

“Digging deep,
Shining a light”

INSIDE



p. 3
Pouring gas
on flame



p. 9
Saying no
to streetcar



p. 12
Speakeasy can't
be named



Big power, small fly

PGE must justify 5-acre clearcut through Forest Park

BY ALLAN CLASSEN

Portland General Electric plans to clear a five-acre swath in Forest Park near Linnton to erect transmission towers.

It's called the Harborton Reliability Project and involves clear-cutting trees and shrubs on a slope beginning near Highway 30 stretching about 250 feet wide and 1,000 feet long. Reliability, in industry terms, has to do with the uninterrupted flow of electricity, but PGE publicly justifies the project as needed to meet generally increasing demand for power.

Critics say it will despoil the forest and its living systems perhaps irreversibly.

An application was filed with the city of Portland on May 10, triggering a process that could lead to approval as soon as August. A 103-day timetable begins when the Bureau of Development Services deems the application to be complete, which it had not done when this edition went to press.

That is the first of several hurdles, which include compliance with city codes and policy plans, including

Cont'd on page 6



Jeff Kovel, founder of Skylab Architecture, may be reconsidering a planned partnership with Food Front.

Food Front buyers may be getting cold feet

BY ALLAN CLASSEN

Prospective buyers of Food Front Cooperative Grocery may be losing their nerve as a result of open dissension among co-op members.

“The split between owners and the divide in reactions is so strong, it has affected our offers, and is beginning to cause buyers to reconsider their interest in the property,” board President Roman Shvarts wrote in an email to members May 23.

The prospective buyers of the property at 2375 NW Thurman St. are:

- A redevelopment partnership of Skylab Principal Jeff Kovel and ChefStable owner Kurt Huffman and
- Market of Choice, whose CEO Rick Wright offered \$1.9 million last November.

The NW Examiner asked Kovel if he and Huffman are the parties that Shvarts referred to in his warning to members, but neither responded. We asked the same of Wright, who did not answer.

“We have asked for all final offers from current-

Cont'd on page 8

History lesson



Bob Wright (center) of the Downtown Neighborhood Association was master of ceremonies at the installation of historic plaques in the South Park Blocks.

City fought preservation effort start to finish

BY ALLAN CLASSEN

Politicians ordinarily love appearing at ribbon cuttings, ground breakings and ceremonies honoring achievements in their realm. But no one from the city of Portland appeared—not even an aide or mid-level bureaucrat—at the installation of plaques recognizing the South Park Blocks’ entry on the National Register of Historic Places last month.

“I was disappointed that no one from the city showed up,” said Brooke Best, the primary writer of the National Register nomination, a project of the Downtown Neighborhood Association.

Disappointed but not surprised.

City officials have thwarted historic recognition at every juncture—from the Portland Historic Landmarks Commission to the State Historic Preservation Office—succeeding in watering it down to the point that statues of Abraham Lincoln and Teddy Roosevelt, toppled by rioters in 2020, are not treated as protected resources.

In 2021, all five city commissioners signed a letter urging the Portland Historic Landmarks Commission “to reflect an accurate history of Portland in order to prevent the re-traumatization and symbolic violence inflicted upon native people by government institu-

Cont'd on page 9

EXTREMELY VERSATILE MAIN LEVEL
LIVING HOME W/ VIEWS & ADU



2747 NW Cornell Road

Growth Opportunity w/ versatile layout & ADU/separate living space. Better than NEW 4 bed/3.5 bath home (2,901 SF Appx) with a City approved ADU (711 SF appx.) w/ 1 bedroom/1 bath . Completely remastered by Architect William Headley and Contractors Character Builders LLC with all new systems, surfaces, and finishes from 2022-2024: New floor plan, down to the studs renovation with new sheetrock, insulation, electrical, lighting, TWO 220 Amp services, plumbing, fixtures, oak hardwood floors, wall-to-wall carpet, roof, 2 batu decks, 2 kitchens, furnaces/mini-splits, sewer line, interior/exterior doors, double pane windows, and more. All levels are daylight with panoramic views to the NE capturing varied outlooks of Mt St Helens, Mt Rainier, Mt Adams, the NW Alphabet District and partial City & Willamette River views. Main floor living w/ primary suite and level entry from garage. Mid-level has 3 bedrooms and 2 full baths including a 2nd primary/ensuite bedroom w/ exterior entrance designed for visiting guests or as a home office. This home was designed for flexibility and comfort for all ages and stages! Rare location offers views as well as a convenient location merely blocks to NW 23rd Avenue, Uptown, Slabtown, and Thurman amenities. This property gives a front-row seat to the annual homecoming of the Vaux Swifts in September. Abundant in possibilities, flexibility & ease!

MAIN HOUSE 4 bedrooms / 3 & 1/2 baths
2,901 SF (Approx.)
ADU 1 bedroom / 1 bath / 711 SF (Approx.)
RMLS #24424234
\$1,395,000

ELEGANTLY RESTORED HOME W/ ADU IN
WILLAMETTE HEIGHTS



3432 NW Thurman Street

This beautifully revitalized 1921 Willamette Heights Craftsman home offers a seamless fusion of classic elegance & modern convenience complete with a fully permitted ADU. As you step onto the inviting porch, framed by lush greenery, you're greeted by the timeless allure of Craftsman architecture. Inside, the home boasts hardwood floors & period details that honor its heritage. The main living area is bathed in natural light, featuring a layout perfect for gatherings. The gourmet kitchen is complete with breakfast nook! Upstairs, retreat to the serene primary suite with luxuriously finished en suite bath. The lower level ADU provides versatile living options. Outside, the landscaped yard & patio offer a private oasis for al fresco dining or relaxation. With its prime location & thoughtful updates, this Craftsman gem embodies the essence of Portland living in one of the city's most desirable neighborhoods.

MAIN HOUSE 3 bedrooms / 2 baths
2023 SF (Approx.)
ADU 1 bedroom / 1 bath / 893 SF (Approx.)
RMLS #24314077
\$1,090,000

NATIONAL HISTORIC LANDMARK CONDOMINIUM
-WL MORGAN CONDO



2046 NW Flanders Street #23

Discover the charm of this national historic landmark property in the Historic Alphabet District. The W.L. Morgan building, renowned for its colonial revival architecture was designed by the visionary developer W.L. Morgan. This landmark boasts a collection of elegant spaces, reflecting Morgan's dedication to affordable sophisticated living in the city. Step inside unit #23 and experience a blend of timeless elegance and modern convenience. With freshly painted walls/refinished fir floors, picture rail moldings and spacious bedrooms featuring walk-in closets. This space exudes turn-of-the-century charm. Enjoy ample natural light in the living room, leading to a covered balcony, perfect for relaxing evenings. The dining room features bay windows, box beam ceilings, and a chandelier, creating an inviting space for entertaining. The spacious kitchen offers a free-standing gas range and built-in shelving for storage. Amenities in the lower level includes bike storage, laundry, and 2 dedicated storage units. This residence embodies classic National Historic Alphabet District living at its finest.

2 bedrooms / 1 bath
1,013 SF (Approx.)
RMLS #24189252
\$350,000

VICTORIAN CONDO IN THE HISTORIC
ALPHABET DISTRICT



225 NW 18th Avenue

Sophisticated restoration of this 1884 Victorian Townhouse with San Francisco style. In 2021 the kitchen and baths were beautifully redone incorporating travertine, quartz, wood floors, cherry cabinets and period light fixtures.

Architectural details include 4 sets of pocket doors, 11' ceilings on the main, vintage hardware, bay windows and Rejuvenation light fixtures suspended from restored ceiling medallions. Custom millwork and Pratt & Larson tile accent the two fireplaces. Includes 1 year lease for garage parking next door.

Located between the Pearl District, Nob Hill and City Center. Near parks, theatres, Whole Foods, Trader Joe's and local restaurants. Walk score 99.

