
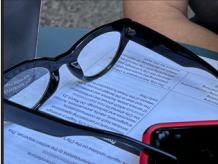




Digging Deep ... Shining a light

INSIDE


p. 3
Easy label,
hard bite


p. 13
Two sides of
charter reform


p. 14
Cumberland
tree gets
second life

JULY 2025/ VOLUME 38, NO. 11 **FREE** SERVING PORTLAND'S NORTHWEST NEIGHBORHOODS SINCE 1986 [nwexaminer](#)

Everyone has something to say about coming homeless shelters

Largest meeting of Northwest District Association draws 375

BY ALLAN CLASSEN

Northwest District Association President Todd Zarnitz opened the best attended (375 households via Zoom) association meeting in at least 45 years with a promise to receive public comments on the proposed homeless shelters planned for his neighborhood and the adjacent Pearl District.

“This meeting ... is about you, ... and I hope you will tell your stories of what life has been like in our neighborhood over the past five or six years and your concerns about what’s now being pressed upon us.”

But first, there was a word from the meeting’s “sponsor,” host Zarnitz himself. He spoke of “incomprehensible ... human devastation” around Blanchet House, the operator of one of the proposed shelters. The agency plans to open a 75-bed women’s shelter at Northwest 17th and Lovejoy streets in October.

A 200-bed city-run shelter is also planned at Northwest 15th and Northrup streets to help meet Mayor Keith Wilson’s pledge to have 1,500 shelter beds by

Continued on page 6



Northwest District Association President Todd Zarnitz chaired a virtual meeting attended by 375 households.

Will Stadium Fred Meyer close?



The area around Fred Meyer has not been conducive to profitable retailing. The West Burnside Street doors, designed to be the main entrance, are now locked at 7 p.m., three hours before the store closes

Company won’t say, but neighbors are talking

BY ALLAN CLASSEN

Fred Meyer corporate headquarters remains silent on its plans for its troubled stadium store, fueling public anxiety and speculation.

Last month we reported online that Mayor Keith Wilson worries daily that he will get a call from the company saying the store, which he understands to be losing money, will close. Our Substack post on the question drew 9,000 views, more than any other story we’ve published.

As the official Fred Meyer spokesperson

has not responded to email inquiries, we asked readers for their observations. Comments posted to our site and other local bulletin boards drew a range of insights:

“I live a few blocks away and that would be devastating. I go there nearly daily and it’s so convenient for great selection, and the pharmacists are awesome. It’s gotten so much better with the new security and gates they put in. This is my worst-case scenario.”

“It’s the nicest main-priced grocery store downtown. ... It seems like the heart of the issue is antisocial behavior. We can chat all

Continued on page 8



Kate Fulton stunned Food Front members by saying things not previously heard from co-op leadership.

Food Front board leaders called on the carpet

Lone dissident demands their removal

~ Story on page 12~

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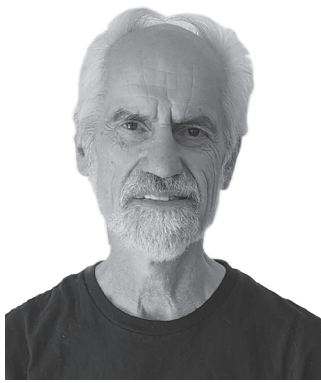
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The easy label with a bitter bite

It is an honorable thing to love one’s country, to embody its best aspirations and be willing to sacrifice—even die in combat—to preserve it.

It is likewise noble to love one’s children, to put their future above your own and to bring down the wrath of a mama bear on any who would harm them.

But woe to those who would exhibit similar instincts toward their neighborhood, the shared geography that can turn familiar faces into friends. People who love their communities and want to preserve them are written off as NIMBYs, self-centered islands caring only about their own property, disregarding the greater good for their personal patch of isolated security.

Funny thing, good parents and patriotic Americans also tend to be good neighbors, folks willing to do more than their share to take care of their parks, streets and the people whose lives intersect. Possibly their best selves come out in their roles as local citizens.

In fact, some of the best exemplars of citizenship I’ve seen do their thing at the hyperlocal level. People tolerate their neighborhood’s faults and idiosyncratic characters with a grace they do not exhibit at national or regional levels. Partisan political views are almost irrelevant at the neighborhood level, as I have learned over and over. My main coworker in the early days of the NW Examiner bathed in rightwing national media, a trait I didn’t discover for three years because it wasn’t relevant to the local scene. If our nation ever overcomes its bitter divides, I suggest it will take root in people working together with neighbors.

So where does the prejudice against neighborhood defenders come from?

I have a theory. Local government officials and private developers see neighborhoods associations as opposing their goals by blocking projects and initiatives they tout as benefiting the city as a whole. Local governments and the home building industry have united under the banner of maximizing housing construction as the universal solution, and any who impede them must be discredited.

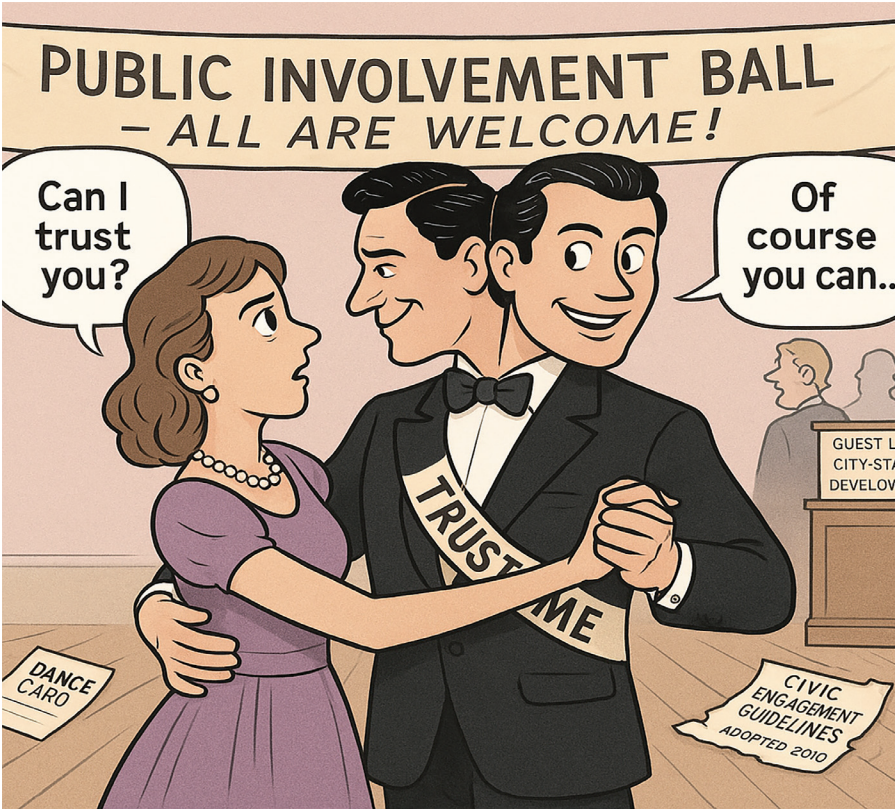
The NIMBY slur endures even as the city has largely removed neighborhood associations and the public from their role in land-use decisions. The major projects roll through without local notification while associations receive gratuitous notices about homeowners wanting to change the style of their windows or businesses seeking to modify signage—things so trivial that associations almost never weigh in. Though local powers to review and critique projects have been gutted, the symbol of obstructionism is such an effective tool of deflection it never goes out of fashion.

