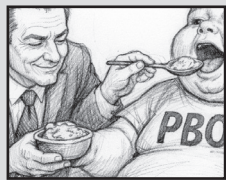


INSIDE



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Say no to PBOT tax schemes



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Flower Power in Old Town



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Development Map

MARCH 2026/ VOLUME 39, NO. 7 **FREE** SERVING PORTLAND'S NORTHWEST NEIGHBORHOODS SINCE 1986 [nwexaminer](#)

Bike cop Eli Arnold gears up for another run

His views confound easy assumptions

BY ALLAN CLASSEN

Only in Portland could an ex-military man and current cop also be a Bernie Sanders supporter.

Eli Arnold, who narrowly missed election two years ago, defies easy categorization. A sunny dispositioned Central District bike cop, he seeks practical solutions to the city's problems, not global ideological forays. He was also chosen as a delegate for Sen. Sanders in the 2016 Oregon primaries, and he says he still likes the Vermont socialist.

Arnold flew a Blackhawk helicopter for the Army in Afghanistan, but his fondest memory from his military service was running a community garden while stationed in Georgia.

"I helped start a neighborhood garden in the very poor neighborhood I lived in," he said at his campaign kickoff in January. "People showed up. They took responsibility. We got to know each other. We were instantly on the same team. When I came home, building a stronger community is what I wanted to work on."

"It was an amazing experience and I wanted more of it, so I left the Army, returned to Portland and became a

Continued on page 6



Eli Arnold considers the highlight of his military career helping at a community garden for poor families near his base. Photo by Walden Kirsch



NW Examiner subscribers brought their thoughts and good intentions to the table. Photo by Walden Kirsch

City says shelter is making Pearl District better, locals disagree



City officials say conditions in the Pearl District are improving, but neighbors who keep an eye (and a camera) on the street say otherwise.

BY ALLAN CLASSEN

The Northrup Street Shelter has taxed the city's capacity to maintain order across the Pearl District. Despite extra staffing, special cleaning crews and other costly efforts to control the spillover impacts, it has fallen short in the eyes of neighborhood volunteers, who measure performance daily and publish illustrated reports.

The local resistance was not well received in City Hall. Even Rob Layne, the one city official who has engaged with the NW Examiner on this issue, didn't want to hear it. Layne, the spokesperson for Mayor Keith Wilson's Portland Solutions program, had previously made it a practice to provide answers and had far-ranging phone conversations with the Examiner.

But after reading the latest criticisms about consequences of the shelter written by Linda Witt, who chairs the Pearl District Neighborhood Association Shelter Oversight Committee, Layne had had enough. In a Feb. 12 email to the Examiner, he wrote:

"It sounds like Linda is kind of directing your story here, which makes me feel pretty uncomfortable. ... I am not going to react every time Linda sends the media a response."

Layne asserted his qualifications.

"As a data and methods expert (I have a Ph.D. in organization and health communication, with an emphasis in methods and data analysis), using AI to evaluate public dashboards lacks

Continued on page 8

You have a better idea?

We asked NW Examiner subscribers if they had any ideas for the good of the city ... and they did.

About 30 people responded to our invitation to join a small discussion session to interact on the topics stirring their hopes and imaginations.

Three clusters of issues emerged from the first forum, attended by nine readers on Feb. 21:

- Government structure
- Fixing the streets
- Homelessness

Continued on page 14

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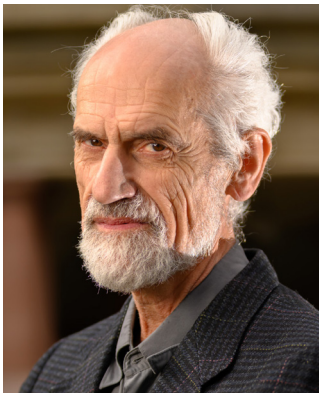
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Tax schemes evade central issue

The Portland Bureau of Transportation is in a financial hole—through circumstances beyond its control, it would have us believe—and it needs big money fast. Reserves of \$63 million have drained to nearly zero, and 66 staff positions have been cut as the bureau braces for budget deficits predicted to reach \$27 million over the next two years.

Above it all, a maintenance backlog of \$6.6 billion continues to rise.