3 bedrooms / 2 & 1/2 baths / 2 decks
2,503 SF (Approx.)
+ 532 SF (Approx.) unfinished attic storage
RMLS #24455884
\$659,000

Buying a home is an overwhelming and stressful process full of big decisions, and for a first-time buyer, every part of it is new. The Dan Volkmer team helped me buy my current (first) home ten years ago, and they were there for me every step of the way. They took time to get to know me and coached and advised me appropriately on decisions without telling me what to do. I had many, many questions along the way, and the team fielded my questions with boundless patience. I found the team to be extremely knowledgeable and wise -- they provided me with the relevant information when they had it, and knew when to refer me to a resource. Their team has earned my total trust in their guidance. I have heartily recommended the Dan Volkmer team to friends and family several times, and will trust their team again in the future.

—Amy Laird

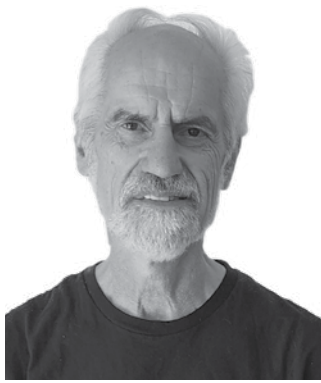
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Facilitator pours gas on flame

When the going gets rough, embattled institutions hire consultants to steer them through contentious meetings. It's become the Portland way.

The Portland Bureau of Transportation considers an outside facilitator necessary to keep a lid on meetings of the Northwest Parking Stakeholders Committee. For the past two years, PBOT hired a consultant whose apparent main function was reminding when it was time to move to the next agenda item.

Last month, she was replaced by Dr. Christine Moses, a higher-powered personality who ran the meeting and would not proceed until all participants did deep-breathing exercises and agreed to abide by rules of conduct. Members were required to take turns reading aloud her recipe for positive interaction.

Despite smiles and continual affirmations of “beautiful,” Moses delivered a haymaker. She said her rigid protocols were necessitated by “egregious” behavior she had observed on recordings of the past two meetings.

What was so intolerable? Who was involved? She refused to say.

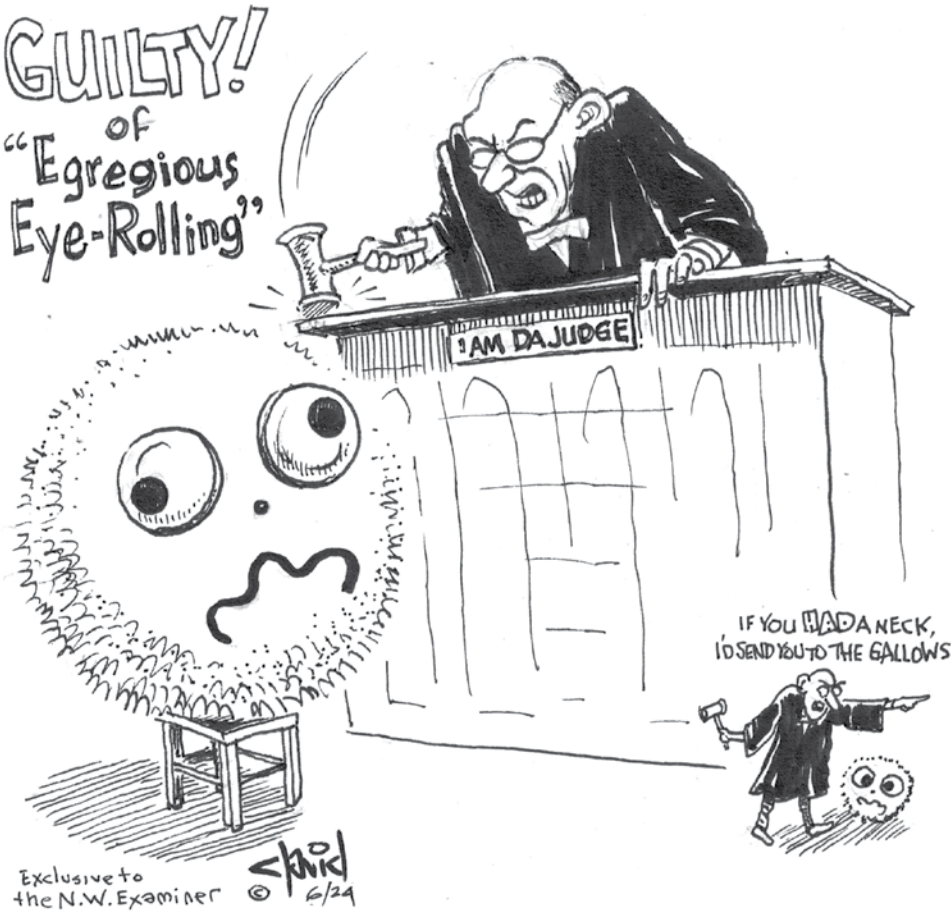
Naturally, some wanted to know what she was talking about.

“That’s quite a claim,” one committee member said, “to characterize behaviors as egregious and not back that up.”

“We’ll get to that later in the meeting,” she promised.

Although Moses ran the meeting, she never answered the questions or gave clues as to the actions she found so objectionable.

One need not undergo sensitivity



training to count the abuses of basic civility exhibited by this pedantic professional. Casting general aspersions toward a group without first speaking to the individuals involved, for one. Promising an explanation and not delivering or apologizing, is another. Most important, her lack of humility in presuming to critique a situation based on secondhand reports was astounding.

We asked PBOT about the supposedly “egregious” behavior and were told it involved “eye rolling, sighing, scoffing, repeatedly talking over or not waiting

for their turn to speak, antagonizing comments” and prejudging other committee members. PBOT also referred to an incident occurring years before the meetings Moses reviewed.

I have seen capable public participation consultants help communities caught up in dysfunction and strife. These consultants de-escalated tensions and spent time getting to know key players upfront.

But there’s a new generation of consultants bringing their own causes and dogmatism to the table, making snap

judgments about situations they are unfamiliar with and disregarding the need to build trust before condemning.

Moses’s website describes her as “a biracial cisgender woman whose goal is to eradicate racism” and whose practice is about “diversity, equity, inclusion and belonging coaching.” She is being paid \$241 an hour under a \$98,000 two-year contract approved behind the scenes without the SAC’s knowledge.

That process contrasts with transportation projects requested by the SAC that are slow-walked and delayed for years by complex procurement rules that supposedly protect taxpayers from corruption and incompetence.

PBOT typically brings half a dozen staff people, including high-ranking managers, to SAC meetings. Their time is money, and it is charged against transportation projects that could benefit the Northwest District. Consultant contracts further drain the community’s share of the pie.

If all this government-funded community engagement were producing excellent results, perhaps it could be justified. But it comes off as a show of force to bolster government employees who cannot command the authority their positions require of them. Respect is earned by showing respect. I’d like to see a roomful of consultants take turns reading that phrase aloud.

PBOT continually whines about its budget restraints. Transportation Commissioner Mingus Mapps bemoans the number of workers who could soon lose their jobs. They have reason to fear. The citizens of Portland have no reason to underwrite this kind of waste, public antipathy and bureaucratic protectionism. ■

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.

Extend Zoo Railway

The zoo and Metro should restore the Zoo Railway extension to the Washington Park Rose Garden and Japanese Garden [“Railway can’t escape the zoo,” May]. Unfortunately, there is no mention of this in the Oregon Zoo Bond Measure.

Portland has the opportunity to once again offer this unique and world-class experience riding the historic Zooliner or steam locomotive train from the zoo through one of our amazing city forests to our incredible Rose Garden and Japanese Garden. For some reason, the railway restoration gets lost between Metro zoo funding and

Portland Parks & Recreation. Can’t our government agencies work together to serve the public good to bring back this award-winning attraction beloved by generations of Oregonians?

Not only is this train ride exhilarating for all ages, the Washington Park railway extension offers accessibility to people with mobility issues, the elderly and families with young children. Furthermore, it is an environmentally responsible and convenient mode of transportation.

The railway is on the National Registry of Historic Places and is something in which we can all take pride rather than seeing it in decay and abandonment.

With the Oregon Zoo bond measure, we ask our public servants to once again restore the luster of the zoo railway joining Washington Park and Japanese Garden to provide an unforgettable Portland experience.

