

“Digging deep,  
Shining a light”

INSIDE



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Asleep on guard



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Coffee Beer  
Fest



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mull options

# Can co-op sell without selling out?

## Members consider ‘community-minded development’

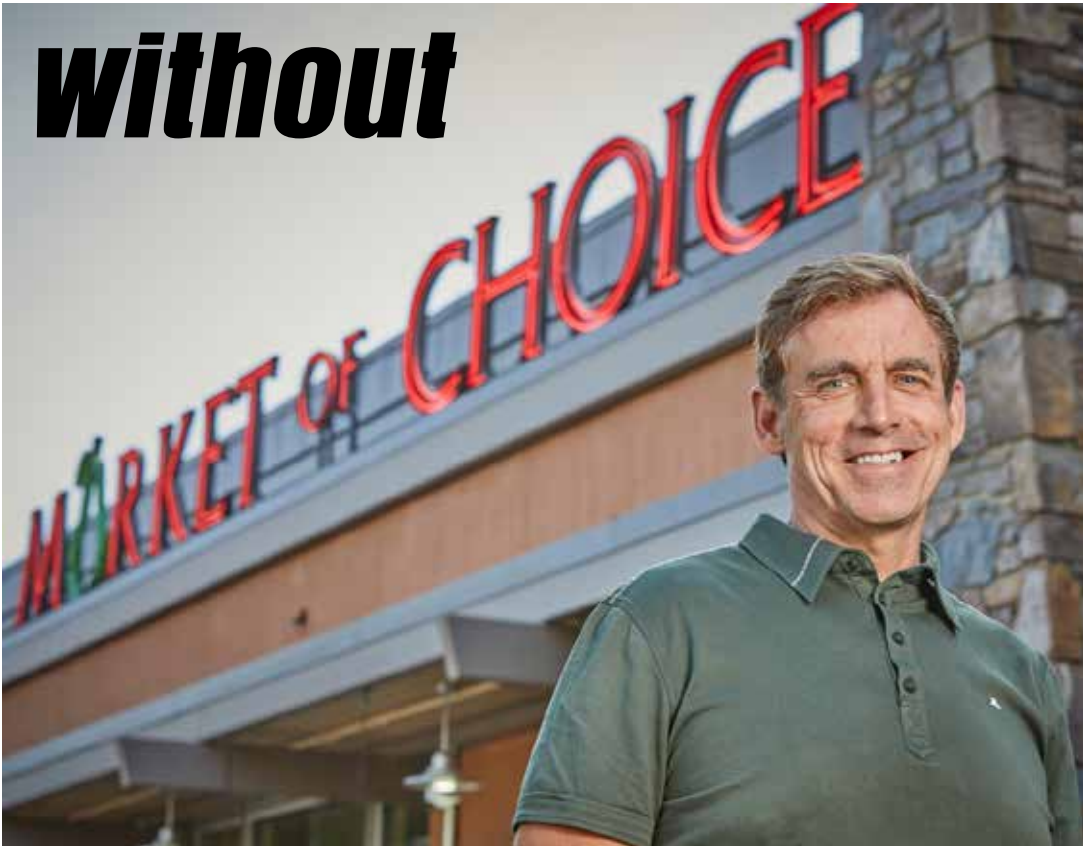
BY ALLAN CLASSEN

The idealists who formed Food Front Cooperative Grocery wanted it all—healthy, local food sold at moderate prices in a store democratically run by “the people.”

Fifty-two years later, owner-members of the shuttered food co-op must decide which, if any, of those goals might be salvaged in a post-Food Front world.

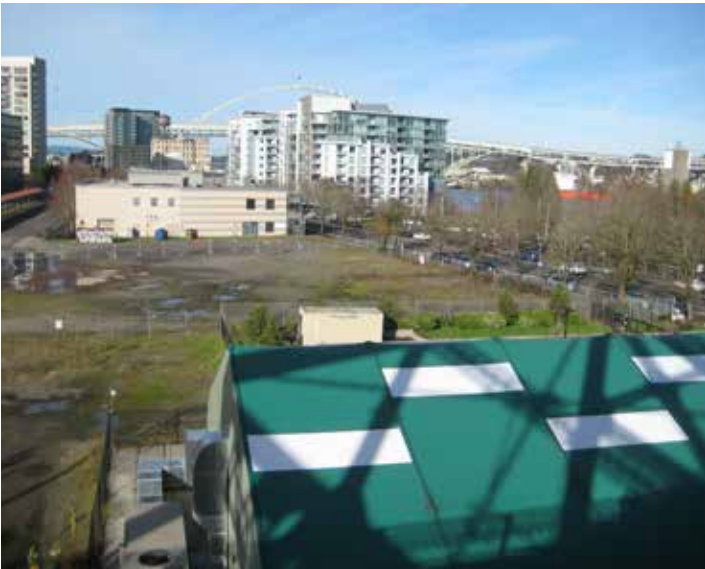
Some still believe the co-op, infused with new loans and inspiration, could make a fresh start, though a hybrid form is the most that the current board of directors can contemplate.

Members are being surveyed to guide the board, which will choose a path and seek membership confirmation in a month or so.



Market of Choice founder Rick Wright wants to buy the Food Front property, remodel the building and turn it into a smaller version of his 11 Oregon stores.

Cont’d on page 10



The River District Navigation Center (foreground) is near the Food Innovation Center (horizontal building on left) and Waterfront Pearl Condominiums (top center).

# City renews Navigation Center lease despite mismanagement

BY ALLAN CLASSEN

The River District Navigation Center on Northwest Naito Parkway opened five years ago amid a reservoir of goodwill. Founder Homer Williams and his Harbor of Hope raised \$4 million in private donations to build it, and community members joined in thorough preparations long before doors opened.

Could the private sector do the heavy lifting to solve the city’s intractable homeless problem, perhaps setting an example for local government and major nonprofits?

Like many bold social initiatives, good intentions have not been enough.

The idea was to match each homeless individual with a plan to overcome their personal obstacles in a 90-day program to achieve more stable housing. Transition Projects Inc. contracted to provide the personalized support and to prevent spillover impacts on surrounding properties.

The Pearl District Neighborhood Association gave its blessing and volunteer time to keep the innovative project on track and in touch with neighbors.

But evidence of mismanagement began accumulating soon after the 100-bed facility opened in 2019. A general good neighbor agreement

Cont’d on page 6

# Long live Evita

## Singular Continental part of an intercontinental saga

BY ALLAN CLASSEN

Will Aitchison, a lawyer who lives by Forest Park, is a buttoned-down kind of guy. But heads turn when he takes his mother’s car for a spin.

