PENDING

[6408NWStarflower.com](https://www.6408NWStarflower.com)

Bethany

\$562,000

1,550 SF • 3 BD • NEW ROOF | ML# 23172854
Alice Hsing 503.880.6842 | Jessica Corcoran 503.953.3947



[4547NWTumalo.com](https://www.4547NWTumalo.com)

Rock Creek

\$549,950

1,408 SF • 3 BD • NEWLY REMODELED | ML# 23469950
Dave Shuster 503.504.3283 | Eli Cotham 971.380.1363



[7029NE6th.com](https://www.7029NE6th.com)

Portland

\$549,900

1,536 SF • 3 BD • NEW KITCHEN | ML# 23107533
Kristen Bier 503.734.7560



[1729NE65th.com](https://www.1729NE65th.com)

Orenco Station

\$499,000

1,465 SF • 2 BD • 2.1 BA | ML# 23629331
Lynda Dowling-Wu 503.810.6166 | Lauren Sinha 503.705.8636



[300NW8th804.com](https://www.300NW8th804.com) - PENDING
[300NW8th604.com](https://www.300NW8th604.com)

The Pearl

\$465,000 | \$335,000

1,022 SF • ML# 24260767 | 806 SF • ML# 24638840
Jason Cassell 503.953.5444 | Bob Harrington 503.913.1296



[290NW116th107.com](https://www.290NW116th107.com)

Cedar Mill

\$449,500

1,300 SF • 2 BD • LOFT | ML# 24652543
Jon Ziegler 971.346.0252 | Connie Apa 503.805.7474



[12340NWMcDaniel3.com](https://www.12340NWMcDaniel3.com)

Cedar Mill

\$437,500

1,463 SF • 3 BD • NEW PAINT | ML# 23084094
Luanne Jaramillo 503.913.3677



[726NW11th406.com](https://www.726NW11th406.com)

The Pearl

\$429,000

901 SF • 1 BD • MOVE-IN READY | ML# 23386562
Sara Clark 503.784.4878 | Alice Hsing 503.880.6842