Mort Bishop
SW Parkside Lane

Bike alcoves bad idea

Regarding the bike racks in alcoves beside the sidewalk at the ASA Flats building in the Pearl District [“Squatters take refuge, city takes their side,” May, 2024], it is obviously a problem created by bad urban design. Bike rack alcoves enclosed on three sides, not visible to building security or residents

and accessed directly from the sidewalk, are an invitation to the problems described in your article last month. Of course they will attract trash and public urination. There should be no alcoves at all.

Public bike racks should be located in the open, either under a storefront canopy or beside the curb in the street tree zone. Resident bike racks should be located indoors in a secure bike storage room. Can the owner of ASA Flats provide those two types of bike racks and permanently close off the alcoves?

Dennis Harper
NW 18th Ave.

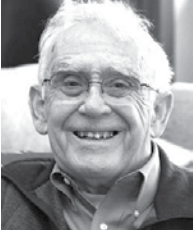
Cont'd on page 5

Carolyn M. Pritchard



Carolyn M. Pritchard, a prominent artist who grew up in Northwest Portland, died on May 3 at age 83. Carolyn Friedel was born on Feb. 7, 1941, and lived near Northwest Skyline Road from 1947-63. She attended Skyline Elementary School, graduated from Cleveland High School and studied art at Lewis & Clark College. She also earned a degree in interior design. She taught at Portland Community College. In a career in painting that spanned 50 years, her works were exhibited at the White House, the Smithsonian, Blair House and Pittock Mansion. She helped found the local chapter of the Society of Decorative Painters, in which she was active for 40 years. She was a longtime member of the Multnomah Athletic Club and First Congregational Church. She married William Pritchard in 1963. She is survived by her husband, William; two children; and two grandchildren.

The Rev. Joseph Dubay



The Rev. Joseph Arthur Dubay, a longtime Willamette Heights resident who had careers as a mathematician, priest and psychotherapist, died on April 6 at age 92. He was born in Cambridge, Mass., on Oct. 4, 1931. He earned a bachelor's degree in mathematics and a master's degree in education from Harvard

University In 1957, he became a professor of mathematics at the University of Oregon, leading to positions at Lockheed Missiles and Space Division and Standard Oil and the University of California, Berkeley. After receiving a master of divinity degree from Church Divinity School of the Pacific in Berkeley, Calif., he served churches in Coos Bay, Ashland and Hillsboro before becoming an associate priest at Trinity Episcopal Cathedral for many years. He co-founded the Sylvan Psychological & Counseling Service as a licensed therapist and counselor until retiring in 2015. He served as executive director of William Temple House. He was awarded the Trinity Cathedral's Holy Spirit Award for 20 years of premarital workshops. He married Inga Shipstead in 1959. He is survived by his wife, Inga; sons, Christopher, Gregory and Jonathan; and two grandchildren. A service and burial will be held at Trinity Episcopal Cathedral, 147 NW 19th Ave., at 11 a.m. on Friday, June 28.

Robert Holmstrom



Robert Holmstrom, a longtime Forest Park neighborhood resident and citizen activist, died on April 1 at age 82 after battling lung cancer for six years. He was born on April 5, 1941, in Duluth, Minn., and attended elementary school in Minneapolis. He graduated from high school in Denver and received bachelor's and master's degrees in electrical engineering at the University of California, Berkeley. In 1969, he moved to the Bay Area, where he became one of the first employees of Intel, helping to create the world's first microprocessor. In 1976, he became the first employee at Intel's wafer fabrication plant in Aloha. He worked for several semiconductor companies and retired in 1997. He was president of the Forest Park Neighborhood Association from 1999-2004 and served several years on a citizen advisory body monitoring air pollution related to the ESCO foundry near Northwest Vaughn Street. He served on the board of the Ko-Falen Cultural Center, which is dedicated to cultural exchanges with the people of Mali. He married Mary Wilson in 1965. He is survived by his wife, Mary; son, Peter; daughter, Karin; and two grandchildren.

Roland 'Jerry' Banks



Roland Fitzgerald "Jerry" Banks, who grew up in Portland Heights, died on April 24 at age 91. He was born in the old St Vincent Hospital on May 2, 1932, attended Ainsworth Elementary School, and graduated from Lincoln High School in 1950. He attended Stanford University and graduated from the University

of Oregon Law School. He practiced law at Schwabe, Williamson & Wyatt for 41 years, becoming a managing partner and specializing in product liability law. He helped found a pro bono law clinic for low-income families in Gresham. He chaired the Product and General Liability Committee of the American Bar Association. In 1998, he received the Oregon State Bar's President's Public Service Award. He chaired the board of Fruit and Flower Child Care Center. He married Janet Sinclair in 1955. He is survived by his daughters, Kathy Kelly and Sarah Talmadge; son, Jeffrey; five grandchildren; and one great-grandchild.

Joyce Medica

Joyce Marie (McCallen) Medica, who lived most of her life in Northwest Portland, died March 25 at age 88. Joyce McCallen was born May 15, 1935, and grew up on Northwest Raleigh Street next door to St. Patrick's Parochial School, where she graduated in 1949. She graduated from Lincoln High School in 1953. She married Homer Medica in 1958, and they co-owned the 23rd Avenue Market and lived in Kings Heights. Homer died in 2014. She is survived by her son, Paul; daughter, Kristen; and seven grandchildren. She was predeceased by her son, Colin.

Andrew C. Wheeler



Andrew C. Wheeler, a civic activist who spent much of his life in Portland's Westside, died on April 25 at age 93. Wheeler was born on June 11, 1930, in St. Vincent Hospital and graduated from Ainsworth Elementary School in 1944. He graduated from The Hill School in Pottstown, Penn., in 1949. After serving in the Army, he received an architecture degree from Yale University in 1959. He worked for the architecture firms of Skidmore, Owings & Merrell and Newberry, Schuette and Wheeler. Later, he had a solo practice. He served on the board of Fruit & Flower Child Care Center and Pacific Northwest College of Art. He was a member of First Unitarian Church and Portland City Club. He helped gain support for the Barbara Walker Crossing over West Burnside Street. He was an accomplished artist, specializing in abstract sculpture. He married Julie Brush in 1958. He is survived by his wife, Julie; daughters, Anne Glazer and Molly Heywood; son, John; and two grandchildren.

Patrick Peacock-Loukes

Patrick Edgar Peacock-Loukes, a volunteer at Legacy Good Samaritan Medical Center for 30 years, died on April 23 at age 93. He was born on Aug. 2, 1930, in Vancouver, B.C., and graduated from the University of British Columbia School of Architecture. In 1965, he moved to Portland, where he worked for Wolff-Zimmer-Gunsul-Frasca, Architects and other firms. He was president of the Portland chapter of the American Institute of Architecture. He was active in Trinity Episcopal Cathedral. He married Roberta in 1955. He is survived by his daughters, Catherine Loukes-Shaver, Wendy Loukes and Brenda Loukes-Sanguinetti; five grandchildren; and two granddaughters. He was preceded in death by his wife, Roberta.

Death Notices

- FRED BAUER JR.**, 82, Multnomah Athletic Club member.
- RICHARD A CARTER**, 75, grew up in Kings Heights and attended Lincoln High School.
- WILLIAM COWAN**, 93, Multnomah Athletic Club member.
- RUTH (ALCORN) DENNIS**, 99, 1942 graduate of Lincoln High School.
- ARTHUR W EAGLE**, 72, longtime organist and member of the Parish of St. Mark.
- JOHN "JACK" LATTA**, 88, a graduate of Ainsworth Elementary School and member of the Parish of St Mark.
- DR. STEWART MCCOLLUM**, 95, former resident of Kings Hill.
- SARA O'NEILL**, 85, member of Multnomah Athletic Club and Town Club.
- MICHAEL ROACH**, 66, a mechanic at Griffith Rubber Mills for 41 years.
- DR. STUART TUFT JR.**, 87, graduate of Ainsworth Elementary School and Lincoln High School.

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The city’s insistence that bike parking alcoves remain free to all bothered two letter writers.

Support economic democracy

I agree with Nora Lenhoff [“Food Front should bow out gracefully,” May, 2024]. Food Front was first and foremost a business of a particular type: a retail consumer co-op. Because no version of that is currently feasible, it’s appropriate to wrap things up and be done.