The entire bureau has geared up, preparing charts and figures for public presentations around the city. They want to know what new taxes and fees might be tolerated.

The search for clever funding strategies is boundless. PBOT fees could be added to utility bills to collect up to \$47 million a year. This idea has the “advantage” (depending on one’s point of view) of being relatively invisible to consumers, who might not notice why their utility bills go up.

Another new revenue stream could come from charging city bureaus and companies that cut through paved streets to work on underground infrastructure. That could produce up to \$22 million a year. The Water Bureau or electric company paying the fees would pass it on to their customers, however, so it’s mostly a matter of switching dollars from one pocket to another.

Home deliveries by companies like Amazon or Grubhub could also be taxed. Most find the double-parked vans an annoyance. Taxes paid by other people or unpopular activities go down easier, which seems to be the sweet spot for these funding innovations.

The Biden administration was particularly generous with grants to Portland, but that train has stopped. The state of Oregon cannot be counted on to make up the difference. A \$385 million transportation package failed at the Legislature, and PBOT officials doubt the package can pass via referendum.

That leaves the city itself and the willingness of the Portland City Council to enact a PBOT bailout. But who is looking under the hood to see how the bureau is spending what it has? PBOT has boosted staffing levels with short-term federal grants, adding the equivalent of about 100 full-time workers in 2018. The bureau now has more than 900 employees. How many does it need? Don’t expect to get an



An interpretation by ChatGTP

answer at the PBOT workshops.

My window into the soul of PBOT is the Northwest Parking Stakeholders Advisory Committee, which meets monthly to guide spending of parking meter revenues in the Northwest District. The meetings are chaired by a DEI consultant who condescendingly leads participants through deep-breathing exercises and a recitation of behavioral norms at every session.

About five staff members attend each meeting, justifying taking their hourly compensation from the pool of money designated for neighborhood-recommended projects. Most of the neighborhood’s share has been spent subsidizing transit passes, Bike-Share and scooters, with inadequate information to know whether the subsidies are producing results.

Thirteen years since the committee was created, the process has yet to produce a visible project initiated by neighborhood representatives. Instead, it continually steers funds toward projects PBOT wanted to do anyway. Amid universal clamor to fix the rutted northern half of Northwest 23rd Avenue, PBOT says not until the street rebuild associated with the Portland Streetcar extension moves for-

ward—a project neighborhood representatives have consistently opposed.

Meanwhile, PBOT spends freely for unpopular lane closures, traffic diverters and excessive bike infrastructure—that most neighbors consider worse than doing nothing—because they meet an ideological criteria thriving on thin air.

These are issues that more PBOT funding will not resolve.

PBOT has proven itself hostile to neighborhood concerns while creating a labyrinth of programs and processes that waste money and do things people don’t want. Could some of the “ideological missionaries” be trimmed from the budget so we have enough resources to fix the potholes? Let’s re-envision the bureau from the ground up.

Instead, we are asked for patch-in funds that would forestall such a reckoning. It’s akin to filling potholes when a street rebuild is needed, a metaphor even PBOT people might comprehend. ■

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.

Remote work

I believe the editor has it right on this one [“Remote workers win, city loses,” February editorial].

Show up at work as asked by the mayor or find another job. Portland needs to show it is a vital city and its workers show up for work. People who are fortunate enough to work for the city need to walk around and use the city. Then they will know what is

going on, because they can see it and be using it.

Also, they then can speak with authority about what needs to be done to make it a better place to live and work. Working at home “just because it is technologically possible” does not make it better for Portland. It is a part of the false promise that technology makes things better for people. Sometimes it does, often it does not.

There is no Portland community if the people don’t show up. Work at home leads to some obvious contradictions, one being that a great number of people can just live somewhere else and still be working. Portland is suffering from consequences of this false promise.

If city workers do not show up, one day there may be no Portland at all.

David Spangler
NW Pettygrove St.

Mayor spineless

I heartily agree with your editorial. What a shame that our current mayor has no backbone. Are the city fathers going to make themselves known and get Portland accountable to its voters and taxpayers?

Marc Y. Green
SW Vista Ave.