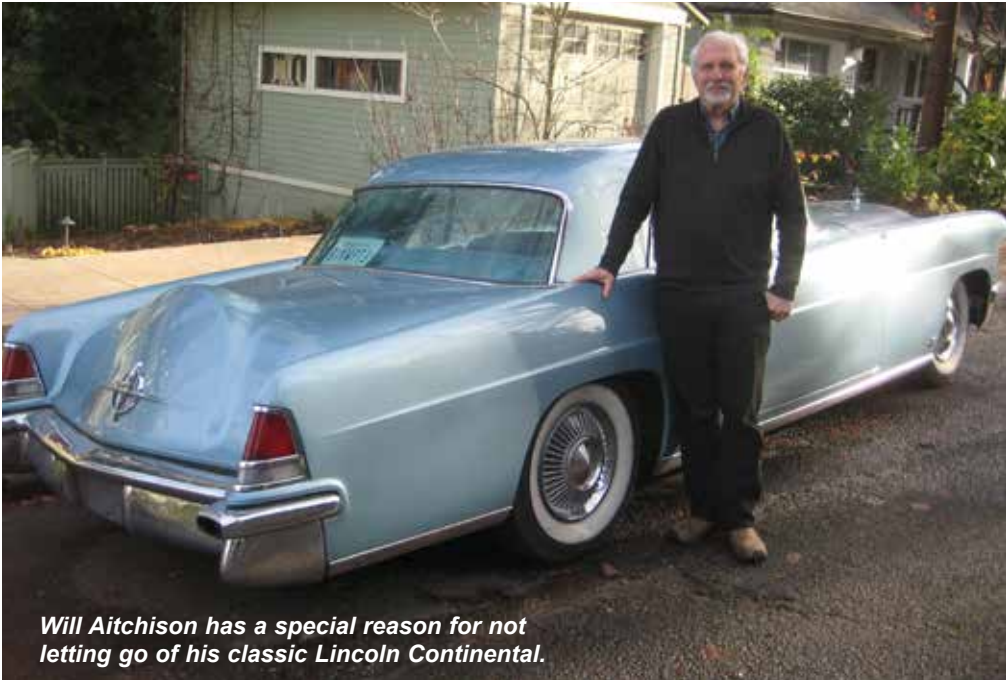
His mother, who died in 1966 when he was 15, drove a 1956 Lincoln Continental Mark II, the last hand-built car made in America. At a base price of \$10,000 (\$111,000 in today’s dollars),

it was the most expensive car on the market.

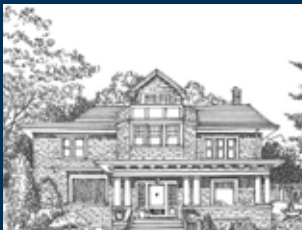
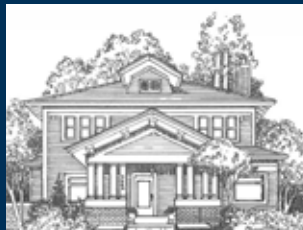


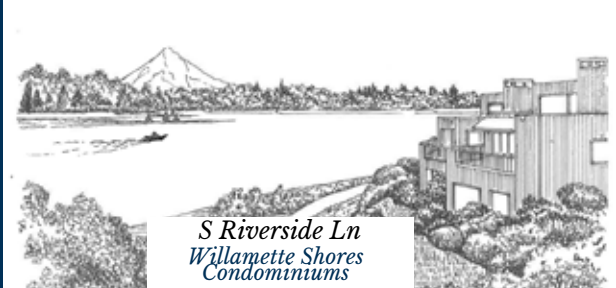
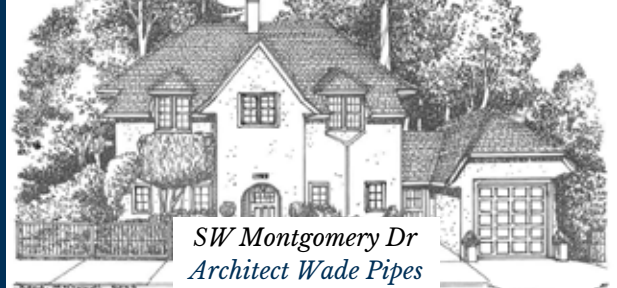
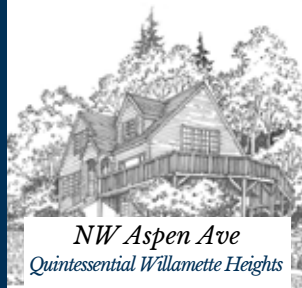


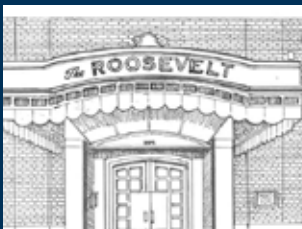



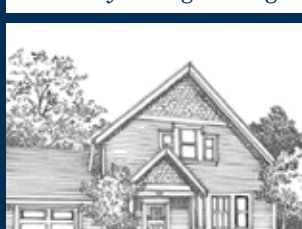
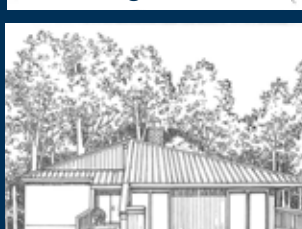
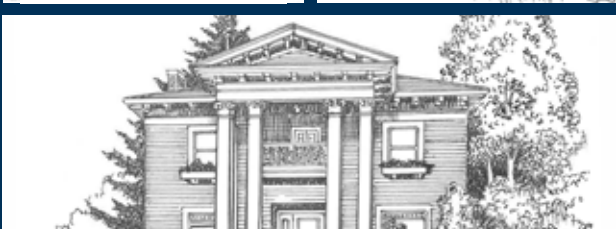

Aitchison, who has had the car since 1979, recalls driving in downtown Portland the following year when he was waved down by a man who offered him \$100,000 and a new Lincoln in exchange.

Aitchison turned him down. It wasn’t about the price.

Cont’d on page 12



Will Aitchison has a special reason for not letting go of his classic Lincoln Continental.

 <i>SW Park Pl</i> <i>Park Place Condominiums</i>	 <i>NW Marshall St</i> <i>Original home to O.T. Paxton</i>	 <i>NW Northrup St, Unit 20</i> <i>Northrup Commons</i>	 <i>NW Cornell Rd</i> <i>Architect John Bennes</i>	 <i>NW Quimby St</i> <i>1909 Arts &amp; Crafts</i>	 <i>NW Aspen Ave</i> <i>Forest Park Hideaway</i>	
 <i>NW Irving St</i> <i>Longtime Residence of Doug Lynch</i>	 <i>S Riverside Ln</i> <i>Willamette Shores Condominiums</i>		 <i>SW Montgomery Dr</i> <i>Architect Wade Pipes</i>		 <i>NW Aspen Ave</i> <i>Quintessential Willamette Heights</i>	
 <i>NE 21st Ave</i> <i>Irvington Dutch Colonial</i>	 <i>SW Gable Park Dr</i> <i>W.C. Bauman Builder</i>	<p><b>SOLD IN 2023</b></p> <p><i>If you have a new neighbor on your street in 2023, chances are The Dan Volkmer Team found them.</i></p>			 <i>SW Sweetbriar Dr</i> <i>Collaboration between Rick Michaelson and Rob Philips</i>	
 <i>NW Northrup St, Unit 10</i> <i>Northrup Commons</i>	 <i>SW Park Ave</i> <i>Roosevelt Condominiums</i>				 <i>NW Cornell Rd</i> <i>1929 Storybook English Cottage</i>	 <i>SW Gerald Ave</i> <i>1924 English Colonial</i>
 <i>NW Raleigh St</i> <i>Goldsmith's Addition</i>	 <i>SW Woodcrest Ave</i> <i>One-Level Near Cook Park</i>				 <i>NE 26th Ave</i> <i>Concordia Craftsman</i>	 <i>NW Forest Ln</i> <i>Architect Alex Pierce</i>
 <i>SE 22nd Ave</i> <i>Maurice Winter's Dream House built in 1911</i>	 <i>NW Greenbriar Ter</i> <i>Architects DeYoung and Roald</i>				 <i>SW Vista Ave</i> <i>Attributed to Architect Emil Schacht</i>	
 <i>NE Simpson</i> <i>Victorian in NE King Neighborhood - Built in 1890</i>	 <i>NW Flanders</i> <i>Beautifully restored 1903 Condominium</i>	 <i>SW Jefferson St</i> <i>Cornerstone Condominiums</i>	 <i>NW Savier St</i> <i>Built in 1905</i>	 <i>NW 20th Ave</i> <i>Architect Emil Schacht</i>	 <i>NW Melinda Ave</i> <i>Picturesque Home in Kings Heights</i>	

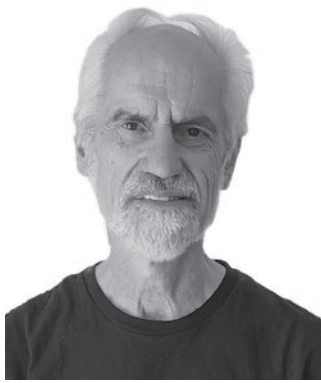
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# Asleep on guard duty

At a recent meeting of neighborhood representatives in the city’s future District 4, participants were asked to encapsulate their hopes for the meeting in two words. “Cooperation” and “engagement” were typical responses.