The remaining funds can boost Food Front’s mission. The money can help sustain economic democracy, also known as the consumer cooperative movement. Of all aspects of that mission, economic democracy is the one

that most needs our support in this era. It’s an important alternative to capitalism and a much-needed model for our future, transcending the Northwest neighborhood and natural foods.

Jennifer Gates
NE Thompson St.

Great article

A wonderful, great article [“Squatters take refuge”]. Thank you very much, from both my wife and me. She plans on sharing it with all the staff and management here at the ASA, and of course the residents.

Walter Kuncio
NW Marshall St.

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ACTIVE



\$479,000

725 NW 10th #205
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ACTIVE



\$309,000

1209 SW 6th Ave #505
2 bed, 1 bath


ACTIVE



\$630,000

726 NW 11th Ave #310
2 bed, 2 bath

ACTIVE



\$449,000

1400 NW Irving St #527
1 bed, 1.5 bath

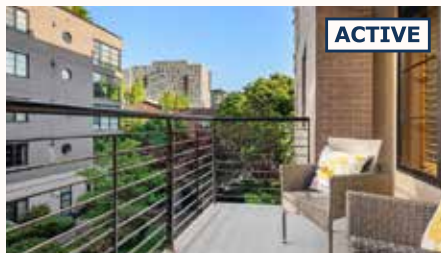
ACTIVE



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4927 SE 41st Ave - Historical building
on 6200 square foot corner lot

ACTIVE



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726 NW 11th Ave #306
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PENDING



\$640,000

725 NW 10th Ave #309
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SOLD



\$775,000

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SOLD



\$567,000

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SOLD



\$440,000

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SOLD



\$487,000

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- Pearl District Resident since 2000
- Northwest Community Conservancy Board





Jon Lee, an entomologist in Eureka, Calif., holds evidence that rare stoneflies existed in the area PGE might disrupt with construction of large transmission towers in Forest Park.



Native plants and large trees were photographed by an ecologist with Portland Parks & Recreation in preparation for the PGE proposal.

"Big power", cont'd from page 1

an environmental conservation district, the Northwest Hills Plan District and the Forest Park Natural Resources Management Plan. Because the project does not conform to underlying zoning, it must mitigate negative impacts introduced to the area.

Seven city bureaus responded to a preliminary form of the proposal submitted two years ago, each outlining specific standards that must be met. Nothing on these checklists would likely have come as a surprise to PGE experts and attorneys.

PGE is well aware that nearby wetlands are home to red-legged frogs, made famous by scores of volunteers who hand-collect the frogs in the middle of the night to carry them across the highway to their spawning grounds, a project called the Harborton Frog Ferry.

One thing PGE may not have bargained for is an even smaller and more vulnerable species, a rare 1-inch stonefly observed in Forest Park in about 2012.

Rob Lee, a Linnton Neighborhood Association activist who spearheads the Harborton Frog Ferry, tells a story that might complicate things:

About a dozen years ago, I took a walk in the park with my brother Jon, who's a stonefly/caddisfly expert. He can tell a lot about an ecology by the bugs in it. He lives in Eureka, Calif., and visits me occasionally in pursuit of new species of stonefly and caddis fly.

I'd wanted him to look in the park, which is right behind where I live, but second-growth forest doesn't interest him much. Then one day he surprised me and suggested we take a walk above

my place.

He sampled in four places. Then, he beat the bushes up along the two southernmost tributaries of South Miller Creek, coming back down from each tributary with a very large stonefly, [which he identified as] *Megaleuctra kincaidii* Frisson, 1942.

We continued the walk, until we got to Marine Way Creek, where it crosses Newton Road. He went up that little creek and came down with another *Megaleuctra*.

The last time this insect was identified around here was in 1937 between St. Helens and Vernonia. It's not only a very rare insect, it requires pristine habitat and clean water.

I'd be willing to bet the upper reaches of Harborton Creek are likely habitat of this quality, the point being that PGE may very well want to despoil some of the finest habitat, not only in Forest Park, but in the whole vicinity.

Jon Lee confirms the story.

"I'm glad Rob has a good memory," he said, "as I was concerned he didn't remember we collected *Megaleuctra* at two separate areas. I hope my comments don't make it too scientific, but here they are."

Regarding their requirement of pristine conditions: "I know they need cold springs/seeps with good water quality," he said. "I saw in Washington that it is a Species of Greatest Conservation Need."

That classification is part of nationwide system in which each state develops a State Wildlife Action Plan to conserve wildlife and habitat before they

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The recently constructed Harborton substation (foreground) is to connect to transmission lines erected on the upslope of Forest Park. Bonneville Power Administration has lines parallel to the proposed PGE route.

become too rare or costly to restore. SGCN-classified species include both those with and without legal protection status under the Federal or State Endangered Species programs.

Will any of this matter as PGE seeks approval to deforest the land and erect transmission towers?

The Harborton Reliability Project would not be covered by the National Environmental Protection Act or need to produce an Environmental Impact Statement unless it receives substantial federal funding, which PGE says it will not.

That means Portland land-use law will determine the result.

The Bureau of Development Services warned the company that it would have to do better than its 2022 preliminary submission.

“The Environmental Protection Zone provides the highest level of protection to the most important resources and functional values,” wrote senior environmental planner Morgan Steele of the Bureau of Development Services.

“The current proposal does not appear to meet applicable approval criteria based on its impacts to high-value resources and their functional values. Staff encourages the applicant to explore alternative locations (including and, most important, outside Forest Park), layouts, corridors and construction methods that do not require the clearing of six acres of pristine upland forest habitat.”

“Removal of trees, impacts to waterbodies/wetlands and disturbance of soil within the Natural Resources Master

Plan must be mitigated. Mitigation must fully compensate for any long-term adverse impacts of the proposed action on resources and functional values. The area of impacts is currently a pristine, upland forest habitat which houses eagle nests, streams and mature trees, and provides habitat for several other wildlife species. Currently, the scale of impact may be too large to successfully mitigate, given the value of the resources in the project area.”

PGE spokesperson Andrea Platt acknowledged that the 2022 plan received “frank” feedback, which was accounted for in the revised plan submitted last month.

The area to be cleared has been reduced from six acres to five, the number of transmission towers reduced to three and a safe migration path for the frogs will be presented, Platt said.

“This project needs to happen, with construction beginning in 2025 and in 2026 for Phase III,” Platt said.

The five-phase project would seem to necessitate similarly broad clearings to come for the extension of the transmission line from where Phase II ends in the heart of the park.

Forest Park Conservancy is a non-profit funded by the city of Portland and receiving grants from PGE. Its executive director, Marianne Wilburn, posted a newsletter report on the Harborton project in April.

“Earlier this year, our staff toured the site and remarked upon the remarkable forest habitat in that region, as well as the existing blackberry cover

underneath the already existing power lines owned by the Bonneville Power Administration that run through Forest Park. The area of the proposed project features rich plant diversity and streams frequented by native wildlife, all of which could be greatly disturbed, if not outright removed, by a project cutting acres of forest.”

“Forest Park Conservancy is deeply concerned about the potential impact of PGE’s proposed work in the northeastern part of Forest Park. ... This area is rich in wildlife diversity and larger trees, and has a stream running through

it where the northern red-legged frog, an at-risk species as noted in the Special Status and At-Risk Species List 2022 Preliminary Update Report prepared by Environmental Services, has been observed.

“FPC wants to see alternatives presented by PGE—where else can this work be done? Additionally, we would like to see why this site is being favored over these alternatives and how PGE proposes to minimize their impacts in Forest Park.” ■

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"Food Front" cont'd from page 1



Food Front President Roman Shvarts (above) wants to tamp down dissent from co-op members. Last month he notified Tory Orzeck (below) and Allan Classen of intent to terminate their memberships.

ly interested buyers in the next few days,” Shvarts wrote. “If none of the offers meet our requirements, we will officially put the building up for sale.

“We’ll be in communication within the next two weeks with more information and an announcement of our next members meeting.”

On April 30, the board approved a recommendation that Food Front enter a partnership and sale agreement with Kovel and Huffman. Shvarts predicted a prompt turnaround leading to a binding vote by the membership.