The people putting two overnight homeless shelters in Northwest Portland believe their plans are so urgent that they could not let word out until the deals were locked in. The city of Portland and Blanchet House may be taking input, but they are not listening, in the sense of weighing the value of counter ideas and being open to reconsideration.

That is a violation of the most fundamental commitment to democracy and civic engagement made by the city of Portland to its people.

In 2010, the City Council adopted Public Involvement Principles. They include:

- **Partnership:** “Community members have a right to be involved in decisions that affect them. Participants can influence decision-making and receive



Created with ChatGPT

feedback on how their input was used. The public has the opportunity to recommend projects and issues for government consideration.”

- **Early Involvement:** “Public involvement is an early and integral part of issue and opportunity identification, concept development, design and implementation of city policies, programs and projects.”
- **Transparency:** “Public decision-making processes are accessible, open, honest and understandable. Members of the public receive the information they need and with enough lead time to participate effectively.”

We did not get that. Mayor Keith Wilson, believing his plan was the best it could be given the need to act now, did not trust that the people would agree with him. He feared they might change or obstruct a course that could afford no amending.

Now he asks for the trust he was unwilling to demonstrate. In the dance of democracy between the people and those they elect, that counts as a misstep.

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

Readers Reply

Letters can be sent to: allan@nwexaminer.com or 1209 SW 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.

Egregious situation

Finally someone is taking notice of the egregious situation at 1541 SW Market St. I live in the closest residential building, and have been threatened by the adjudicated arsonist living for 18 months in the building.

I represented my community at a code violation meeting with the city where I outlined the derelict conditions of the building. At one point, I encountered an employee from NW Natural trying to determine if the gas line to the building had been decommissioned. Considering multiple fires, I would have thought having that information and rectifying the

situation would have been of paramount importance to the safety of the Goose Hollow neighborhood.

I would like to add to and correct information in your article. Lance Lowry owed a total of \$120,000 in unpaid property taxes. His unpaid water bill was over \$10,000. The property was to be auctioned earlier this year, with a minimum bid was almost \$425,000. At the last minute, the money was paid and Lowry retained ownership.

I agree that the value of my property, my safety and the well-being and that of my neighbors has been seriously compromised. Mr. Lowry’s ability to avoid consequences and responsibility for main-

taining this property astounds me.

Sandee Blank
SW Market St.

Editor’s note: Ms. Blank’s information about tax and utility debts is correct.

Return statues

Thank you for publishing Bill Hawkins’ letter; he is both our civic conscience and our cultural memorialist. Mr. Hawkins reminds us that our sculptural heritage, dragged down by vandals five years ago, was removed without the owners’ permission (us), and must be returned

and restored at once.

Presidents Lincoln and Roosevelt are remembered for virtuous leadership of our country. Of course, neither man was blameless, especially when judged now with 21st century values. Memorials serve to remind us all of our past failings as well as the triumphs. Please, Portland, return those two distinguished gentlemen to the South Park Blocks very soon.

Paddy Tillett
NW 24th Ave.

Cont’d on page 5



Richard ‘Nick’ Cowell



Richard Nicholas Cowell, a resident of Portland Heights, died May 23 of complications of dementia at age 90. He was born Feb. 5, 1935, and raised in small towns in Missouri and Texas. During his high school years, he studied at Choate Rosemary Hall in Connecticut and Shrewsbury International School in England. He later earned bachelor’s, master’s and doctoral degrees in history and education from Harvard. He taught at Harvard, Wheelock College, Portland State University and Pacific University. He also taught marginalized teens at New Avenues for Youth. He worked as an educational consultant for USAID, the Ford Foundation and the World Bank and trained teachers in Chile, Samoa, Indonesia, Pakistan, Nepal and Namibia. At Trinity Episcopal Cathedral, he helped organize classical music concerts and served homeless people as part of the church’s Listening Post ministry and food outreach program that he coordinated with his wife, Priscilla. She died in March. He is survived by his half-brother Christian Hershberger; son, Christopher; and two grandchildren. His son, Nicholas, died in 2016.

Priscilla Cowell



Priscilla Cowell, a resident of Portland Heights and teacher at Catlin Gabel, died March 20 of brain cancer at age 84. Priscilla Lord was born March 31, 1940, and raised in California. She earned degrees from Stanford and Harvard. She worked as a teacher, literary specialist and curriculum developer in Asia, Africa and South America. In retirement, she advocated for foster children and co-chaired food outreach for Trinity Episcopal Cathedral. She married Richard “Nick” Cowell, who died two months after her death. She is survived by her son, Christopher; and two grandchildren.

David Englehart

David Englehart, who grew up in Portland Heights and graduated from Lincoln High School in 1972, died May 28 of prostate cancer at age 71. He was born on Feb. 18, 1954, in Portland. He served in the Navy as a flight instructor and had a career as a jet pilot and manager

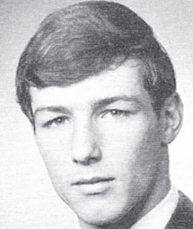
with Hewlett Packard. He worked as a contract pilot after retirement. He raised his family in San Jose, Calif., and most recently lived in Wenatchee, Wash. He is survived by his wife, Sandy; sons, Tim and Rob; three children from his previous marriage, Kimberly Philip, and Jason; his mother, Carol Englehart; and sisters, Jane Both and Ann Desch; and six grandchildren.

Dr. Vic Krisciunas



Dr. Vic Krisciunas, a longtime resident of Portland Heights, died of glioblastoma on June 15 at age 75. He was born on March 17, 1950, in Winnipeg, Manitoba, and moved to Portland in 1977. He practiced medicine for 47 years and had a clinic in Cedar Mill. He married Tammie Krisciunas in 1997. Donations may be made for brain cancer research to the Providence Foundation—Dr. Parkesh Ambady.

Frank L. Franzone Jr.



Frank L. Franzone Jr., who grew up on Northwest Raleigh Street and graduated from Lincoln High School in 1965, died Jan. 3, 2024, at age 76. He was inducted into the Portland Interscholastic League Hall of Fame for his four-sport athletic career at Lincoln. He played for three years at Portland State University, where he was named most valuable defensive back.

William ‘Hank’ Barton III



William Henry Barton III, who grew up in Portland Heights and graduated from Ainsworth Elementary School and Lincoln High School (class of 1966), died June 6, two years after being diagnosed with ALS. He was born on March 18, 1948, in Bend, and moved with his family to Portland in 1961. He attended Portland State University, where he played football. He later signed with the New England Patriots. He worked for 24 years as a manufacturer’s representative for A-dec Dental Equipment in Newberg. In 2004, he bought a dental equipment manufacturing company, Forest Dental,

which he sold in 2018 and retired. He was a 50-year member of the Multnomah Athletic Club and Portland Golf Club. He married Hollie Sutton in 1977. He is survived by his wife, Hollie; son, William Barton IV; daughter, Erin-Kate Barton Floberg; sister, Dana Cress; brother, Steven; and two grandchildren.