Although I was there as a reporter, I was also asked for my two bits. I passed. In my mind, however, two words churned: “wrong road.”

The gathering was called in anticipation of a new structure creating four neighborhood coalition offices instead of the current seven. Other changes associated with the shakeup are too unknowable to critique in this column.

The people in City Hall imagining the new system are making it up as they go and cannot tell neighborhood activists what they should do to be included in the coming structure. In this vacuum, the most prominent coalition program on the Westside, Neighbors West/Northwest, is attempting to build consensus for NWNW as the agency receiving the city contract and official recognition.

How did things get so far without asking where we want to go?

Even with no vision of what a neighborhood program could be, there is something terribly disempowering about trying to please a master who gives no instructions. Should you jump, and if so, how high? Should you bow, and how low? There is greater tyranny in an authority that gives no direction than in one issuing rules and orders. Once taught to bow and scrape, neighborhood leaders, I fear, may never lift their sights to see what could be or to put the shoe on the other foot and asking what the city should be doing for them.

All of this is leading to bureaucratizing citizenship. Instead of citizens speaking to the failings of those holding power, the people are striving to please fickle

government officials, thereby handing further power to those who should be serving them. In the process, neighborhoods are stuffed into just another bureau resembling all the others, competing for funding while staying in their own lane. While neighborhood associations have a role as advocates for their section of the city, their more important purpose is as the most grounded, most inclusive and most representative advocates for democracy and better government.

We do not need a bureau to steer or stifle neighborhood associations. We need a platform for neighborhood concerns to be heard widely and prominently to help set the city’s agenda. If such a process can gain footing at the citywide level, it would also inform neighborhood associations across the city about what works, what doesn’t and how to up their game.

The bureau called the Office of Civic & Community Life should assist neighbor-

hood associations in convening annual citywide summit meetings raising the most pressing issues as seen from the grass roots. Smaller gatherings of this type that are open and appealing to all citizens should also be held more frequently in each district, naturally setting an example for how each neighborhood association could go about its business.

Any successful neighborhood activism must draw people out of their homes to engage with others who care about the state of their community and want to make it better. This does not happen automatically by posting the time and place of monthly meetings, meetings that may attract no one beyond members of the committee. It happens when someone you know urges you to join them in a particular activity that is important to them.

Those claiming to speak for their neighbors must connect with substantial numbers of people or policymakers can write

them off as small cliques out of touch with their constituents.

Membership dues are an ideal way to spur outreach and measure support. Portland neighborhood associations are prohibited from collecting membership dues and therefore do not know what their community members care about enough to put their money behind it. It’s not the amount of money that matters; it’s the intent reflected and reinforced by making a commitment.

Portland’s neighborhood associations have been trained and tamed by city hall for so long that many have lost a vision for what they can be. I see inspiring work from some of the neighborhood associations I cover, but leadership fades at the coalition level just when it is most needed to shape Portland’s citywide neighborhood system. The pending charter changes should awaken this sleeping watchdog before it’s too late. ■



## Readers Reply

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

### Survey on statues

Readers wishing to see five of Portland’s statues reinstated are invited to complete a survey at [surveymonkey.com/r/PMP1123](https://surveymonkey.com/r/PMP1123) (or by typing “Portland Monuments Project Public Survey” in a search engine).

I responded to the first question about how Portland’s public monuments can advance “equity and inclusion” by writing that they can’t. The monuments bequeathed to us unite Portlanders by honoring our shared history rather than

dividing us by the use of categories and labels. We can all be grateful for the good that Lincoln, Roosevelt and the others did while resolving to take up the unfinished business involved in creating “a more perfect union.”

The ideology that felled these statues has no interest in uniting people, and falling into its categories will not help heal our city.

I “voted” for each statue to be returned to the public sphere “as is” and against the proposal to “bring it back to into the public sphere with more context or

interpretation.” Who knows how long city committees might take to come up with a form of words for their “interpretation”? Anyone with a phone has instant access to a range of information on any given statue.

Juliet Kane  
NW 25th Ave.

### Save the trees

Regarding parking, cars and trees on Northwest 23<sup>rd</sup> Avenue [“City finds street trees can be saved after all,” December 2023]: Rather than think-

ing of removing trees, think about removing the cars. Follow in the footsteps of former New York Mayor Michael Bloomberg, who closed many busy streets to cars to provide access exclusively to pedestrians and bikers. They’re beautiful, with no complaints from cars.

Northwest 23rd is one of the busiest streets in the heart of Northwest Portland, with many stores and restaurants. It’s a street for humans, not cars.

Trees are our most precious resource.

Cont’d on page 5

## Dr. John Bissonnette



Dr. John Bissonnette, a longtime resident of Willamette Heights, died Nov. 30 at age 84. He was born Feb. 11, 1939, in Montreal, where he grew up. He received a bachelor's degree from Loyola College and a medical degree from McGill University School of Medicine. He was a professor and research scientist at Oregon Health Sciences University from 1981 until his retirement in 2014. He served on a number of study sections for the National Institutes of Health. In 2019, he was named a fellow of the American Physiology Society. He married Dr. Virginia Smith in 1985. He is survived by his wife, Virginia; sons, Matthew, Joel and Evan; daughters, Jessica, Erinne and Kelsey; sister, Louise; brother, Donald; and 12 grandchildren. A celebration will be held in the spring.

## Candace Morgan



Candace Morgan, a prominent member of the Mazamas mountaineering organization, died of complications of dementia on Dec. 16 at age 81. Candace Dunn was born on April 9, 1942, in San Francisco, and grew up in El Centro, Calif., and San Diego. She graduated as valedictorian of her class at Sweetwater High School in National City, Calif. She received a bachelor's degree from the University of California, Riverside, a master's degree in library science from Columbia University and a master's of public administration degree from Lewis & Clark College. She married Doug Morgan in 1963, and they moved to Portland in 1977. She worked for the Oregon State Library and Fort Vancouver Regional Library, retiring in 2004. A First Amendment champion, activist and author, she chaired the American Library Association's Intellectual Freedom Committee. She was president of the Oregon American Civil Liberties Union from 2005-2006 and from 2011-2014. She was active in the Mazamas beginning in 1985, leading 27 climbs and climbing 16 major peaks in Oregon, Washington and California. She received the Mazamas' Parker Cup Award for service to the organization. She is survived by her husband, Doug Morgan; daughters, Cheryl Morgan and Kari Brenk; brother, Michael Dunn; and one grandchild.

## Susan Campbell



Susan Charlotte Campbell, a civic activist, died Nov. 13 at age 87. Susan Baker was born on Dec. 27, 1935, in Kansas City, where she graduated from Pembroke Hill School. She received a bachelor's degree from the University of Kansas in 1957. She worked for the Elizabeth Arden advertising agency in New York City. She married Dr. John Campbell in 1962, and they moved to Portland in 1967. She was vice president of Friends of Doernbecher and served on the boards of the Junior League of Portland and the Oregon Historical Society. She was a member of the First Presbyterian Church, the Portland Garden Club and The Town Club. She is survived by her daughter, Kathryn Campbell; sons, John Jr. and George; and four grandchildren. Her husband John died in 2022.