“Hopefully, the lawyers will have the wording done in the next seven to 10 days and then we’ll put up that vote for a week,” Shvarts announced at the end of the meeting.

“It’s a sale, but it’s also a partnership, so we don’t want to mess up on the wording about what the owners are authorizing us to do. We want to make sure it’s clear and not confusing.”

Such details may be moot if Kovel and Huffman back out.

“We want to remind everyone to be more cautious and respectful with the things that are being said, as there has been a rise in false statements, misinformation and harassment,” Shvarts wrote.

Shvarts has demanded a correction on a May NW Examiner story stating that a membership survey in December on the sale options was held open for more than a month, while a later survey on a more refined version of the two proposals closed in about a week. The disparate timing may be of interest because the earlier survey, revealing an “overwhelming” preference for Market of Choice, was suppressed by Shvarts, who said the results showed no consensus. That spin triggered a private split of the board and was perhaps connected to resignations of two directors, including the president.

Shvarts said the December survey closed within nine days, although the results were not shared with members until Jan. 27. ■

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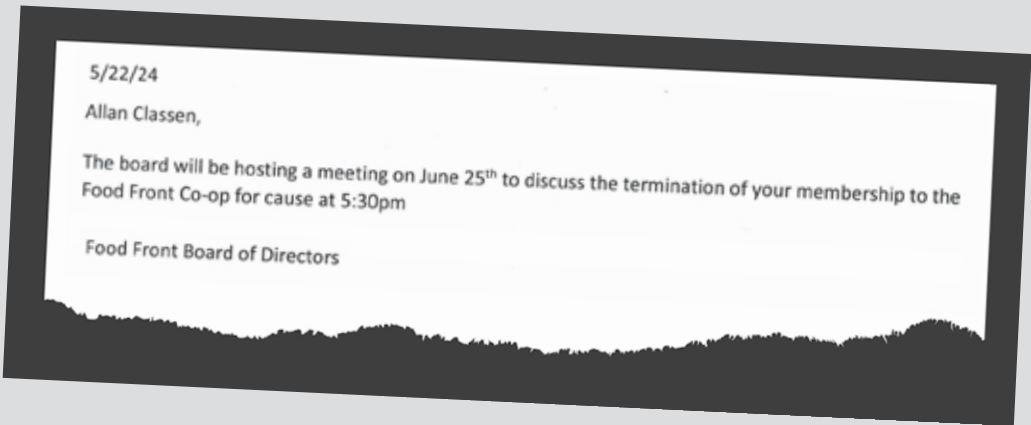
Membership challenged

The Food Front board has scheduled a meeting to discuss termination of my membership and that of Tory Orzeck for cause. No cause or justification was cited in one-sentence letters mailed May 22.

I have requested an explanation of the cause and asserted my right to present a defense, according to co-op bylaws.

The meeting is scheduled for Tuesday, June 25, at 5:30 p.m. No location has been provided. In that co-op members are entitled to attend meetings of the board, I am encouraging members to request the meeting location by emailing board@foodfront.coop and attending.

— Allan Classen



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Neighbors say no to streetcar and upzoning industrial land



A streetcar loop (in yellow on map) is considered central to city plans for a more intense, mixed-use neighborhood.

BY ALLAN CLASSEN

Northwest neighbors and businesses saw this train coming for at least five years, and were never on board.

Now it's official. The Northwest District Association and the Northwest Industrial Business Association testified against the Montgomery Park Area Plan, a broad policy plan with a Portland Streetcar extension as its centerpiece, at a joint hearing of the city's Planning & Sustainability Commission and the Design Commission last month.

"Streetcar is the entire driver behind this," said Steve Pinger, co-chair of the NWDA Planning Committee and its most diligent watchdog of the plan.

The plan has endured despite shifting circumstances. It is no longer linked to the Lloyd District, and its Montgomery Park focus rings hollow with the failure of Unico Properties' massive redevelopment scheme that would have added hundreds of housing units as part of a

mixed-use town center. Lenders took the property for 15 percent of what Unico paid for it in 2019. Still, city planners did not downscale their projections for the nine-acre property, reasoning that the ambitious scheme is still allowed under current zoning.

But community representatives lost faith that opening industrial lands between Northwest Vaughn and Nicolai streets to commercial and residential development would be a net benefit. The addition of 2,000 housing units and promise of job creation was balanced against the loss of affordable commercial and business incubator space.

Chris Crever, president of the Northwest Industrial Business Association and owner of a sound stage production facility, said his company was squeezed out of the Northwest District by a zone change and he fears the same thing could happen to him again if its new home is upzoned.

NWDA testified that the plan could drive up land values tenfold, forcing

out existing affordable commercial and incubator spaces. The lack of a specific community benefit, such as a park, in exchange for the windfall bestowed by more flexible zoning was another sticking point for the association.

NWDA also questioned Montgomery Park as the streetcar's destination and the reconfiguration of Northwest Roosevelt and Wilson streets into a one-way couplet to accommodate that route.

"This is a dead end for transportation," said Greg Theisen, chair of the NWDA Planning Committee. Montgomery Park is not a major destination and does not connect to a wider network, he said.

NWDA President Todd Zarnitz testified that the streetcar line would not provide valuable service to district residents, although those owning property within two blocks of Northwest 23rd Avenue could be taxed for its construction.

Extending the tracks along Northwest 23rd Avenue, rather than earlier plans for a couplet on 18th and 19th avenues,

is another aspect of the final plan displeasing NWDA. Tracks along both lanes of 23rd Avenue would displace parking and further congest the intersection with Interstate 405 at Vaughn Street.

Pinger has for years questioned policy serving the needs of a particular transit mode rather than broader community goals. He said NWDA has approached the plan with an open mind, but it came down in opposition after its consistently expressed concerns failed to make the final draft of the plan.

Planning Committee members speculated on why the city is pushing the plan now despite losing some of its original justifications.

"My understanding is that the streetcar thing is really dead, that there is no funding," committee member Jeremy Sacks said.

He suggested that the plan had developed institutional momentum that kept it going in the manner of a zombie.

Others wondered if PBOT and the Bureau of Planning & Sustainability hope to salvage something for five years work on the plan before Portland's new government could begin reconsidering priorities next January. ■

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Café Nell recently won city approval to replace its amalgam of tents and awnings with a permanent dining pavilion.

Café Nell granted new life ... again

BY ALLAN CLASSEN

Café Nell has received city approval to erect a permanent dining pavilion over an adjacent parking lot that has been used for auxiliary seating since 2020.

This despite a conditional use permit for the 1,900-square-foot restaurant at 1987 NW Kearney St. not allowing expansion or intensification of uses. The Bureau of Development Services relaxed zoning restrictions in 2020 during the COVID pandemic, when indoor seating at restaurants was prohibited for several

months.

The City Council overrode objections by adjacent neighbors about late-night noise, amplified music and other disruptions in 2021, granting use of the tented 50-by-100-foot parking lot. The council expected Café Nell owner Vanessa Preston to meet with neighbors to address their concerns, but that never happened.

In April, BDS planners Don Kienholz and Tim Heron approved the permanent pavilion.

“The construction of a pavilion building over the parking lot for additional seat-

ing and the bar is considered expansion of the nonconforming use,” they wrote. “That expansion will not result in a net increase in overall detrimental impacts over that of the last legal development on the surrounding area considering the hours of operation; vehicle trips to the site and impacts on on-street parking; noise, vibration, dust, odor, fumes, glare and smoke, the potential for increased litter; and the amount location and nature of exterior displays, storage or activities.”

“The applicant did not enter into a good neighbor agreement with affected neigh-

bors. Such an agreement is not a requirement of the code but can be entered into voluntarily,” Kienholz and Heron concluded.

The Northwest District Association Planning Committee supported a permanent structure only if a good neighbor agreement was reached between neighbors and Preston.

Upon learning of the decision, a committee member asked, “Wasn’t a good neighbor agreement required?”

“Right,” said committee member Steve Pinger. “It didn’t happen.”