Dr. Roger W. Hallin



Dr. Roger W. Hallin, a surgeon at Legacy Good Samaritan Medical Center and NW Surgical, died June 3 at age 98. He was born on Aug. 29, 1926, in Longview, Wash. After completing his medical education at Stanford and McGill universities, he began a 40-year career in vascular surgery in 1952. He was also a life-long artist of watercolor painting, printmaking and photography. He married Marsha and Mitzi. He is survived by children, Ingrid, Lezlie, Niklas, Max, Lars and Kurt; and eight grandchildren.

Death notices

THELMA SOLOMON, 93, member of Congregation Shaarie Torah.

PATRICIA PALMER McDONALD, 88, 1955 Lincoln High School graduate.

RICHARD WILSON, 72, 1971 Lincoln High School graduate.

JULIE ANNE THANHOUSER, 74, former Forest Heights resident.

ANTONIUS SANNEN, 89, Willamette Heights resident.

SISTER KATHLEEN WALSH, 100, chaplain at old St. Vincent’s Hospital.

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

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Northwest 13th Avenue has a new look sans dining shelters that have dominated the street since the COVID pandemic.

Keep 13th Avenue for all

Thank you for your article about Northwest13th Avenue and PBOT’s decision to eliminate a stretch of three blocks that was a public street plaza [“13th Avenue dining shelters have to go,” June]. The bureau decided that because three restaurants refused to comply with city guidelines, the whole area must be returned to cars. Why this capitulation to business owners like Ramzy Hattar of River Pig Saloon and Papi Chulo’s?

If the \$500 a week fine does not deter these business people, then how about increasing the fine to \$5,000 a week? Why let a few greedy and selfish individuals ruin the benefits of a public street plaza for all of us?

As someone who benefited daily from having these streets bikeable, walkable, quiet and safe from cars, I urge PBOT to keep the public area for the benefit of all.

Joseph Knecht
NW Vaughn St.

Pearl tests walkers

I agree with Juliette Kane’s letter [in the May edition], “Mistaken target.” In the last few years, walking through downtown or the Pearl District has become a test of patience and grace. We used to enjoy these neighborhoods without the constant concern for safety or unpredictable encounters.

We’ve sacrificed a lot. Portland doesn’t belong to those perpetuating these issues. We have too many empty buildings and struggling businesses. It’s time to reclaim our city and make it livable again.

I also agree with Gail Cronyn’s letter in May, “Snarky Article.” There are some truly unhinged and discourteous individuals out there increasing the cost of speaking candidly.

As a side note, regarding light poles in Couch Park,” [SnapShots, May], is sense less common these days?

Max Brunke
NW Pettygrove St.

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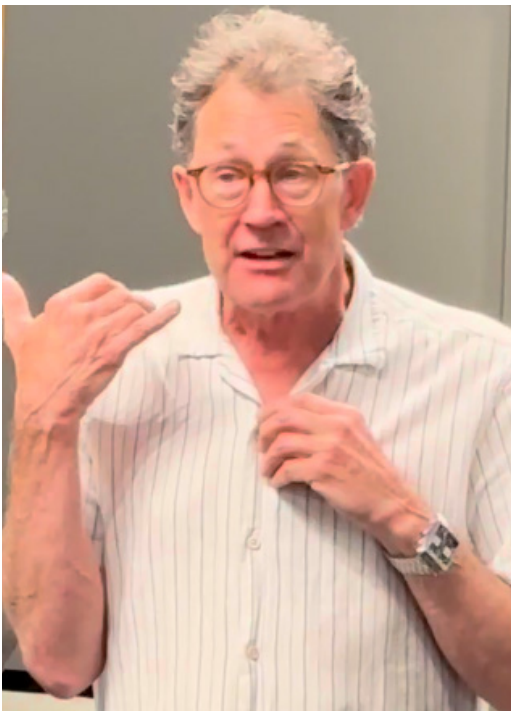
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Mayor Keith Wilson (L-R), Jamey Hampton and Bill Truncali engaged candidly at the site of the proposed Northrup Street shelter building the day before the big Northwest District Association forum.

“We're past rational; rational hasn't worked . . . It's about power.”
—Christopher Klemm, Pearl resident

“Shelters” cont'd from page 1

Dec. 1. Agape Village would operate the shelter under a contract with the city.

“Nobody’s against helping people,” Zarnitz said. “We absolutely want the totality of our community to live healthy and productive lives. I will say, though, that human service organizations are not only responsible for their mission, but also to the neighborhood in which they operate. Many of these operators are ambivalent about their impact on the community, and in some cases, outright antagonistic.”

“My deep sense in talking to a lot of you over the last couple days is ... there’s exasperation and anger over not just these unconscious, incautious, unproven and unpredictable shelter projects, but what it’s really been like living in the midst of this cancerous drug culture in crisis over the last couple years.

“[There is] a near complete abdication of responsibility from our government at every level—with the city, county and the benevolent nonprofit complex—frankly enabling the crisis to grow. It’s certainly not getting any better. We can all agree on that.

“Over the past two weeks, I’ve heard

the same word over and over again, and that word is ‘enough.’ Enough of the incompetence. Enough of the lies. Enough of the trash and needles and graffiti. Enough of the car break-ins. Enough of the human waste in our doorways. Enough of the assaults, enough of the depravity and inhumanity, and enough of the enablers. Enough of the luxury-belief, performative ‘wokesters,’ and enough of the handsomely paid nonprofit executive directors. Enough of a clueless city and county, and enough of us being held responsible for the failure of the city and county, and enough of the human tragedy that the city has done nothing to stop, and that it now wants

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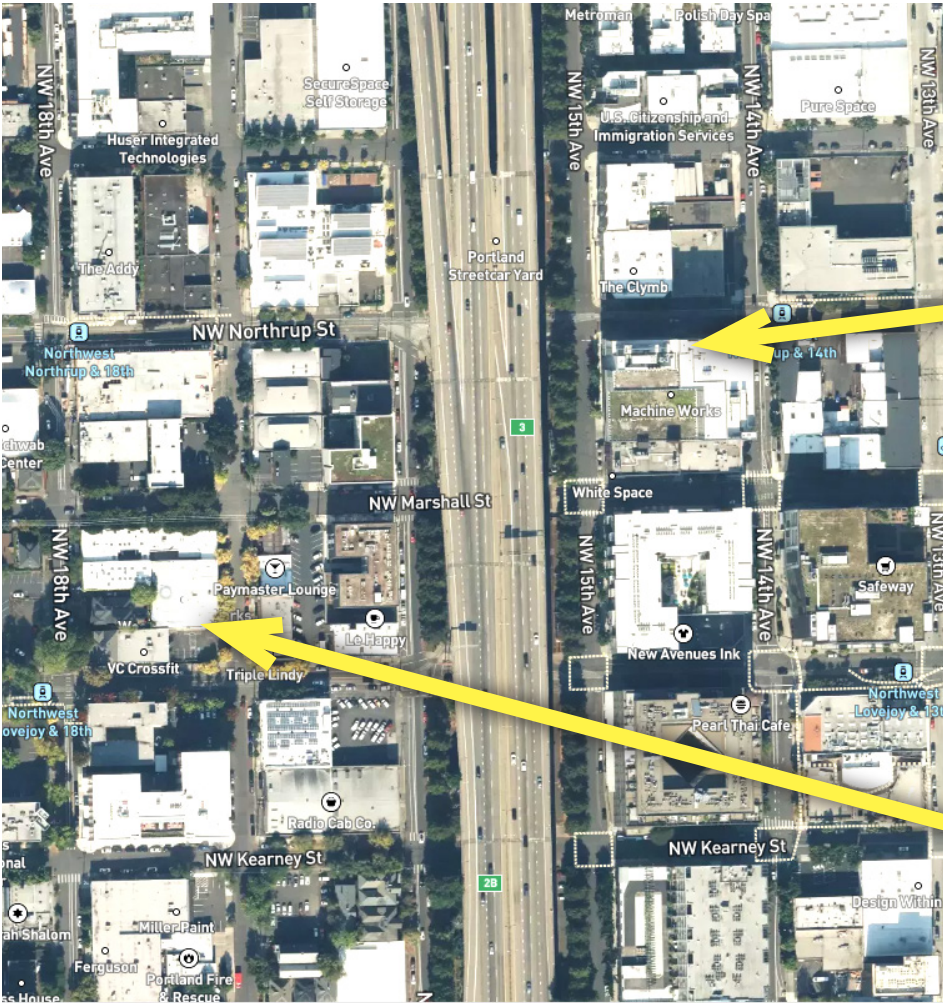
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Proposed shelters:
OPERATION NIGHTWATCH
St. Stephen's, 1432 SW 13th Ave. between Columbia and Clay, 80 beds, co-ed operated by Agape Village (city funding). Planned opening: Summer 2025