## Charlotte Gray



Charlotte Gray, who worked at the Lovejoy Surgicenter, died Nov. 25 at age 92. Charlotte Rae Forrest was born on Nov. 19, 1931, in Rainer and grew up in Prescott. Her family moved to Yamhill, where she graduated from Yamhill High School. She graduated from the University of Oregon Medical School in 1952 and worked as a nurse at the Multnomah County Hospital. She married Robert Gray in 1953. After raising her children, she received a bachelor of nursing degree at Portland State University and helped establish the Nurses in Schools program at Franklin High School. She also worked for Kelly Health Care and Clackamas County and cofounded a home health agency, Adams and Gray. She was a guide and fundraiser for the Portland Japanese Garden. She is survived by her children, Robin, Steven, Peter and Leslie; sister, Kathy Hennessy; and four grandchildren.

## Marko Susnjara

Marko Antone Susnjara, who attended St. Patrick's School, died Nov. 9 at age 93. He was born in Portland on May 28, 1930, to Croatian immigrants. He graduated from Central Catholic High School in 1947 and from

Santa Clara University in 1951. He served in the U.S. Army at Camp Desert Rock in Nevada. In 1952, he married Betty McCullugh, and they moved to Parkrose. He purchased the Sherwood Inn Restaurant in 1968 and later added a motel. Betty died in 2011. He is survived by daughters, Debbie Susnjara, Diane Costanzo and Donna Mayfield; sons, Mark and Rick; 10 grandchildren; and six great-grandchildren.

## Christopher J. Mongrain



Christopher "Chris" Mongrain, president and chief operating officer of Emerson Hardwood Group, died Nov. 3 at age 73. He was born on Dec. 30, 1949, in Portland and was raised in Ridgefield, Wash., where he graduated from Ridgefield High School. He graduated from Seattle University with a degree in finance in 1972. He spent most of his career at Emerson Hardwood Group, located in the Northwest Industrial Area. He built the company from a small, local distributor to a regional firm with four divisions and seven locations in Oregon and Washington. He was a former board member of the Northwest Industrial Neighborhood Association. He was a member of the Columbia River Yacht Club. He married Sandra Somers. He is survived by his wife, Sandra; daughters, Lauren Magnuson and Katherine Seeley; and three grandchildren.

## Death Notices

**ELEANOR "KITTY" BASSETT**, 97, a member of the Town Club.

**THOMAS DINSMORE**, 94, 1947 graduate of Lincoln High School.

**WILLIAM HEWITT**, 90, a pianist who frequently performed at Wilf's Restaurant.

**FEROL MCCLURE**, 90, member of First United Methodist Church.

**CORINNE PAULSON**, 92, a member of First United Methodist Church.

**SUE WARNCKE TOWER**, 83, a painter and longtime member of Blackfish Gallery.

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](mailto:allan@nwexaminer.com). Photographs are also welcomed. There is no charge for obituaries in the Examiner.

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This tree on Northwest Johnson near 23rd Avenue was originally on a list of trees to be removed but now may be saved.

Please reconsider destroying ANY trees. Save trees for people’s sake.

Lynn Stephens  
SW Park Place

### Derelict lot

In a future NW Examiner, would you address the blight of the torn down buildings, now an empty lot surrounded by cyclone fencing on Northwest 23rd between Northrup and Marshall? Is there any way to push contractors into

moving ahead with a building or a park or something? It would do so much to continue bringing 23rd Avenue back to life. We who walk these paths every day are tired of this derelict block.

Mary Brooks  
NW Savier St.

Editor’s note: C.E. John Co. obtained design approval for a five-story mixed-use building on this site in 2022, but market conditions caused the Vancouver, Wash., based developer to put the property up for sale.



### Wishes For Your Happy New Year



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**\$640,000**  
726 NW 11th #309 / 2 bed, 2 bath



**\$630,000**  
726 NW 11th #310 / 2 bed, 2 bath



**\$580,000**  
3570 SW River Pkwy #1111 / 2 bed, 2 bath



**\$479,000**  
1030 NW Johnson #102 / 1 bed, 1 bath



**\$825,000**  
1221 SW 11th #705 / 2 bed, 2 bath

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Tents, garbage, drugs, crime and blocked sidewalks were documented in scores of photos taken by neighbors of the Navigation Center. Maintenance of the area was markedly improved as Mayor Ted Wheeler announced that a nonrenewable five-year lease for the facility was in fact being renewed.

"City renews" cont'd from page 1

**"I came to work every day dreading what was left for me to see and clean up."**  
—Joel Miller, manager, Food Innovation Center

proved ineffectual. Nearby residents complained without getting satisfaction, finally bringing the neighborhood association to their side.

The Navigation Center was on a short leash, a five-year nonrenewable lease circumventing normal zoning and environmental standards and expiring at the end of 2023.

Last month, Mayor Ted Wheeler announced—without hearings or public debate—that the Navigation Center’s lease would be renewed for five more years. That fait accompli was shared at a hastily called town hall meeting led by five city officials, but Wheeler not among them.

The roughshod process rankled the neighborhood association.

“The good neighbor agreement did not work,” Stan Penkin, president of the Pearl District Neighborhood Association, said at the meeting.

“The first year of the Navigation Center went very well,” Penkin said, but as problems mounted, “I called many times without getting a response.”

Contending that any new good

neighbor agreement must be enforceable, he called for a legal contract having consequences if the city fails to comply.

The town hall was a relief valve for pent-up frustration. Neighbors for Safe Smart Shelters spokesperson Joan Neice accused the city of “deceitful, backroom dealings” and cobbling statistics together at the eleventh hour to claim the Navigation Center is succeeding.

Two men who work in the Old Town/Pearl area shared insights that hadn’t been aired before.

Joel Miller, facilities manager of the nearby Oregon State University Food Innovation Center said working with homeless residents was the most rewarding part of his job ... until the Navigation Center opened. Then “everything changed.”

Continually faced with “tents, drugs, feces and crime,” Miller said, “I came to work every day dreading what was left for me to see and clean up, and eventually I stopped documenting my experience out of self-preservation so as not to relive it.”

He tried to report incidents, but he could not reach the people who had been so solicitous earlier.

“I called my contacts at the shelter,” Miller said. “I knocked on the door. I called the police and Commissioner [Dan] Ryan’s office. All the people who have given me their information, and more importantly, their word.”

He turned his ire on the five city officials running the town hall meeting: “I have never seen any of you there doing what I’ve had to do, and you don’t live with it.”

Miller will need more than promises of a new good neighbor agreement.

“All goodwill that we tried to build has been destroyed,” he concluded.

Matt Bordonaro’s job at Harbor of Hope brings him into frequent contact with the Navigation Center, a realm

he likens to “Sodom and Gomorrah.”

Bordonaro said he was chased by a man with a machete and gave CPR to an overdose victim. A woman died of a fentanyl overdose just outside the center, while in his arms.

“It’s a mess out there,” Bordonaro said.

Still, he considers people on the street “our brothers and sisters” and believes strong management and sufficient resources could turn things around.

Miller also affirmed his unyielding belief that shelter and services should be available to everyone.

Williams attended but did not speak at the town hall meeting. At an earlier meeting with PDNA officers, he confirmed that mismanagement of the Navigation Center is unacceptable.

“I share your angst over what’s happened in the last few years,” he continued, conceded that he has had a “somewhat torturous relationship with TPI (Transition Projects Inc.) for a long time.”

He believes other operators can do a better job and should be given the opportunity after the current management contract expires this spring. He listed Urban Alchemy, Bybee Lakes Hope Center founder Alan Evans and the city of Portland as candidates to run the Navigation Center.


“Everything is based on management and a commitment to the neighborhood,” he said, supporting the call for an enforceable good neighbor agreement. “You have to be able to take action if the city is not living up to its commitment.”

Williams takes heart in Wheeler’s recent leadership on camping and livability issues.