NOBBY NEWS

Vol. 30, No. 6 “News You Can’t Always Believe” JUNE 2024

Remembering Big Red

We lost Bill Walton last month, the only NBA most valuable player in Trail Blazer history and leader of the team’s only world championship.

An ESPN documentary on his life was called “30 for 30,” which did not refer to a perfect shooting night or any personal achievement. That was the name of a cause he believed in: Keeping 30 percent of the world free from productive human use by 2030.

Younger residents may not know it, but Walton was also a fully engaged member of the Northwest neighborhood, living around the corner from the Nob



Pat the Manikin, MVP from the 1999 team, and caddy Jackson Ness.

Hill Bar & Grill, engaging warmly with residents and shopkeepers and playing ball with whoever showed up on the Wallace Park court. He called himself “the luckiest guy in the world.”

In honor of Bill, we are naming our vegan burger after him. Try one and toast the man who made our city and neighborhood feel lucky to have him.

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Briefly ...

Angolo Italian Street Food (above left) has taken the former Boxer spaces at 2309 NW Kearney St. All locations of Boxer, originally known as Boxer Ramen, closed in April.

Jerry’s Tavern (above right) has opened at 3010 NW Nicolai St. Owner Jerry Benedetto previously operated a pop-up at the Bear Paw Inn in Southeast Portland.



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GREATER NORTHWEST PORTLAND DEVELOPMENT MAP

JAPAN INSTITUTE

Construction of the Japan Institute, established by the Portland Japanese Garden to promote cultural exchange, is expected to be completed by the end of the year. The institute occupies four acres at 2640 NW Alexandra Ave. in Willamette Heights.



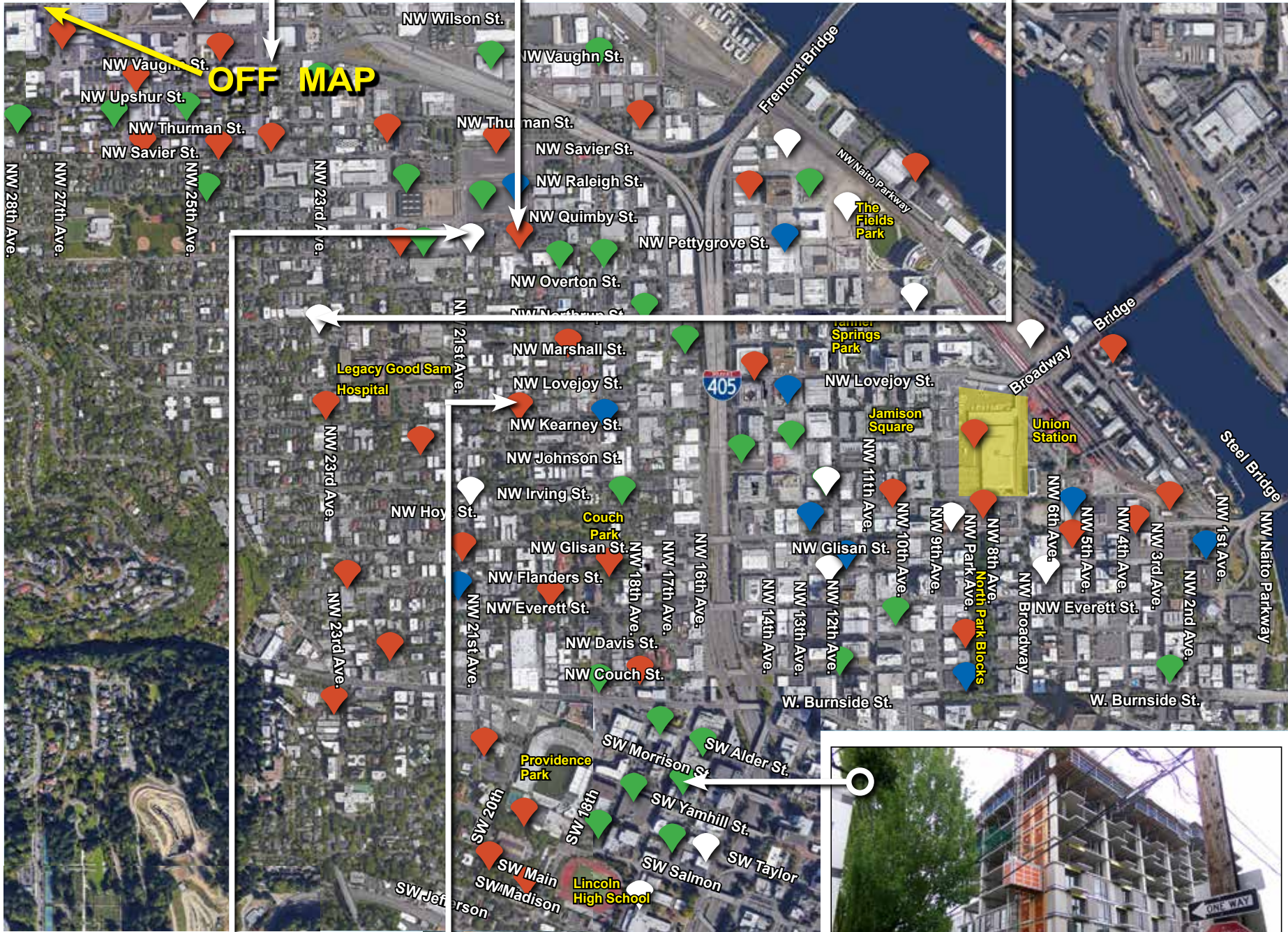
NORTHWEST LIBRARY

Dignitaries will break ground at the site of the future Northwest Library at 2030 NW Pettygrove St. on June 5 for the news media. The public is not invited, but is asked to wait for a grand opening celebration in late 2025.



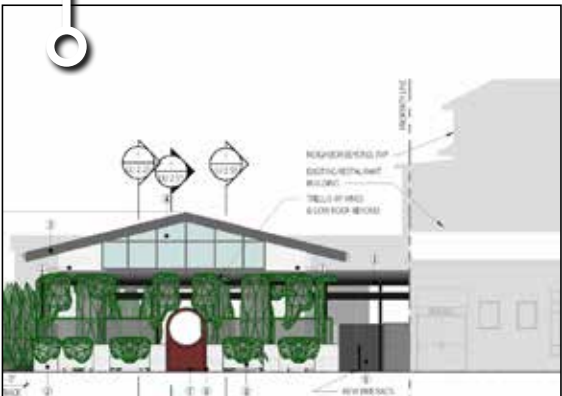
NORTHWEST 23RD & MARSHALL

A year after abandoning approved plans for a five-story mixed-use building on a long-vacant lot at Northwest 23rd Avenue between Marshall and Northrup streets and putting the property up for sale, C.E. John Co. has again switched gears. Now it proposes a one-story retail building that will need a zoning variance due to falling below the minimum required density.



SLABTOWN SQUARE

Slabtown Square at Northwest 21st and Pettygrove streets is completed and apartments are available for rent at \$1,720-\$4,039 a month. Studio units are about 450 square feet and two-bedroom apartments are about 1,000 square feet.



CAFÉ NELL

The Bureau of Development Services has approved plans for a dining pavilion on the parking lot adjoining Café Nell at Northwest 20th and Kearney streets. BDS planners ruled that the 50-by-100-foot pavilion will generate no more noise and disruption than the restaurant and bar now covered by tents and awnings, none of which complies with the residential zoning.



PRESS BLOCKS


Construction is midcourse on the Press Blocks, a 24-story tower with 341 residential units sharing the block of Southwest 16th, 17th, Yamhill and Taylor with a three-story commercial building. There will be underground parking for 473 cars. It was approved in 2017, but construction did not begin until last year.



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




Left: The floor of the current auditorium will be leveled to turn it into a members-only lounge.



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Identical plaques were installed at both ends of the South Park Blocks. Brooke Best, the primary writer of the National Register nomination, had ample reason to think this day would never come.

"History" cont'd from page 1

tions and white supremacy."

Kirk Ranzetta, the former chair of the Landmarks Commission with a career spanning 26 years in historic preservation at the local, state and federal levels, found the letter extraordinary. Ranzetta volunteered on the landmark quest.