CITY TEAM
219 NW Fourth Ave. between Everett and Davis. 30 overnight beds, and 80 longer term beds for people in recovery, men only, operated by City Team (private funding). Planned opening: Fall 2025.

NORTHROP SHELTER (photo upper right)
1435 NW Northrup St., 200 beds, co-ed, operated by Salvation Army. Planned opening: Fall 2025

BETHANIE'S ROOM (photo lower right)
1015 NW 17th Ave. between Lovejoy and Marshall. 75 beds, women only, operated by Blanchet House (private funding). Planned opening: Summer 2025



Proposed site for a 200-bed, city-run overnight shelter at 1435 NW Northrup St.



Blanchet House is buying the property at Northwest 17th and Lovejoy for an overnight women's shelter.

to concentrate in our neighborhood. It's enough."

What was left to say?

Quite a lot, as it turned out. About 45 people spoke, adding broad social assessments as well as accounts of chaos and descriptions of their extraordinary efforts to cope with the disorder surrounding people living on the streets. Passion was mixed with anger and indignation and sometimes with sorrow over the state of the city.

Another word of the day was "feces"—as in seeing human feces, picking up feces and cleaning it from the wheels of a son's wheelchair. Five speakers used that term and none uttered its more vulgar synonym, a reflection of the participants' civility and social class.

Polite or not, dividing lines in Portland's struggle to combat growing homelessness and public addiction could not be suppressed.

Most of the speakers stacked on to Zarnitz's bonfire of indignities, dangers and dysfunction. Several told of family members living on the street and/or under addiction. Many spoke of fear that keeps them away from areas of their community and keeps customers from shops and restaurants, causing businesses to fail and leave the neighborhood.

"I am cleaning up every day," said Northwest District resident Laura Curry, whose comments were replayed on KPTV. "I'm cleaning needles, I'm cleaning feces, I'm cleaning garbage, I'm cleaning tents, I'm moving junkies out of my alley. I am protecting the children in my building ... And now the city is pressing upon us

to do even more?

"I would sell in a heartbeat if I wasn't going to take a bath—because nobody is going to buy my place at the price that I paid for it," Curry said.

Pearl resident Laura Witt told of problems with the River District Navigation Center on Northwest Naito Parkway.

"It is also a complete disaster. All of us who walk by there on a daily basis know that there is zero communication with the neighbors, loitering at all times of day and night, camps and litter all over the perimeter—all despite continuous calls for action by the neighbors, who are traumatized both physically and mentally by the presence of the shelter.

"This is what we can look forward to, and it's possibly going to be even worse in the Pearl because of the two shelters."

Heartlessness charged

The meeting was nearly half over before about 10 speakers expressed support for the shelters or took offense at what they heard as a lack of compassion for homeless people.

"I'm just really disappointed and disheartened by everyone's callous perspective on their fellow Oregonians suffering from homelessness," Northwest District resident Maya Olivares said. "I think these people deserve respect, dignity and a place to stay. I understand that your property value may be going down, but to be honest, I don't really care about that.

"The Pearl isn't some dystopian wasteland like people seem to make it

out to be. I think the community can still thrive and be great, even if we are able to house some of these people who are living on the streets."

Ben Gilbert, who lives near Rose Haven Day Shelter at Northwest 18th and Glisan streets, said, "I've actually had a lot of positive experiences with Rose Haven. ... More people are ending up on the street every month than are being housed, so until we stop the bleed and address the affordability crisis in the city, we're not going to solve this.

"It's disappointing to see the vitriol toward human beings in the chat, the calls to kill people [The chat log did not include such a call], the dehumanizing language. ... I don't want to live next to people who treat their neighbors this way. I want to live in a community where people treat each other with respect. Nobody likes seeing poverty and despair on our streets, but this is really disgusting behavior, and it's disappointing."

Another Northwest District resident, Sky Cruz, said, "There are people living on our streets. I see dozens of them each day. I see them struggling, and it hurts my soul. A lot of people here are talking about how disgusted they are by the people, how rampant the drug use is and I have to be honest—it just hurts my soul to see it, and I don't want to be angry. I cry a lot over it, and I want this to be a compassionate discussion, not an angry one."

Those accusations drew retorts from speakers who said compassion and accountability must not be separated.

"I have compassion for everyone

on the street," Pearl District resident Brendan Jamieson said. "I have no compassion for street behavior. I don't have to tolerate intolerable behavior."

Pearl resident Christopher Klemm offered this critique:

"It's very clear to me that we need a different perspective. We're past rational; rational hasn't worked. We're past moral; moral hasn't worked. We're in a position where it's about power. The city now has the power to simply stall us into oblivion and do whatever they want.

"I think a lot of this falls on the mayor's shoulders," he said. "Make it costly for the mayor to continue on the course of action he's on."

Mayor Wilson's resolve to stay the course to maximize shelter creation was demonstrated before about 15 community representatives earlier in the week. Wilson did not attend the NWDA forum.

The three District 4 city council members were invited. Only Mitch Green attended and he did not speak then, nor has he responded to requests from the NW Examiner to comment on either the specifics of the shelters coming to Northwest Portland or the broader issue.

Olivia Clark and Eric Zimmerman have not responded in any way.

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



Clockwise from upper left: Security gates discourage shoplifters from leaving through the entrance doors, the store was once a bright spot along West Burnside Street, can-collecting drug user along west side of store, garbage along the east side of the store, public spaces with panoramic view of city are now off-limits to customers due to chronic occupation by non-paying loiterers.

we want about helping others, but behaving destructively, regardless of the cause, should not be tolerated.”

“Closing it will likely turn the area into a giant homeless, drug addict, Mad Max zone, since there is no way to refill all that space with retail, especially while other stores like Chipotle and Next Level Burger have closed, and Taco Bell no longer allows indoor dining.”

“It would be a shame to lose it. ... I live across the street and so much has closed just in the year I’ve been living in this apartment. ... All the empty store-

“I think that would be a death knell for the whole area between 15th and 25th.”
—Reddit reader

fronts adjacent to the stadium are just depressing.”