“The people I’m working with at the city are like the new sheriff in town, unlike anything we’ve seen before,” he said. “I’m optimistic.” ■

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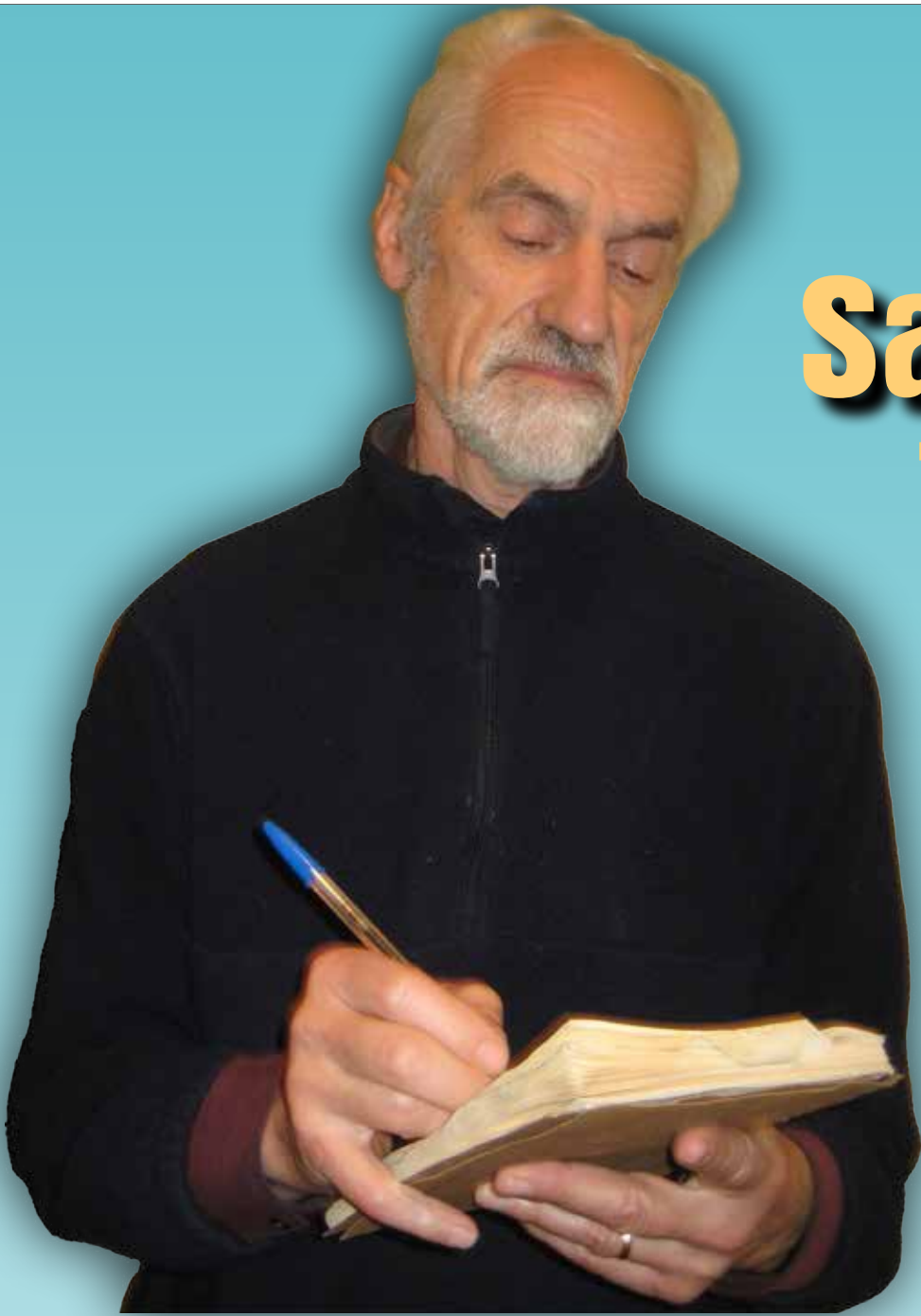
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# Same beat, fresh news

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Along the way, I have learned that supposedly minor happenings are connected to the larger city and the rest of the world that can be perceived if one has the persistence to follow the strands. In fact, I cannot understand how reporters can adequately cover

the big stories without understanding how the “little people” see themselves, their communities and their government.

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Allan Classen, Founder / Editor & Publisher

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## Coffee Beer Fest

**THE GOOSE HOLLOW COFFEE BEER FEST** returns for its eighth year at the Goose Hollow Inn at 1927 SW Jefferson St. on Saturday, Jan. 27, 1-6 p.m. The Logger's Daughter and Soul What? bands will perform in a heated tent. Twelve coffee beers by local breweries and coffee roasters will be served. Admission (\$25) includes a taster glass and eight beverage tickets.

The event has not been held since 2020 due to the pandemic.



*Soul What? will play at the Goose Hollow Coffee Beer Fest on Jan. 27, an annual event returning after three years off due to the pandemic.*



## Live music

**THE HOSTEL CAFÉ** hosts live music and open mic every Monday evening 6:30-10 p.m.

**Jan. 8:** Kim Tracy Trio (classical guitar)

**Jan. 15:** The Canote Brothers (vintage Americana by the duo from National Public Radio's Sandy Bradley's Potluck).

**Jan. 22:** Ned and Wendy the Band (indie-folk duo).

**Jan. 29** The Shams (rebellious take on Irish tunes).

The hostel also hosts trivia night every Wednesday at 7 p.m.



*The Canote Brothers*

## Briefs:

**SWEET BACON CAFÉ** has taken the space known for 27 years as Paley's Place at 1204 NW 21st Ave. Owners Jane and Gary Lalley describe their approach as American breakfast and brunch food with an Asian twist. Hours are 8 a.m.-3 p.m. seven days a week.



**THE BEAU THAI** space at 730 NW 21st Ave. is for lease. The restaurant has operated on this block since the 1990s.

**FUNCTION PDX POP-UP TAP-ROOM** has expanded into the second floor at 919 NW 23rd Ave. The business opened in 2017, featuring 55 breweries and brands.

# NOBBY NEWS

Vol. 30, No. 1 "News You Can't Always Believe" January 2024

## Curling next big thing at Nobby

**O**ur pickleball tournament went so well (at least no one was injured) that the Nob Hill Bar & Grill has decided to launch a curling team.

Curling may be the next big thing in tavern sports. It requires no formal education, experience or training. Best of all, no one knows what's going to happen. Sounds like the Nobby on any given night. It will be necessary to flood the place and make sure everything freezes, but nothing we haven't seen before.

Anyway, it was Kelly's idea, so any backtalk can be directed at her. She's pretty sure her curling iron is going to come in handy.

Our janitor Dianna says she expects to be the most valuable player because he's the only one around here who knows how to use a broom.

Camy has been doing curls in the



gym for weeks to get ready.

There will be no need for a cheer-leading team; Joe the jester will keep everyone's spirits up.

You'll want to see all the action, so come on down to the Nobby and help make this a New Year to remember.

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## PARTICIPATING BREWERIES



**JANUARY 27TH**



**1 TO 6 PM**

Goose Hollow Inn | 1927 SW Jefferson St. | Portland, OR  
25\$ admission includes taster glass & 8 taster tickets

# GREATER NORTHWEST PORTLAND DEVELOPMENT MAP

## MILLHOUSE

A two-building 364-unit complex at Northwest 20th and Savier streets is taking applications for apartments as construction advances. Rents start at \$895 for a 477sq ft studio and peak at \$4,120 for a three-bedroom unit.



## PREMIER GEAR BUILDING

The Premier Gear & Machine Works Building at 1715 NW 17th Ave., vacant since it was repurposed for office space in 2020, will undergo another metamorphosis, this time for a mental health crisis center and 80 units of housing. Developer Vanessa Sturgeon told Willamette Week that the latest conversion will cost \$22 million and take 18 months.