"The first inkling that things were going off the rails from within city government was the letter," he told the NW Examiner. "The signing of this letter as a reflection of a decision by City Council and the PHLC appears nowhere in any City Council agenda from that time period, making a decision without public notice a willful violation of state law (ORS 192.610).

"The Portland Historic Landmarks Commission and City Council both recommending that the SHPO not act on the nomination was an unparalleled decision, at least in the 21 years that I've been here in Oregon," Ranzetta said.

"I became involved in the nomination after the DNA received these troubling correspondences," he continued. "There were a lot of other troubling issues that arose ... including the city attempting to foreclose on any future effort to reinstall the statues of Lincoln and Roosevelt by implying that even if they were re-erected they could not contribute to the significance of the South Park Blocks."

At the 2021 landmarks hearing, PP&R Director Adena Long advised the commission that the statues would not be returning, eliminating a prerequisite for state certification of the statues as part of the historic resource.

"SHPO won't allow features that aren't there, and Parks and RACC (Regional Arts & Culture Council) have ensured that the statues aren't there,"

said Aubrey Russell, a member of the South Park Blocks preservation project. "Director Long is citing an outcome that she orchestrated as support for her own perspective. This is dishonest."

Blocking in Salem

Long and the city of Portland also lobbied against the nomination at the state level. Renea Perry, a historic consultant hired by the city, testified before the State Advisory Committee on Historic Preservation.

Perry charged that Dr. Henry Waldo Coe, a Portland physician who commissioned and underwrote the Lincoln and Roosevelt statues in the 1920s, held Alaskan natives against their will in the Oregon Hospital for the Insane. She called Coe "a friend to racist and anti-indigenous presidents Lincoln and Roosevelt."

(Coe was indeed a friend to Roosevelt, though Lincoln died when Coe was 7 years old.)

The criticism of Coe went too far for Stephen Dow Beckham, chair of the State Advisory Committee on Historic Preservation.

"The statements that we received in that letter are quite political ...and contextually not fully accurate," Beckham said. "What we received is not quite all of the story, nor is it balanced."

The preservationists, at least, received a promise from SHPO that the nomination could be amended to include the statues if and when they are returned to their pedestals.

That possibility is in the hands of the City Council, which has been storing the statues in a warehouse for four years as

it considers a policy regarding all city monuments. Lack of funding for restoring the Lincoln and Roosevelt statues was cited, causing DNA to propose a public fund drive to fill the gap, an effort stymied by the city's failure to insure the statues, according to Russell.

Competing plan

While undercutting the neighborhood's historic application, Portland Parks & Recreation produced a competing plan for the South Park Blocks that would keep the former presidents in storage.

In 2021, two years after the Downtown Neighborhood Association began working on the National Register nomination, PP&R brought a master plan to City Council that excluded the statues and would alter other historic features of the South Park Blocks. The plan would remove the central row of five rows of trees running the length of the blocks. It would also replace the outer rows of large trees over time with smaller varieties.

Paving would replace much of the grass, and bike lanes would further narrow the park.

Russell found it disturbing that the city pushed the master plan ahead of historic documentation.

"It is usual for the National Register nomination process to go before a master planning process," Russell said, "so that the historic resources or contributing resources can be identified and given the attention that is due in the new master plan. But PP&R chose to not go through the National Resource historic preservation process."

Tate White, a historic consultant

hired by PP&R, explained to the Portland Landmarks Commission why the master plan needed to come first in this instance:

"Nomination, with its focus on the European characteristics, was traumatic ... especially our Native American community members," White said.

So Best was not shocked that city officials skipped the plaque installation ceremony. Her public remarks documented the series of obstacles that could have derailed the project.

"The road to National Register listing is a long one, with the first nomination prepared in 1985, but never forwarded by the city. In 2007, PP&R and the Bureau of Planning & Sustainability recommended the South Park Blocks as a top priority for listing, along with 25 other park properties.

"Later, the South Park Blocks nomination was included as part of a mitigation obligation for the Portland/Milwaukie Light Rail project. Instead, the Halprin Open Space Sequence was listed. PP&R assured the State Historic Preservation Office that, pending funding, they'd pursue listing within 10 years.

"One more attempt in 2016, with the Broadway Tower project, ended in inaction. PP&R even had an agreement in place with the SHPO to complete this by 2020. Still no action."

The National Register listing does not force the city to return the statues, though it does prevent use of federal funds to change historic elements without a formal historic review. Meanwhile, the South Park Blocks Master Plan is stalled for lack of funding, creating a stalemate a new City Council might address.

But last month, neighbors celebrated their partial victory.

"We are the ones who saved it, not the city," said Wendy Rahm, who chaired campaign for the Downtown Neighborhood Association. "It's the people's park."

A set of historic plaques was commissioned by the Downtown Neighborhood Association at a cost of \$1,780.

PP&R officials did not attend the event, but in a way they had the last word. Their press release included a link to a city website recapping the South Park Blocks history, a history not mentioning the National Register listing or the statues once prominent in separate plazas in the Park Blocks. ■

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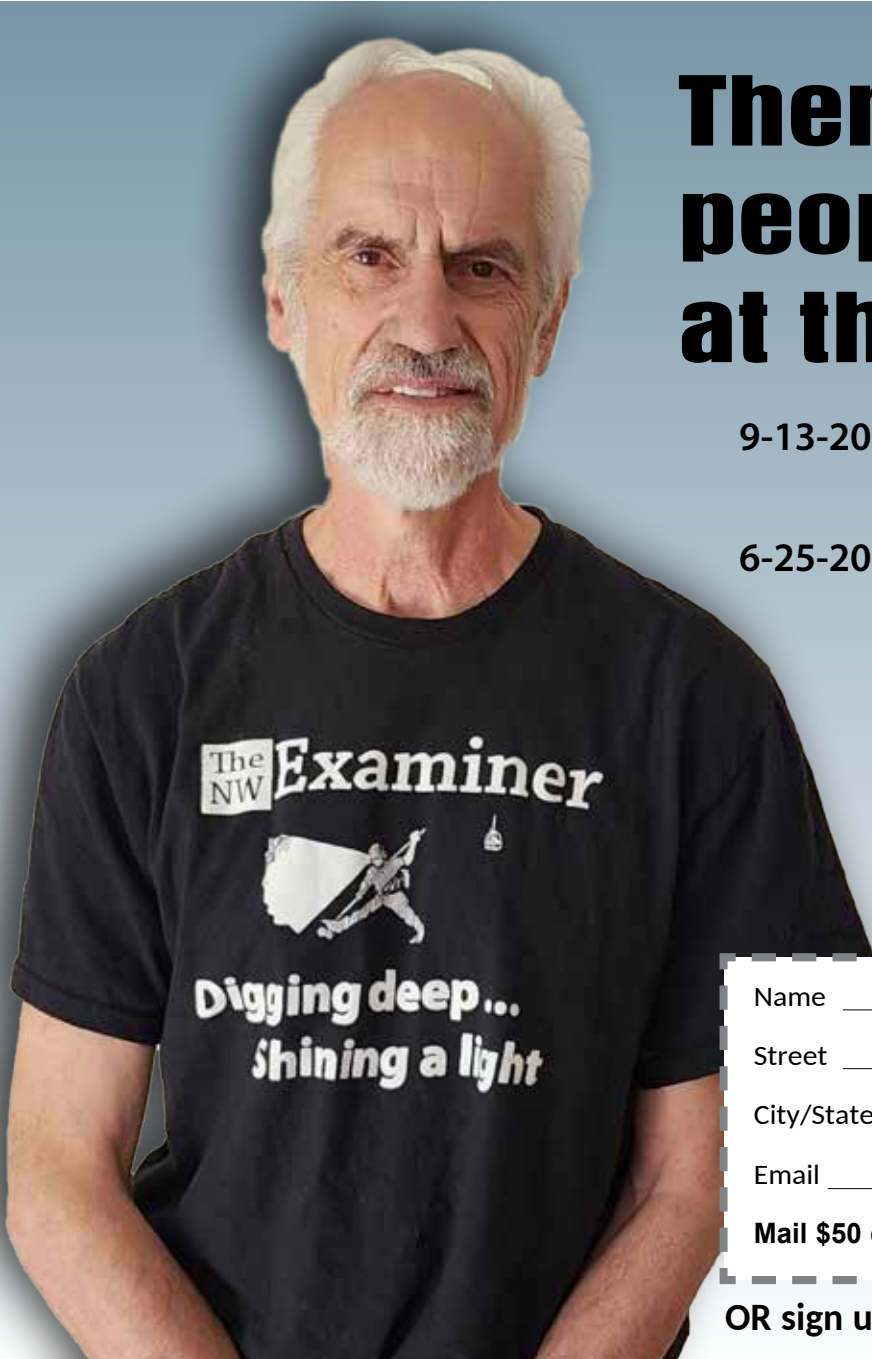
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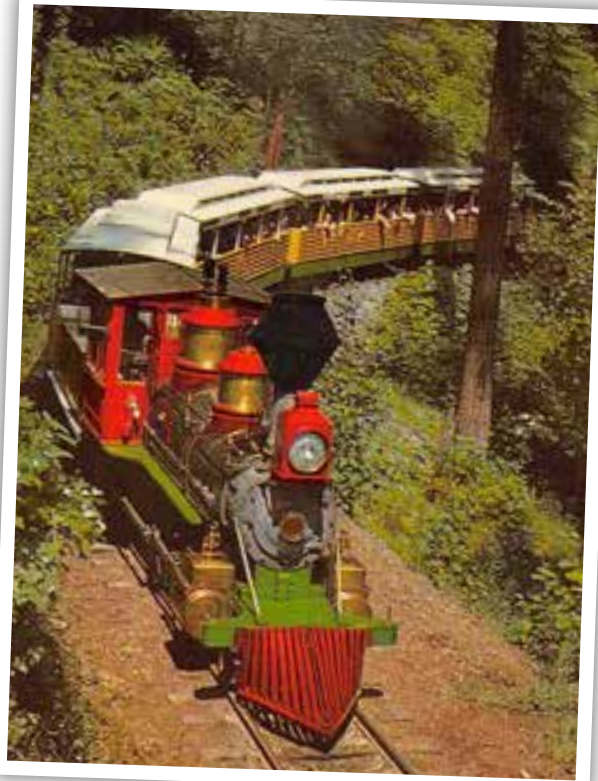
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The Bristlecone Pine Trail in Hoyt Arboretum will become ADA compliant with \$500,000 in funds from system development charges. The project will be completed in 2026.