“I hope not. That Freddie’s is actually really nice now, ever since they’ve put in security measures to counteract the [addicts]. It’s well stocked, the parking is easy and underground so the car stays cool in the summer, and it’s easy to get to.”

“I think that would be a death knell for the whole area between 15th and 25th from Goose Hollow up north.”

“Without this shop, I think ... the neighborhood will decline ... I can’t imagine this giant abandoned block will be filled anytime soon.”

“It is extremely concerning when your policies around crime and homelessness are so poor that grocery stores can’t operate.”

“I worked for Fred Meyer corporate office in procurement. ... This store was brought up regularly. The theft was through the roof for general merchandise ... we stopped sending knives and spoons to this store for reasons I won’t state out loud. I would go on store tours there and talk with department heads, and every single one would say something along the lines of, for every unit we sell, two or three walk out the door.”

“Most people in Portland are tolerant of theft and look the other way. At this Fred’s, if you want the store to remain open, don’t look the other way. Y’all have been letting this Freds get looted over time. Not your problem? Enjoy Safeway, ‘Whole Paycheck’ and New Seasons.”

“I worked at this Fred Meyer in the Starbucks kiosk. It was a nightmare. I was constantly verbally abused by the homeless, I think in part because at the time they could use EBT for iced beverages.

The final straw was when I was cornered upstairs and harassed by a strung out tweaker because the bathrooms were locked. Thankfully loss prevention [staff] was nearby, and I was not physically harmed. I quit that day.”

“I totally understand the impact losing this would have on the neighborhood ... that being said ... I’m actually shocked that Freddie’s is still around.”

“Waiting over 30 minutes for someone to open the laundry detergent/tampons/shavers cabinets while some crackhead is stuffing their backpack full of crap is really dystopian.”

“Our new city councilors need to step up and provide substantive and immediate steps to stop this from happening.”

“I try not to shop at any Freddy’s anymore if I absolutely don’t have to. The gated entry and exit, the security guard requiring to see a receipt (and occasionally peek inside my shopping bags) and the parking lot vibes are all enough to drive me away. ... To my great sorrow, I shop online more often now. I don’t like doing it, but I also don’t want to be treated like a potential criminal when I go out. ... Last year a security guard told me they lost \$8,000 a day from theft.”

Two posts by longtime Northwest District residents made directly on the NW Examiner site went against the grain of negativity:

“I worked at this Fred Meyer,” wrote Wes Mahan, the Examiner’s graphic designer. “This store can survive just fine in spite of the ‘street people’ who kind of populate the neighborhood. They’re not creating any kind of situation inside the store. Everyone needs to stop panicking.”

“I shop at Stadium Fred Meyer nearly every two days,” wrote Dennis Harper. “Any problems with vagrants around the entrance during the daytime are nearly zero, thanks to security. ... Shoplifting is under control because security guards check receipts of departing customers.

“The bottom line is that Fred Meyer gambled a decade ago when it expanded the store and added amenities like the wine bar and the sushi restaurant, both of which no longer exist. For such a huge store, the actual customer count has not grown sufficiently to make such a large store pencil out.”

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Could a park bloom in a shady area?



The pump track envisioned by nearby resident Jon Lindquistt would offer a variety of shapes to attract cyclists of all abilities.



Local resident has vision for land under the I-405 freeway

BY ALLAN CLASSEN

Jon Lindquistt, who moved to Slabtown five years ago, has an idea for the “wasteland” under the Interstate 405 freeway ramps. He envisions a “pump track” for bicycle riders of all skills along Northwest Thurman Street, where campers, drugs and fires have taken over in recent years.

Lindquist said a bike park would draw people to live in a section of the neighborhood they now avoid, perhaps also sparking commercial activity.

“They could be doing so much more with that space,” he said.

Lindquistt has nothing against homeless people—he lived out of his car as a ski bum in Colorado a few years ago—but he thinks an appealing recreational space could turn the area around. He presented an 11-page plan with computer-enhanced images to the Northwest District Association Planning Committee recently and drew enthusiastic reactions.

NWDA President Todd Zarnitz saw in it a way to “capture the imagination of the community.”

“They could be doing so much more with that space”
—Jon Lindquistt

Longtime committee members reminded Lindquistt, who has a degree in engineering, of the obstacles the Oregon Department of Transportation has thrown against other community proposals over the years, but he has researched these and other challenges and remains undeterred.

“There’s a need, and we can show it,” he said. “We can come together.”

He cites two examples: Lents Community Skatepark, which was initiated by local volunteers who poured concrete and eventually gained city approval.

“The neighbors made it happen,” he said.

Gateway Skate Spot, a huge site acquired by the city, opened in 2018.

Lindquistt is inviting people to join him at a meeting with City Councilor Mitch Green on Friday, July 18, at 11 a.m., at City Hall, Room 110. A Zoom call on the subject last month was canceled.

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Briefly . . .



MudPuddles Toys will close permanently July 20.

The former Caffe Mingo and Barba Mingo space is finally being restored nearly a year after a fire permanently closed the businesses.



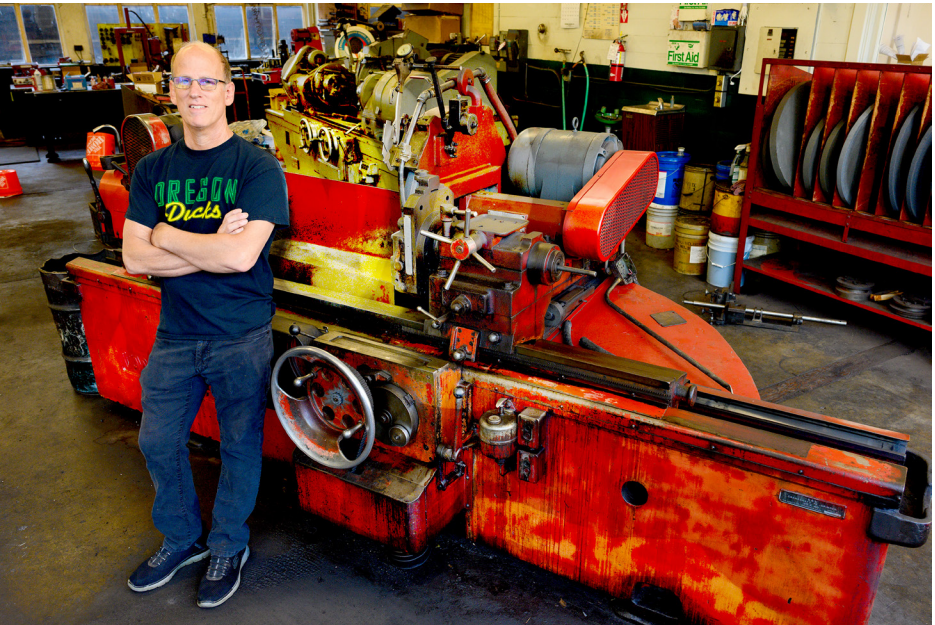
FOOT TRAFFIC, a running shoe company in downtown, is moving to 814 NW 23rd Ave.

ARC'TERYX is vacating its space at the corner of Northwest 23rd and Hoyt streets and moving four blocks south to 206 NW 23rd Ave.

MUDPUDDLES TOYS will close its 2305 Kearney St. location permanently July 20. Its original store in Sherwood will remain open.