Cont'd on page 5

The NW Examiner

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Mickey Lolich



Michael Stephen "Mickey" Lolich, who grew up in the Northwest District and became a baseball World Series star, died Feb. 4 at age 85. He was born on Sept. 12, 1940, in Portland and graduated in 1958 from Lincoln High School, where he led the baseball team to the 1956 state championship. He pitched 16 seasons in the major leagues and was the most valuable player in 1968 for the champion Detroit Tigers. He is No. 23 in career strikeouts with 2,832. He is a member of the Oregon Sports and Portland Interscholastic Leagues halls of fame. After his baseball career, Lolich operated a doughnut business in suburban Detroit for 18 years. He is survived by his wife, Joyce; three daughters; and grandchildren.

Joan Horstkotte



Joan Horstkotte, a longtime Portland Heights resident, died on Jan. 19 at age 99. Joan Preble was born in Portland on Feb. 4, 1926, and graduated from Grant High School. She received a degree in English from the University of Oregon and had a career as an executive assistant at Norris & Stevens. She was president of Youth Villages, where she served as interim executive director and chair of the foundation. She helped found the Portland Parks Foundation, the Children's Charity Ball and the Berry Botanical Garden. She was also president of the Portland Garden Club and was a member of the Town Club and Multnomah Athletic Club. In 1955, she married Fred W. Horstkotte Jr. He died in 2020. She is survived by her son, David; and two grandchildren. Her daughter, Nancy, predeceased her in 1986.

Laura S. Meier



Laura Carolyn Meier, a longtime Goose Hollow resident, died on Feb. 3 at age 98. Laura Schwartz was born on Sept. 18, 1927, in New York City and graduated from Hollins University in Virginia. She married Roger Meier in 1952. She co-founded Women of Good Sam and served on the boards of the Junior League, Portland Garden Club and Legacy Good Samaritan Medical Center. She was a trustee of the Portland Art Museum and treasurer of Dreamers Investment Group. Her husband, Roger, died in 2006. She is survived by daughters Alix Goodman and Jill; and four grandchildren.

Frances 'Quinland' Porter



Frances "Quinland" Porter, who lived in Portland Heights almost her entire life, died on Feb. 7 at age 93. Frances Daniels was born on March 17, 1932, in St. Louis. She attended Ainsworth Elementary School, Oregon Episcopal School and graduated from Lincoln High School in 1950. She received a bachelor's degree in English from Smith College in 1954 and a master's degree from Yale University. She returned to Portland to teach English literature at Lewis & Clark College and Reed College. In 1963, she married Richard Porter. She was a member of Ascension Episcopal Church, was a docent at Portland Art Museum and served on the board of the Portland Revels, for whom she performed many years. She is survived by her children, Frances Quinland Porter, Sarah Porter-Braun and John Quincy Porter; and four grandchildren. Her husband, Richard, died in 2022.

Margaret Pays



Margaret Mae Pays, who grew up in the wartime Guilds Lake housing project and graduated from Lincoln High School, died in Sandpoint, Idaho, on Feb. 18 at age 85. Margaret Gillett was born in Portland on April 16, 1940. She married Frank Pays in 1960, and they lived in Aloha. She worked for Safeco Insurance. Her husband, Frank, died in 2005. She is survived by her sons, Frank and Todd; sister, Barb Gerhardt; six grandchildren; and two great-grandchildren.

Niels Grannatt Brownlow



Niels Grannatt Brownlow, who grew up in Portland Heights and graduated from Ainsworth Elementary and Lincoln High School, class of 1965, died on Jan. 23 at age 78. He was born on Nov. 12, 1947, in Portland. After graduating from the University of Oregon, he built a career in real estate. He married Bernice in 1988. He was a member of the University Club and helped organize Lincoln High School's 150th Anniversary celebration. He is survived by his wife, Bernice; children, Cameron, Morgan, Megan and MacGregor; sister, Ann Davis Gloekler; and six grandchildren.

Death notices:

MICHAEL M. BRAND, 94, former president of Catlin Gabel School board.

EDWIN COHEN, 74, 1970 graduate of Lincoln High School.

MARK FRIEDMAN, 68, attended Metropolitan Learning Center.

JANET GORSLINE, 87, a teacher at Good Samaritan School of Nursing.

ARDIS KOWITT, 98, member of Congregation Beth Israel.

CICERO HUNT LEWIS III, 83, a member of Multnomah Athletic Club

JOHN ONDER, 84, the developer of The Westerly.