Friends of Washington Park and Zoo Railway will celebrate the 65th anniversary of the Steamer Oregon at the Washington Park Station picnic area Thursday, June 20, 11 a.m.-2 p.m. Mascots Titus the Tiger and Rac the Raccoon will be there and supporters are asked to bring "works of art-from-the-heart to show your support" for extending the rail line to its full route.



A campfire reported on the grounds of the Japan Institute in Willamette Heights led to prompt action by city bureaus. An encampment was considered to be restricting access to a Water Bureau tank critical to fire suppression in Forest Park.



Vadim Mozysky, president of the Goose Hollow Foothills League and candidate for Multnomah County Council, held a press conference last month focusing on two homicides and two brutal attacks near the Providence Park MAX stop within the past two years. All of the suspects had histories of mental illness. The most recent attack last month involved a bystander who was pushed onto the tracks in front of an oncoming train.



Two windows at Rose Haven, a day center for homeless women at Northwest 18th and Glisan streets, were broken May 8 by a woman who had been expelled. "The person was hitting and kicking the side entrance and screaming, 'Give me back my knife,'" wrote Kyle Lookreddy in an email to other neighbors. "While writing this, ... the same violent person had come back and smashed out the glass door and one of the windows on Glisan Street." Executive Director Katie O'Brien returned her knife, Lookreddy said.



A person was seriously injured in a fire at Emmons Place Apartments, 680 NW 18th Ave., in late April. Portland Fire & Rescue crews found the person unconscious inside an apartment. They were taken to the Oregon Burn Center with life-threatening injuries.



The Sauvie Island School will hold its annual parade around the island honoring eighth-grade graduates Monday, June 10. The Volunteer Fire Department will lead the parade out of the Sauvie Island Church parking lot at 18510 NW Reeder Road, at 7:15 p.m.

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\$1,049,900

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Harrison Whitmarsh 503.432.5556 | Dave Shuster 503.504.3283

9220SWTaylor.com



West Haven

\$999,000

3,607 SF • 5 BD • BONUS • OFFICE | ML# 24444331
Dave Shuster 503.504.3283 | Frank Horvat 503.789.4556

14261NWGreenwood.com



Bethany

\$889,698

3,528 SF • 5 BD • BONUS | ML# 24310992
Sherry Francis 503.793.5720

CONDOMINIUMS/ TOWNHOMES

Encore Condos | \$1,449,999

949 NW Overton St #301

2,292 SF • 3 BD • 3 BA | ML# 24699562

Mountain Park Condos | \$739,000

120 Condolea Drive

2,958 SF • 3 BD • 3 BA | ML# 24394084

Peterkort Woods | \$595,000

629 SW Trillium Creek Terrace

1,925 SF • 3 BD • 2.1 BA | ML# 24322662

Timberland | \$515,000

800NW118th101.com

1,457 SF • 3 BD • 2.1 BA | ML# 24425614

Albina 35 Condo | \$475,000

3512NHaight.com

1,080 SF • 2 BD • 2.1 BA | ML# 24081632

Orenco Station | \$375,000

6231NECarillion202.com

1,168 SF • 2 BD • 2 BA | ML# 24040879

The Quintet | \$350,000

6645WBurnside522.com

1,097 SF • 2 BD • 1.1 BA | ML# 24147634

The Quintet | \$300,000

6605WBurnside154.com

707 SF • 1 BD • 1 BA | ML# 24220579

Killingsworth Station | \$339,900

1455NKillingsworth311.com

740 SF • 1 BD • 1 BA | ML# 24136324

North Park Lofts | \$335,000

300NW8th604.com

806 SF • 1 BD • 1 BA | ML# 24638840

Trillium Hollow | \$315,698

9601NWLeahy201.com

956 SF • 2 BD • 1 BA | ML# 24560402

McCormick Pier | \$315,000

730NWNaito.com

805 SF • 1 BD • 1 BA | ML# 24219994

7306 SW Brier Pl.



Burlingame

\$889,500

2,507 SF • 3 BD • MT HOOD VIEWS | ML# 24422223
The Apa Clarke Team 503.806.9773

2624 NE 20th Ave.



Irvington

\$870,000

2,626 SF • 3 BD • .12 ACRE LOT | ML# 24198694
The Apa Clarke Team 503.806.9773

6140SE32nd.com



Eastmoreland

\$867,000

2,430 SF • 3 BD • 2.1 BA | ML# 24495281
Harrison Whitmarsh 503.432.5556

875PalisadesTerrace.com



Lake Oswego

\$859,900

2,181 SF • 4 BD • 3 BA • MOVE-IN READY | ML# 24567797
The Bangerter Group 503.803.6269

1891 Rockridge Drive



West Linn

\$855,000

2,626 SF • 33 ACRE LOT • MT HOOD VIEWS | ML# 24081103
The Apa Clarke Team 503.806.9773

628SWArboretum.com



Arboretum Hills

\$847,000

1,787 SF • 3 BD • PRIMARY ON MAIN | ML# 24511884
Michele Shea-han 503.969.6147 | Wendy Abraibesh 503.957.6262

13350SWClearview.com



Bull Mountain

\$729,900

2,745 SF • 3 BD • MT HOOD VIEWS | ML# 24495156
Julie Williams 503.705.5033 | Connie Apa 503.805.7474

PENDING

13495 SW Village Glenn Dr.



Tigard

\$699,999

2,050 SF • 5 BD • 4 BA • TRI-LEVEL | ML# 24110362
The Apa Clarke Team 503.806.9773

PENDING

14669SWWoodhue.com



Bull Mountain

\$675,000

2,232 SF • 3 BD • BACKS TO GREENSPACE | ML# 24588953
Julie Williams 503.705.5033 | Ginger Gregory 503.333.1390