Dermatology spa **SKIN BY LOVELY** has signed a 10-year lease for 5,000 square feet at the Slabtown Center, 2055 NW Savier St. Cofounder Jake Laban plans to be open there early next year.

HUNNNYMILK at 1981 W. Burnside St. closed last month, but its East Burnside restaurant remains open.



Brian Schutzler carried on a family tradition as long as he could.

Bearing shop closes after 81 years

BY WALDEN KIRSCH

The pending shutdown of the Bearing Service Co. at the corner of Northwest 11th and Everett streets marks the end of an era. It's the last industrial holdout in a neighborhood that has changed radically during its 81 years at 1040 NW Everett St.

Owner Brian Schutzler's grandfather started the engine-building business in 1929 on West Burnside and moved to this corner in 1944, long before anyone called it the Pearl District.

The building is a gem. It was designed by leading Portland architect Richard Sundeleaf (1900-1987), who opened his firm in 1928, and over the course of his career designed more than 3,000 residential and commercial structures around Portland.

The leasing agent for the space calls Sundeleaf's design "streamline moderne style, inspired by the machine age and aerodynamics."

The building is not protected by the National Historic Register, though its air rights have been sold, making it less tempting to redevelopers.

In the meantime, we can all enjoy Sundeleaf's wonderful wall of north and west-facing windows, and its unique recessed curved glass block corner entry, and, if you peer in any window, all kinds of exotic mysterious old engine parts.

NOBBY NEWS

Vol. 31, No. 7 "News You Can't Always Believe" JULY 2025

Trail Blazers would be at home here

Nobbys just acquired a Portland area kick ball team and is looking to expand operations.

The local bar is making a run at buying the Trail Blazers, we just need a year to raise the money and to have Greg Hermens operate a team (kick ball) for a year.

We're going to raise the money through the lottery. With a weekly ten-dollar ticket on Power ball, Mega bucks, Mega Millions, and Win for life, we only have to hit the jackpots a few times in the next year and we'll have a down payment. We'll then consider changing the name to the Portland Trail Burgers.

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GREATER NORTHWEST PORTLAND DEVELOPMENT MAP

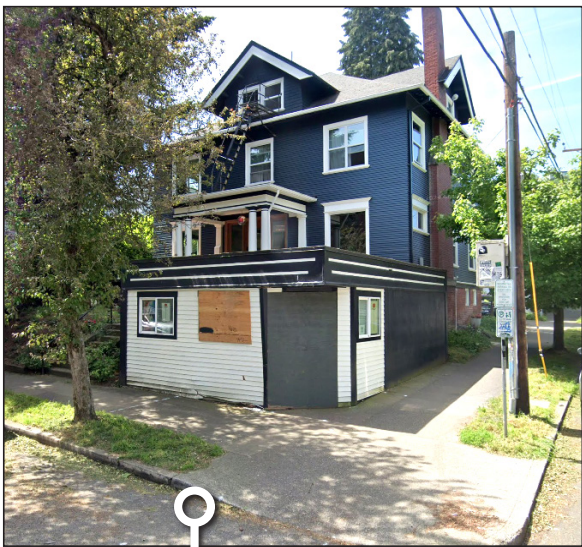
425 NW 23RD AVE.

The Westover Dental building at 425 NW 23rd Ave., vacant since a serious fire in 2021, has remained vacant and derelict since then. It is owned by Kenneth Davis of Portland. The Northwest District Association is seeking his cooperation in better managing the property.



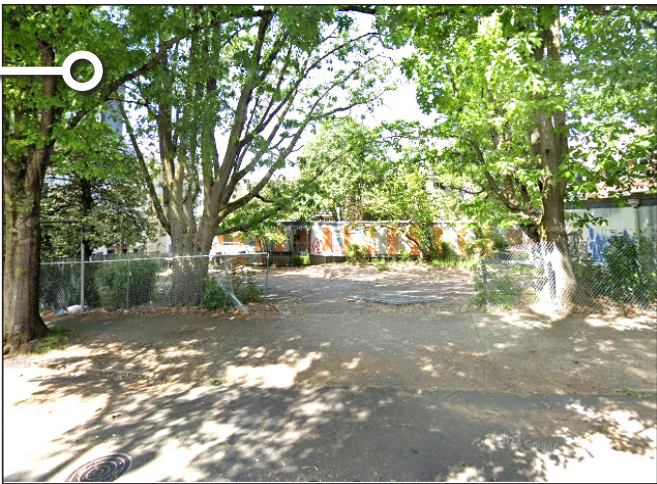
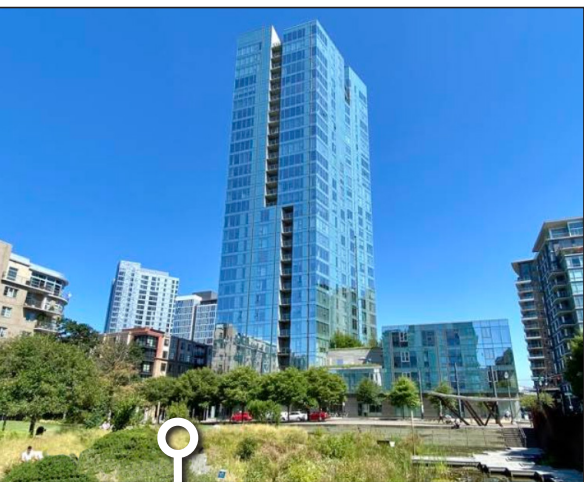
435 NW GLISAN

Cynthia Casas, owner of Equanimity Wellness, is remodeling the storefront of her building at Northwest 22nd and Glisan streets for a community acupuncture practice. A deck will be built on top of the store.



COSMOPOLITAN

A \$30 million-plus HVAC replacement project at Cosmopolitan on the Park, 1075 NW Northrup St. will begin in October. Homeowners in the 28-story condominium tower are underwriting the work while suing the developer and construction contractors over a system causing perpetual heating and cooling breakdowns.



1541 SW MARKET ST.

A company controlled by Lane Lowry faces foreclosure by Dec. 31 for \$150,000 in delinquent property taxes on its derelict property at 1541 SW Market St. Lowry can retain the property by paying the debt by Oct. 30.



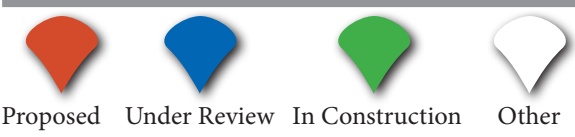
735 NW 21ST AVE.

Northwest neighborhood association volunteers have contacted the Florida-based owners of the former City Market, which closed in 2019, to ask them to correct graffiti and vandalism problems.