## MERX APARTMENTS

A seven-story, 126-unit apartment building at Northwest 19th and Pettygrove streets is nearing completion after three years under construction and six years since land acquisition. There is no off-street parking.



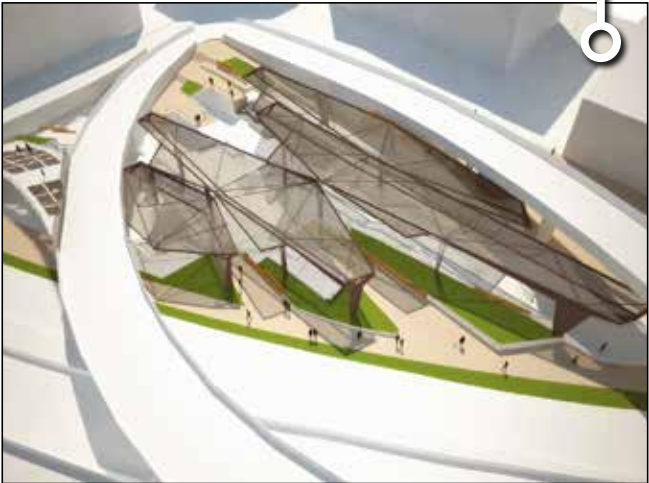
## SLABTOWN SQUARE

Slabtown Square, a 200-unit seven-story, mixed-use building surrounding a large public square at Northwest 21st and Pettygrove, is nearing completion. The proposed Slabtown Park is planned immediately to the east.



## EMMONS PLACE NORTH

It opened last month, providing 97 affordable apartments at Northwest 18th and Irving streets. The project, underwritten by the Portland Housing Bond prioritizes seniors, veterans, people of color and those with disabilities. The 47-unit Emmons Place South opened last February.



## STEEL BRIDGE SKATEBOARD PARK

City Communities Commissioner Dan Ryan has designated \$15 million to fund a skateboard park near the Steel Bridge in Old Town. This image by DAO Architecture is for discussion purposes only.



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

"Food Front" cont'd from page 1

A questionnaire distributed online in mid-December gave strong clues as to board's leaning on four options:

• Reopening

The board has determined that this option is difficult—nigh impossible—with the current level of expertise, volunteers or funding that we have,” the questionnaire read.

• Selling to Market of Choice

Accepting a \$1.9 million offer from Market of Choice would be “the quickest, easiest” way to recreate the high-quality, local food store Food Front strived to be, as well as preserving neighborhood-scale architecture.

• Community-minded redevelopment

Redevelopment led by Skylab Architecture, a Portland firm with strong Northwest District connections, would come closest to a home run in the eyes of board members.

“Skylab is a world-renowned architecture firm with notable works in environmentally sustainable and cutting edge building designs,” read the questionnaire. “Though it may have a longer lead time, it potentially allows us to keep the co-op values, work with other local institutions, keep a grocery store in the building, and offer more value to the neighborhood and Portland


as a whole, holding a space open for creative solutions toward our community needs.”

• Selling to highest bidder

“This may become necessary if we run out of funds before moving on any of the other opportunities,” members were advised. “The greatest risk and concern for the neighborhood would be that we have no way of controlling what becomes of the property.”

The alternative paths were fleshed out by four presenters at a board meeting in October attended by about 50 members.

### Reopening with new vision




Collin Ferguson

Although first on the survey, building a better co-op was not entertained until the third hour of a marathon meeting. Board member Collin Ferguson, who recently graduated from St. Mary's University with a degree in cooperative business management, has studied thriving co-op enterprises in Italy.

A grocery store is merely the launching pad for Ferguson's vision for Food Front.

“Imagine that instead of just selling, we revolutionize into a shared services cooperative platform,” he said, one that couples technical savvy that extends to membership engagement, shared services and perhaps even real estate investment to “catalyze an exhilarating transformation.”



**Reviving Food Front Cooperative as a Shared Services Cooperative as a Platform (SSCaP)**

By Collin S. Ferguson, Board Member

Note: Title slide created by DALL-E. An AI system by OpenAI



Food Front members posted their dreams on store windows after the store closed last spring

### Market of Choice



Rick Wright

If pie in the sky did not light a fire at the assembly, the possibility of selling to Market of Choice did. Company CEO Rick Wright summarized the evolution of his family's business launched with a Thriftway store in Cottage Grove and taking off in 2000 with a rebranding. The 11 stores in the chain are part of a self-contained company with its own distribution system and central kitchen making many of its products.

Although Market of Choice's other stores are several times larger than the Food Front building, Wright believes 2375 NW Thurman St. may be an ideal location to test a small-scale model, given the population density and walkability of the area.

Noting that small grocery stores thrive in Europe while struggling in America, Wright is intrigued by the challenge of solving that puzzle.

“If it doesn't work at this location, it might not be a model that works anywhere in the country,” he said.

“I already have a company that's large enough to cover my overhead,” Wright said, contrasting his situation to that of Green Zebra, a three-store Portland grocer that closed last year.

Green Zebra founder Lisa Sedlar, one of the presenters at the Food Front meeting, said each of her small stores generated surplus revenue, though not enough to cover central administration.

Wright is offering less than market value for Food Front's property because he estimates it might take



Market of Choice's flagship store in Eugene.



Market of Choice built its own warehouse and central kitchen in Eugene in 2012 to gain independence from outside distributors and suppliers.

another \$2 million to repair and remodel the building, furnish, supply and be ready to open.

He would not promise an opening date but said the uncertainty is mainly in the hands of the Portland Bureau of Development Services and its sluggish building permit process.

“It's not a shoo-in,” he said. “I just think of it as an interesting project. I love the neighborhood. If I lived in Portland it's probably the neighborhood I would live in.”

Former Food Front board member Toren Orzeck gushed about the thought of a Market of Choice here.

“To keep this little piece of property as a community hub,” Orzeck said. “Oh, my gosh! It sounds so wonderful.”

“I'm just all in favor. I just can't see a better option,” he concluded.

Longtime Food Front member Susan Stone was another convert.

“If Rick is going to give us a Market of Choice like the other ones, I just have to say that I'm delighted.

“The question is: What can we move into the future that will keep that spot as a social hub for our neighborhood, because my great fear is that it's going to turn into condos and break up that wonderful little business district. Whatever we can do to put something there that ... adds to the vitality of the neighborhood and be a good business, I would be delighted.”



Above: The Food Front store covers only half of its parcel at Northwest 23rd Place and Thurman Street.

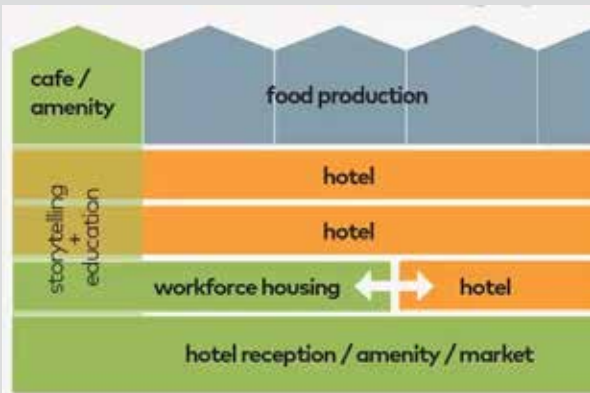
Right: Vegetables could be grown aeroponically without the need for soil.



## Community-minded redevelopment



A greenhouse atop a mixed-use building is one of the ideas floated by Jeff Kovel.



If Wright presented the best hope of a healthy food store, SkyLab founder and principal Jeff Kovel shared broader visions of a package that might including growing food in a greenhouse, affordable housing, street festivals, a hotel and a retail space for Food Front.