BERNETTA "NETTIE" PLAYFORD, 92, worked at Legacy Good Samaritan Medical Center.

STEPHAN SOIHL, 83, an artist and founding member of Blackfish Gallery.

ELAINE ZEHNTBAUER, 81, member of Multnomah Athletic Club.

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detail of image:
Rebecca Boraz



The colorful flower sculpture sited in Couch Park for the Winter Lights Festival did not bring joy to everyone.

Eyesore flower

Regarding that hideous new gigantic flower statue that they put in Couch Park [“Bright lights, big city,” February], we neighbors were not consulted about it, and I am sure neither were environmental impact experts. Apart from being an eyesore, it is bringing more annoying light to birds and insects at night who live in the park and are already impacted by the street lights. And I believe the money could have been put to better use.

Alfred Schultz
NW Flanders St.

Boring is good

To use Olivia Clark’s personal descriptive adjective of being “boring” for focusing on nuts and bolts issues, I say,

“Boring is good.” It depicts a sensibility and maturity grossly lacking in the radicalism of the Peacock caucus and their following.

That is to say, hostility toward our own police force and indifference to most citizens’ concerns. Instead, these Peacocks obsess over reshaping everything about our city in their narcissistic image.

Karla Powell
NW 11th Ave.

Don’t raise parking rates

I live half a block from Cinema 21 in Zone M and sometimes look for parking two or three times a day, and I always find it without all that much trouble [“City considers raising parking costs,” February].

But my friends are complaining about how much the parking costs. It’s high enough. Don’t make it higher. Spend time and money on real problems.

Charlotte Rubin
NW Irving St.

Community garden

I would like to express my support for the notion of putting in a community garden, even if temporary, in the area of NW 20th and Pettygrove [Letter to editor, February]. At the moment this area is an eyesore. One can only imagine the potential roadblocks the city and perhaps the developer might put in the way of this idea. But nothing ventured, nothing gained! Count me in for work and a donation.

Michael Wall
NW Quimby St.



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“I didn’t become a police officer until I was 37. ... It’s taught me a lot about the city and local needs. But it’s not my identity.”

“People deserve to live their lives without stepping over needles, without hearing screaming outside their windows in the middle of the night.”

“I don’t think people want to see that partisan struggle from national politics brought down to the local level.”

“Bike cop” cont’d from page 1

police officer,” he said.

He has lived in Sellwood since 2016.

Arnold shared his thoughts on the current race with the NW Examiner on Feb. 25. The dialogue has been edited for brevity and clarity.

What did you learn from your defeat in 2024?

I learned a lot about campaigning. It’s just about reaching the largest audience possible, and that election was terribly crowded, 30 candidates and coming from a position without a lot of connections or political background. It was a lot to overcome. What I’m hoping

for this time is a lot fewer candidates, a better chance for the public to really dive deep on each one and to build on the network and connections I made last time.

(Arnold said he had 196 donors at this point in the race in 2024. This year he has 450.)

Were you seen as the “cop candidate”?

I think I was. It was both a help and a hindrance. A help for people whose primary concerns were public safety, public drug use, things like that. On the other hand, I think people had a lot of assumptions about what police officers must believe and who they are and

what they believe.

One of the big challenges is moving beyond that and showing that my range of views and opinions is much broader than what you might expect.

I didn’t become a police officer until I was 37 years old. I’d already been elected a Bernie Sanders delegate. I’d already had a whole first career, had children.

It’s taught me a lot about the city and local needs. But it’s not my identity.

What is something Portland is doing wrong?

We don’t act quickly. We’re in a very long downturn. It’s going to mean serious cuts in services. I think that really is the biggest challenge of the moment. ... It’s going to require really urgent and meaningful action, which is not something we’ve shown ourselves to be very good at.

How much money does the city need?

I’ve been looking at other city’s budgets for comparison. The first question is, do we have a revenue problem, or do we have a spending problem? So Boston and Denver are both larger cities than Portland. Both have budgets of around \$4.6 billion.

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Our budget is about \$8 billion. How are they managing to deliver services with 60% of the funds?

I think that's a big question that needs a deep bureau-by-bureau look.

You've talked about working with communities at the grass-roots level.