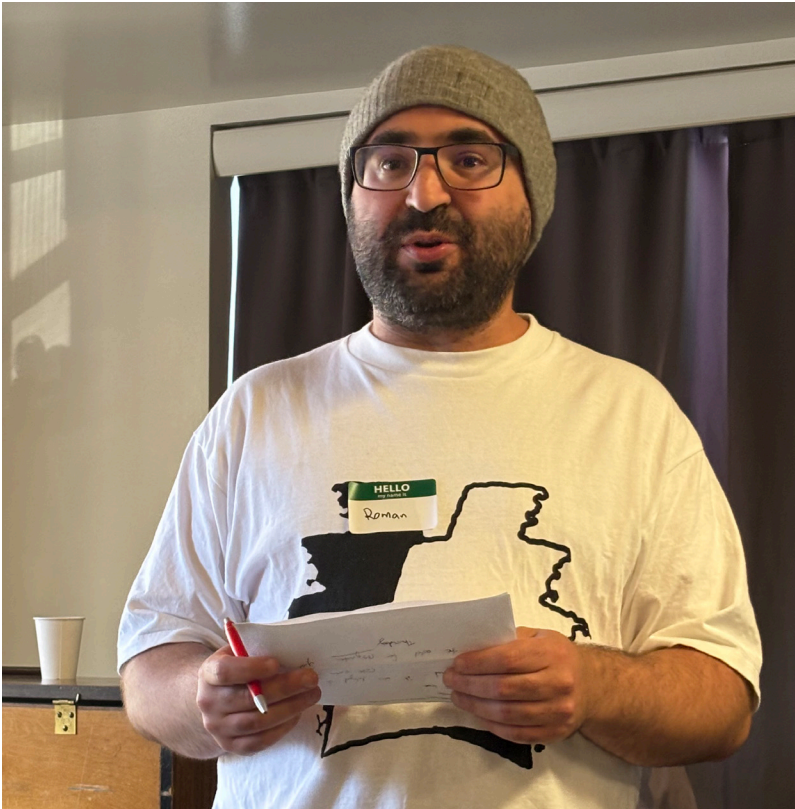
GOOSE HOLLOW LOFTS

Portland Housing Bureau is buying the 61-unit Goose Hollow Lofts, 1450 SW Jefferson St., to use as affordable housing for households earning less than 50 percent of the area median income. The purchase price of \$6 million, just under \$100,000 per unit, comes from the Metro Affordable Housing Bond.



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

"Food Front" cont'd from page 1



Food Front President Roman Shvarts failed to answer criticisms of his leadership.

Co-op leaders called out

BY ALLAN CLASSEN

Kate Fulton, the dissident Food Front Cooperative Grocery board member her colleagues had been trying for weeks to remove, stood before a packed room of members July 1 and testified.

Fulton opened the meeting with a 15 minute recitation of the abuses, mismanagement and contempt for membership by board chair Roman Shvarts and board member Sanela Ruznic. Then she called for both to step down.

The audience of about 100 erupted in cheers, whoops and applause, some standing to express their gratitude toward someone in power at last challenging the board, a board that had for 18 months thwarted a purchase offer from Market of Choice in order to chase two buyers who eventually withdrew their offers.

Fulton charged the pair with attempting to “suppress membership and subvert their right to choose and play a role in their co-op. This co-op belongs to the members, not the board of directors.

“Roman and Sanela have threatened me by email and phone. They have held multiple secret board meetings that do not meet the quorum minimum of three board members and have done so without recording minutes or content.

“I have lost every shred of respect from this incident, and I have demanded that they resign, as dictatorial leaders do not belong on a co-op board. They have refused.

“We have a problem. Therefore I am formally and publicly asking Roman and Sanela to resign from the board of directors,” she said.

Calls for their removal poured from several voices in the audience, and a motion to that effect would have presumably passed, but Shvarts and Ruznic insisted on responding. Shvarts gave a rambling defense of inaction on Market of Choice, but neither he nor Ruznic spoke to the heart of Fulton’s condemnations.

Each time Ruznic attempted to speak, Shvarts gestured to her to remain silent.

While the pair struggled to present a counter-narrative, Fulton stood at the lectern and controlled the meeting, recognizing members wishing to

speak and calling for order when she deemed comments had gone off-track. The former outcast was now in charge of the moment and perhaps the future of the co-op.

Members came to the meeting with uncertainty as to whether Market of Choice was still in the game after its CEO, Rick Wright, had died unexpectedly two days earlier. Fulton said that Wright’s son and successor, Zach, had since confirmed that the company still wanted to purchase the property, though the price had fallen from \$1.9 million to \$1.5 million since its original offer in 2023. The offer also includes a \$100,000 donation to Friendly House, the local agency often mentioned as a possible recipient of any surplus that might result after a sale.

The board agreed that there was another attractive offer on the table; \$2.2 million from a local property investor who intends to find a retail operator. When questions about the source of the offer arose, Mark Neu stood up and revealed himself.

Out of friendship to Rick Wright and loyalty to Wright’s role as his business client, Neu said he would not compete for the sale against him.

Asked if that position had changed since Wright’s death, Neu said, “If his family wants it, I don’t.”

Neu said he has no interest in residential development, but he could not guarantee that he could find a grocery tenant, the clear preference of co-op members since the store at 2375 NW Thurman St. closed two years ago.

That may leave only one offer on the table, Market of Choice.

The board promised to schedule an official meeting next week to at which decisions can be made. There was also a call for additional board members.

Shvarts’ loss of control was evident in his answer to Dan Anderson, a long-time co-op member whose membership was revoked last year for criticisms of the board, one of five members kicked out under Shvarts’ leadership. All five of them attended the July 1 meeting in defiance of their banishment.

Shvarts told Anderson he would be eligible for a board seat if he agreed to “be impartial.”

COMMENT ON NWEXAMINER.COM
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Stadiumhood showed up in Salem to remind the state what oversight looks like

BY MICHELLE MILLA

Several stadium-area neighbors testified at a special hearing on House Bill 3956 before the Joint Committee On Addiction and Community Safety Response on June 16.

This measure addresses the lack of accountability across public safety and public health systems. It’s the kind of systemic gap that’s allowing a revolving door of repeat, untreated crises at our doorsteps.

The hearing was pulled together by Rep. Christine Drazan of Canby, who made space for residents to speak from lived experience.

“This is their fight,” Drazan said. “This is their concern. These are their lives.”

For those of us who have been trying to raise red flags at the local level for months (or even years), it was meaningful to hear that said out loud in that room.

We spoke candidly about the open-air drug use next to schools and about organized street-level dealing posing as outreach. About how the people living on our streets are being failed.

Karen Chirre, owner of Stadium Superette, said she was concerned about the perspectives of outreach volunteers, stating, “I was alarmed to learn that those workers believe individuals must remain on drugs to cope with their trauma.”

Cathedral School parent Michael Goodman testified that he was not there to debate the merits of harm reduction when he said, “What’s been happening in my neighborhood around my kid’s school has nothing to do with thoughtful public health. I’m here to ask the adults in the room to step up and stop acting like our kids don’t matter. Yes, we live in



Rep. Christine Drazan has been listening to Stadiumhood neighbors.

a city, but our kids shouldn’t be threatened by drug addled strangers outside their classrooms.”

Northwest District resident Laura Curry highlighted the Environmental Protection Agency’s Policy on Children’s Health, which reflects scientific findings that children face heightened risks from environmental exposures compared to adults.

“I and my neighbors in Stadiumhood have documented proof that the city of Portland is placing children at risk through environmental exposures in the form of used and discarded needles. Additionally, Hepatitis C is transmitted by any bodily fluids. Discarded needles find their way into our water and our parks,” Curry said.

The hearing was also covered by the media, which we hope helps more people across Portland understand that what is happening isn’t isolated to our community. This is a systemwide pattern, and HB 3956 is one way to untangle it.

Michelle Milla chairs Stadiumhood Neighbors.

Update

Stadiumhood Neighbors was invited to testify at what is known as a content and direction hearing, as the measure is now in committee. I’ve been told that one of the co-chairs of the committee is opposed to the measure largely because they view it through the lens of bodily autonomy, a framework that gained traction during the AIDS/HIV epidemic, when clean needle access was a life-saving strategy.