Kovel, who has two commercial properties and used to live on Northwest Thurman Street, made the case for a multiuse building that could include a space for a Food Front market.

Kovel would have to convene various partners to determine what elements might be viable, a process requiring at least three years to unfold.

“I could show tons of examples of

finished products that would fit really well here,” Kovel said. “I think you can find the right development team, and that’s the role I’m trying to play to help avoid a random development team.

“The worst-case scenario is that a developer comes in and builds a crappy housing project here that nobody likes and ruins the integrity of this block forever, and we’ve seen that happen all over the place.”

Another longtime Food Front member, Jere Grimm, wants the co-op to aim high.

“If Market of Choice could partner with a development of five stories, and those five stories would provide the affordable housing that’s so terribly lacking in Northwest Portland, I think we would have a winning combination.

“I think the mission-driven approach with affordable housing and still gaining a great food source [within walking distance ] would be a winner.”

## Selling to highest bidder



“Should the other options be less favored or not come to fruition, another opportunity is to put the property up for sale and sell to the highest bidder,” read the questionnaire. “This may become necessary if we run out of funds before moving on any of the other opportunities. The greatest risk and concern for the neighborhood would be that we have

no way of controlling what becomes of the property.”

The board obtained a preliminary estimate of \$2.3 million-\$2.7 million for Food Front’s one-third acre parcel in November.

“It’s a far cry from what I think we’ve been throwing around for a long time,” board Chair Mike Grivas said.

Earlier discussions assumed a market value in the \$4 million-\$6 million range.

Whatever the sale price, members would have to approve dispersal of the proceeds. Options discussed to date include donating to a local charity or dividing them among members.

## Labor costs at sinking store called ‘horrible’

Food Front Cooperative Grocery members heard three sales pitches at their October meeting, while a fourth speaker offered advice only.

Lisa Sedlar, founder of Green Zebra, which she described as “a mash-up between Whole Foods and 7-Eleven, shared knowledge gained in 10 years operating the three-store company before it closed last spring.



After reviewing Food Front financial reports, Sedlar was shocked by the co-op’s labor costs.

While she strived to keep Green Zebra’s labor costs at 18-20 percent of total operating expenses, Food Front was spending 32 percent on labor, a level she described as “horrible.”

“How many people are working at this store?” she asked. “That’s way too many people to do the work.”

Food Front management was negotiating renewal of a contract with United Food and Commercial Workers International Union Local 555 when it closed in April. Should the co-op reopen within a year of that closure, contract terms would be in place and union workers would have to be invited to return, according to Food Front board Chair Mike Grivas.

–Allan Classen

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or email: [allan@nwexaminer.com](mailto:allan@nwexaminer.com)



Evita Perón (clockwise from upper left); the Aitchison's wedding day in 2002; chauffeur Will Aitchison on prom night with Peter Giese, Ian Wilson and Joe Ruppa; and Aitchison at the wheel.

"Lincoln" cont'd from page 1

"It was my mother's car," he explained, which remains his answer when tempted to part with the elegant but impractical automobile.

Classic cars and family connections are an all-American story, but the car he calls Evita has more to tell.

This was the second Mark II ever built, a custom order for Argentinian President Juan Perón, who specified the robin's egg blue paint job, the favorite hue of his wife Evita, who had died of cancer three years earlier at age 33.

The car is rumored to have bulletproof windows, a logical extra for a ruler who would be driven from power by a military coup.

Perón never enjoyed the solace or safety of the bespoke Mark II. It sat on a New York City dock in September 1955 when he was overthrown and all foreign contracts frozen.



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The Ford Motor Co. conducted a lottery among its dealerships for the right to purchase it.

Aitchison's father was the winner. He seldom drove it, though Will remembers riding along when his dad got it up to 110 miles per hour, boasting that with all five levers on the air conditioner pulled back, it would literally take flight.

Most of the 98,000 miles now on the odometer were driven less eventfully by his mother, who used it for errands around town. It was in a few minor accidents, collecting dings and dents.

Aitchison paid his full measure of devotion to Evita through a full interior and exterior restoration in 1997. It cost \$60,000 and took 18 months to make it look like new down to the new leather upholstery matching the original.

He drives the car a couple of times a month for maintenance purposes, if nothing else. There are reasons to use it sparingly. It gets 5 miles per gallon of premium gas and handles like a barge, he said.

While the model was reported to get 17 miles per gallon at 50 miles per hour when new, Aitchison thinks his short-trip driving may be the main reason for the discrepancy.

Weighing 5,000 pounds and extending more than 18 feet in length, momentum is the key to keeping it under control, he said. It does not accelerate, turn or stop quickly.

ly. The hydraulic windshield wipers are tiny and pause during acceleration. The mirrors are also tiny. The engine and its compartment, on the other hand, are huge.

The Mark II's mass came in handy years ago when a Volkswagen rammed it from behind at a stop. The VW was totaled; Evita was undamaged.

It has power-assisted steering, brakes and seats, plus air conditioning, all recent innovations in the mid-1950s and the main call for repairs over the years.

For ceremonial purposes, it's in a class by itself. It was appropriately decorated for Will and his wife Val's wedding getaway in 2000.

Aitchison donned a chauffeur's hat to drive his neighbor on a Lincoln High School prom date in 2002. Before departing, Peter Giese and two friends posed alongside Evita for the occasion. Giese's date was impressed. She assumed Aitchison was a professional chauffeur.

Like Evita Perón, whose embalmed body was exhumed and restored for public display 22 years after her death, the car bearing her name continues to inspire stories.

Aitchison believes the storied vehicle ultimately belongs in a museum in Argentina and tried to interest the Argentinian Embassy in Washington, D.C. The effort hit the shoals when a right-wing party replaced the Peronista government. For now, he's looking to rent a large garage to better keep it preserved. ■





Aerial view of downtown Portland probably taken in 1930s.



The **MERCHANTS' HOTEL** at Northwest Third Avenue and Davis Street opened in 1885, and is a remnant of Portland's cast-iron architecture that dominated Old Town and Chinatown in the late 19th century. The hotel was luxurious for its time, though it ceased being a hotel in the 1960s, when it was virtually abandoned before efforts to revitalize it took hold. The building currently is home to various businesses, including Old Town Pizza and the Oregon Nikkei Legacy Center.



The W.W. Treat Hardware store had an address of 21½ 3d North in 1893, a parcel that is now part of Old Town.



Construction of Reservoir 1 in Washington Park in 1894. City of Portland (OR) Archives, 08/ED/6019.



Two large houses on Southwest King and Yamhill streets in 1907. City of Portland (OR) Archives, AP/32373.



Southwest Yamhill Street terminates just west of St. Clair Avenue in this 1941 photo. Portland (OR) Archives, AP/23925.

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Far left: Northwest Parking Stakeholders Committee Chair Amy Spreadborough. Left: signs are installed. Above: Former SAC chair Rick Michaelson.

# Jilted parking advisers consider options

BY ALLAN CLASSEN

Members of the temporarily suspended Northwest Parking Stakeholders Advisory Committee are contemplating their options while on hiatus.

The committee advises the Portland Bureau of Transportation on expenditures of parking meter revenue generated in the Northwest District.

Should they question PBOT's authority to unilaterally cancel meetings of a body created by the City Council?

Should they complain to the city ombudsman or seek a legal opinion?

Or perhaps should they continue meeting unofficially and announcing positions they take?

The Northwest District Association board, which has four seats on the 13-member advisory body, discussed the matter without resolution last month.

Convening the body unofficially depends on willingness of the SAC

chair, Amy Spreadborough, according to NWDA President Todd Zarnitz, who is also a member of the SAC.

"That's Amy's call," Zarnitz said.

Spreadborough, who represents the Northwest Business Association, was named SAC chair by PBOT and has taken PBOT's side on SAC votes against other representatives of the business association.

"She's worried about upsetting PBOT," said Tanya March, a member of the business association board.

Asked to comment, Spreadborough told the NW Examiner, "I'd like to respond to your questions, but am unable to do so, due to NW Parking SAC bylaws. I forwarded your questions on to the PBOT liaison on Friday [Dec. 29]. The question about the ability to call a SAC meeting with or without PBOT's involvement is a question I don't know the answer to and I'm seeking clarity on."

NWDA board member Steve Moskowitz

cautioned against raising the suspension of meetings with the city ombudsman, possibly resulting in affirmation that no city policies were violated.

"It's a political issue, not a legal one," Moskowitz said.

He recommended holding up the City of Portland Public Involvement Principles, adopted in 2010 by the City Council, which establish guidelines on topics such as involvement, inclusiveness and transparency.

"City leaders and staff are accountable for ensuring meaningful public involvement in the work of city government," reads a section on accountability.

"They [SAC members] should go to the City Council and ask if the principles are being satisfied," he said.

Tom Ranieri, a former SAC member representing the business association, offered this overview:

"PBOT's notion of citizen participa-

tion is one of subservience and compliance. In new committee members, they sought candidates that closely align with PBOT's credo. Stacking membership in this way ensures that the SAC will transform conveniently into a rubber stamp organization.

"SAC meetings have steadily devolved over time, continually morphing toward a bureaucratic agenda that aligns with PBOT's deep aspirational social planning."

Ranieri criticized the cancellation of six months of SAC meetings by letter without prior discussion of concerns or contemplated action.

"They might have convened an in-person Northwest neighborhood meeting to try to clear the air and plot the way forward," he said.

If neighbors should choose to form an independent body to address transportation issues in the district, "I would certainly seek membership," he added.



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Jan 27, 9am-11am: help pick up litter in our neighborhood; sponsored by SOLVE. Check out our website for more info or email [mikayla@nwportlandhostel.com](mailto:mikayla@nwportlandhostel.com).



Registration for Lincoln Youth Baseball, now affiliated with Little League Baseball, is open for ages prekindergarten through eighth grade. Registration closes March 31 and play begins in April. League President Brian Kinion, who is part of a new advisory board, said the program's goals are "building connections with neighbors while helping our kids develop strong life skills." To register, visit [lincolnyouthbaseball.com](http://lincolnyouthbaseball.com).



Northwest Wilson Street resident Tony Steca watched the rise and fall of a shanty along Interstate 405 under the Wilson Street overpass last fall.



Nov. 19: construction begins and completed in one day.



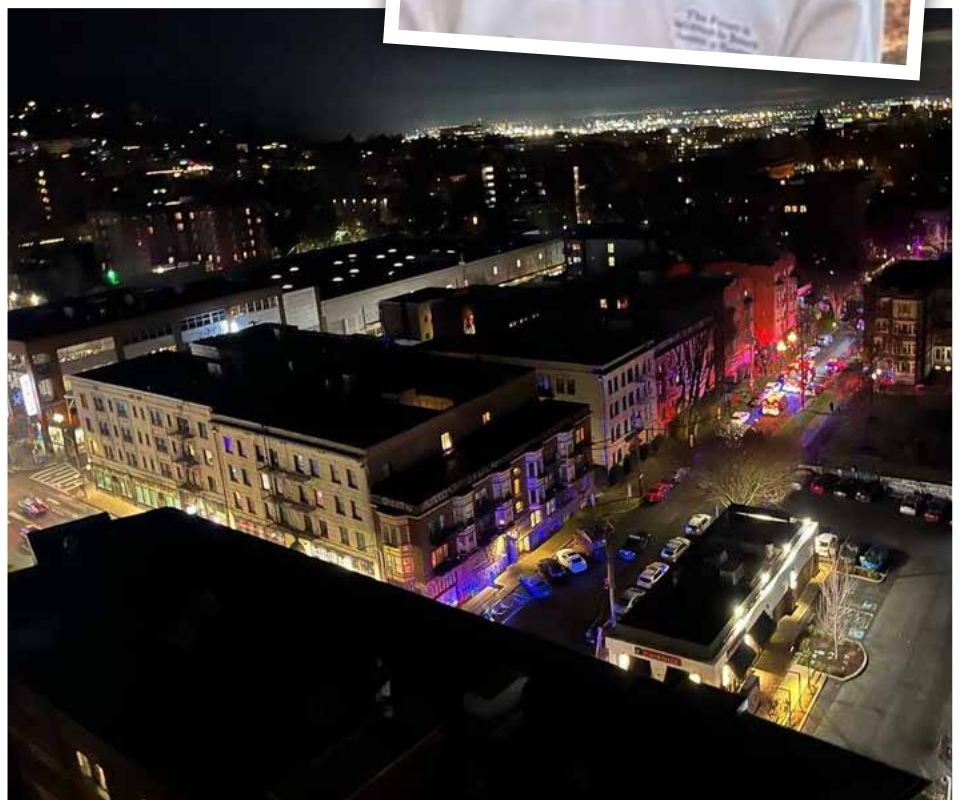
Nov. 24: landscaping added.



Nov. 28: artificial turf added.



Dec. 13: fire destroys it all.



Streets were closed after Javaun R. Johnson, 17, of Beaverton (above) was shot to death Dec. 20 at 12:10 a.m., just north of West Burnside Street on Northwest Trinity Place. Anyone with information on the incident is asked to contact Detective Calvin Goldring at [Calvin.Goldring@police.portlandoregon.gov](mailto:Calvin.Goldring@police.portlandoregon.gov) or 503-823-0256. The case number is 23-327113.



The Goose Hollow Coffee Beer Fest returns for its eighth year at the Goose Hollow Inn at 1927 SW Jefferson St. on Saturday, Jan. 27, 1-6 p.m. The Logger's Daughter and Soul What? bands will perform in a heated tent. Twelve coffee beers by local breweries and coffee roasters will be served. Admission (\$25) includes a taster glass and eight beverage tickets.



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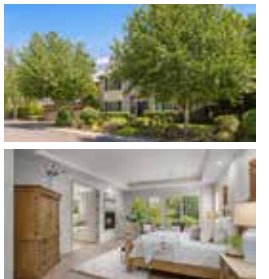
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\$799,900

1,776 SF • 3 BD • 3 LAKE EASEMENTS | ML# 23094324  
The Spears Team 503.522.8269



Bull Mountain

\$769,000

2,623 SF • 3 BD • .18 ACRE LOT • MT. HOOD VIEWS | ML# 23412754  
Julie Williams 503.705.5033 | Connie Apa 503.805.7474



Beaverton

\$739,900

2,623 SF • 4 BD • 3 BA • BACKS TO GREENSPACE | ML# 23271471  
The Lee Davies Group 503.468.4018



Beaverton

\$689,000

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



Metzger

\$647,000

1,966 SF • 3 BD • New Deck | ML# 23558203  
The Apa Clarke Team 503.806.9773



Timberland

\$629,000

1,634 SF • 3 BD • 2 BA | ML# 23372357  
Brian Budke 503.310.5252



Rock Creek

\$575,000

1,408 SF • 3 BD • NEWLY REMODELED | ML# 23212272  
Dave Shuster 503.504.3283 | Eli Cotham 971.380.1363



Bethany

\$562,000

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



Portland

\$559,900

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



Bethany

\$549,900

1,476 SF • 3 BD • ONE-OWNER HOME | ML# 23528429  
Debbie Walker-Quintana 503.20.1626 | Alice Hsing 503.880.6842



Cedar Hills

\$535,000

1,561 SF • 3 BD • 1-LEVEL LIVING | ML# 23052286  
Jacob Dobmeier 541.270.9573 | Jon Ziegler 971.346.0252



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