But we are in a different crisis now. The fentanyl epidemic is faster-moving, deadlier and often involves people who cannot care for themselves. Distributing needles and paraphernalia today without oversight or pathways to stability is fueling our crisis.

There are no safeguards in place to prevent such distribution around schools. I see it as a two-part issue, and our workgroup will address the interplay of both.

We also have Sen. Lisa Reynolds (D-17th District) and Rep. Dacia Grayber (D-28th District) interested in participating. The bill will then hopefully be poised for a vote in the next session in early 2026.

We plan to stay involved and keep showing up. It’s a promising step toward a more balanced and accountable system where harm reduction doesn’t mean community harm and where neighbors are treated as partners.

Michelle Milla chairs Stadiumhood Neighbors.



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Portland’s new government performs as intended, but not as promised

Two citizens who worked on the transition share perspectives

BY ALLAN CLASSEN

Longtime Northwest District activist Juliet Hyams co-chaired the Government Transition Advisory Committee that spent two years monitoring the rollout of Portland’s new government structure.

The charter reform package approved by voters in 2022 had two primary goals:

Greater inclusion of previously under-represented sectors in city leadership and

Improving the accountability and efficiency of city government.

Hyams gives charter reform high marks on the first point, but something less on the matter of transforming the way the city does business.

“Six months in, the silos are alive and well,” she said, referring to bureaus acting in isolation and duplication, wasting money and missing the potential of collaboration.

Instead of saving money, charter reform has introduced new expenses that “I don’t think they can afford.”

That includes the hiring of a new layer of assistant city administrators, the expensive remodeling of City Hall and the projected opening of district council offices.

“The process drew resources away from acute social and financial problems in the city,” she said.

Citizen engagement has been further degraded by City Hall, a process that began in 2017 under former City Commissioner Chloe Eudaly and has gained momentum even after the new government was installed, she said.

The Office of Community and Civic Life, which by code is required to serve neighborhood associations, has instead functioned to minimize the role of neighborhoods in city governance, she said.

As the city established boundaries for new council districts, no input was received from GTAC or neighborhood associations.

“The Office of Civic Life said that neighborhoods supported the decision [on boundaries], which was patently false,” Hyams said. “I think they’re a problem.

“Now neighborhoods are under-resourced and no longer have training or staff support at meetings. It feels like neighborhoods are largely on their own.”

Hyams did first-hand research on how citizen engagement was working under the new government by observing the Northwest Parking Stakeholders Advisory Committee, one of 83 such citizen bodies administered by the city.

“The Northwest SAC is the poster child for a dysfunctional advisory committee,” she said. “I’ve never seen anything like it.”

The city shut down the committee for six months for what Portland Bureau of Transportation staff deemed disruptive behavior, and though meetings have resumed, they are now chaired by a PBOT consultant rather than the committee’s elected chair.

With all those criticisms, why is Hyams optimistic about the city’s new structure?

“Council is much more diverse now,” she said. “In fact it’s half women, [which] helps offset the glaring lack of gender justice initiatives.”

“Eastside districts are—for the first time in recent memory—seeing councilors in their neighborhoods.

“Ranked-choice voting went smoothly and delivered as promised,” she said.

As for three council members from each of the four districts, “I think it’s working well.”

Even if the silos remain rooted in city government, she believes the means to overcome the pattern is in hand.

Another viewpoint

Joe Hertzberg, who lived in Willamette Heights many years, served with Hyams on the GTAC, then resigned in frustration before the new council was seated.

“I am especially disappointed in the community engagement element of our charge,” Hertzberg wrote in his resignation statement last November.

“We worked our hearts out making presentations and trying to forge relationships,” he said. “Community engagement was a box to check rather than a partnership to celebrate.”

Hertzberg was never able to impress upon the committee or its staff the historic significance of Portland’s citizen participation system, formalized in 1974 with the establishment of the Office of Neighborhood Associations. Portland land-use policy and periodic updates of its Comprehensive Plan have been built on an engagement system and practices centered on the fulsome citizen participation he saw as transformational.



Juliet Hyams says charter reform hasn’t fixed all of the city’s problems, but it provides a better way to get there.

Those values were adopted by City Council in 2010 as Public Involvement Principles, a document no one else at the table seemed aware of.

“The whole neighborhood movement was seen as part of the problem,” Hertzberg said.

“We had the best seats in the house, but we weren’t actually able to influence what would happen,” he reflected of his role on GTAC. “For a long time, I thought we could.”

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The tree that endures on Cumberland Road



Artists Kathryn and Paul Waters turned a stump into a sculpture and added mosaic panels. Bonnie Harris approves.

By ALLAN CLASSEN

A tree grew on Northwest Cumberland Road, and Bonnie Harris loved it very much. It was there when Bonnie and her husband, Bill, bought their home in 1970.

It was a very large, 100-year-old Cedar of Lebanon tree, and it was like no other. She watched it every day and thought it was “very sweeping and beautiful.”

She was sad when the city told them that their cedar tree would have to come down because it was leaning and might fall into

the street.

One day Bonnie’s neighbor, Kathryn Waters, was walking by, and she shared how upset she felt to be losing her favorite tree. Waters is a sculptor who does art projects with her husband, Paul, and they had an idea: They could turn the stump into a sculpture that would continue to watch over their street for many, many years.

So they worked out a plan and Kathryn and Paul got to work. They decided to add flowery ceramic mosaic pieces along the retaining wall. The whole project took four

months, and something happened as they worked.

Neighbors walking by stopped to talk to them. Everyone seemed to take an interest in the sculpture project.

“We met many, many of our neighbors and found out how interesting they are,” Kathryn said. “It was delightful how much people wanted to engage.”

Kathryn is so glad they did it. In fact, she said she might do more public art projects for people who have stories to keep alive.

“It’s probably the most fun thing we’ve collaborated on,” she said. “It made us feel much more at home.”

Some think the sculpture is really Bonnie looking down the street, watching over her neighborhood. Bonnie doesn’t know about that, but she feels better knowing it is there in sentry position.

One of their neighbors, Phil Jones, said this would make a good story for the newspaper, so he wrote the NW Examiner and reached a friendly man who said, “Sure, we can do that.”

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Welcome by appointment



The Washington Park Reservoir was open for a “sneak peek” June 14, with speeches, tours, prizes and vendor booths. The \$211 million construction project took nine years.



Pearl District seniors exercised their right to assemble and speak in safety and accessibility at Fields Park during the No Kings rally. “We are protesting the administration’s continued challenges to the rule of law and to our Constitution, both bulwarks of a strong democracy,” wrote Joan Morris.



The price of guest parking permits in Zone M, which covers most of the Northwest District, rose from \$2 to \$12.70 per day. They must be purchased in blocks of 10. The Portland Bureau of Transportation said it is “meant to better reflect the true cost of parking in a pay-to-park district.”



Lincoln High School class of 1965 graduate Dana Cress was honored at this year’s graduation ceremonies for her work leading the school’s alumni association and presented with flowers by 2025 graduate AJ Reverman, her grandson.



Recent graduate Aurora Miner hated to leave her apartment in Blackstone Hall at Portland State University. But she hates even more the thought that this 1930 building and the 1917 Montgomery Court (with picketers in front) are set to be demolished by the university.





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