The community health and sense of well-being is something that is effectively tackled from the bottom, so being committed to a place where people around you have a feeling of safety, being welcome and on the same team, it contributes so much. That's something that government can't give you. Now issues like energy policy and economic policy ... require that we work at larger scales.

One of Portland's struggles is that we often look at issues as if we're operating in a vacuum. We're not looking at the context of what neighboring communities are offering.

Has being a candidate made you a better cop?

Truthfully, I feel like working as a police officer made me a better candidate, and it's because it got me connected to the issues. It got me talking to people about what they were struggling with ... and looking for ways that the government apparatus can help. It really humanized all of these things. I think a big problem is that people who work in politics, often they read about this stuff, but they don't see it up close.

Not one member of the council has actually gone to one of the camp

cleanups and attempts to move people into shelter that the mayor has been working on. Being present, talking to all of these people makes a difference. When homelessness isn't something you see out your car window when you're on the highway, it's different. I think that's really benefited me. Being a candidate helped me engage with a broader community.

Having a real story of what you've seen on the ground—it's different when you know somebody who has died because of policy, you know, by name. I really think government leaders should be seeking out firsthand contact with issues and not just responding to public discussion and trying to massage their way through.

One of the classic sayings in the army is: I wouldn't ask you to do anything I wouldn't do.

If you're voting on camp cleanups or deflection and you're spending tens of millions of public dollars, you should be willing to go, to be present, to talk to the people involved. I think it provides really useful feedback and helps prevent you from operating in just a theoretical space.

How is the Northrup Street Shelter working out?

We need to have sufficient shelter space: It's a moral obligation. It's also a requirement for our being able to able to enforce rules.

That being said, creating the shelters is only step one. We need to be making

sure that we're not causing harm to the community that it's sited in.

Between city and county, we spend a tremendous amount on outreach, but that outreach often doesn't actually reach out to people who are ... in the middle of a terrible addiction or have untreated schizophrenia or they're not able to access those systems effectively.

The shelter ought to be an intake point for those connecting to services. I would like to see that outreach move into the shelter. Every time somebody checks in, we ought to be saying, can we take you in the morning to drug treatment? Can we get you to the Old Town Clinic to see about refilling the medications you haven't been taking? It's not just about warehousing people but fixing an underlying issue.

What happens to the neighborhood?

When the shelter lets out, you have people who have severe problems released out into the community for the day, and there has to be enforcement of standards. You can't be using drugs outside. We don't want people having severe mental episodes on the street. Unfortunately, we're struggling with enforcement capacity, but we have to improve how we're handling the areas surrounding the shelters.

The community is doing its part and they're essentially welcoming these people in. We need to do our part to make sure it's not spilling out and harming everybody else. Other people deserve to live their lives without stepping over needles, without hearing

screaming outside their windows in the middle of the night, without being concerned about their safety.

Hands-off has limits?

If somebody in my household had a real drug problem, I wouldn't just say the nicest thing I can do is be hands-off. If somebody is struggling with untreated mental health problems, I wouldn't say just leave them alone, let them do what they want. Intervention is kindness. People who are struggling with these issues really need help. It's a misguided view of compassion.

Do you have a position on the Keller versus Portland State University auditorium?

It would be terrible to lose Keller Auditorium. I don't want to see a hole created in that neighborhood, so for me, preserving Keller is important.

What has the Peacock caucus done to council politics?

I don't think people want to see that partisan struggle from national politics brought down to the local level. ... I think that's been to the detriment of the city, particularly when we struggle to deliver services. I think we need to really focus on those basics and find common ground with each other to address real needs: the business environment and taxes and all the rest. ■

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Portland Police Bureau Dashboard – Reported Crime for Pearl: How much is the increase from Sept-Dec 2024, to Sept-Dec 2025.



“Piles of needles in the parks, nudity in the parks, people passed out in the streetcar stops ... fecal matter in the tree wells. All of this is occurring within a few blocks of the shelter.” –Linda Witt, Chair of Shelter Oversight Committee

“City says” cont’d from page 1

any confidence of fidelity,” he wrote. “Our analysis suggests that crime is decreasing in zones around the shelter, and that upticks in crime in the area are primarily due to increased enforcement by the Central Precinct of camping regulations. Camping reports have also decreased in the area based on our analysis of publicly available data.”

Witt said no AI was needed to understand the numbers on the Portland Police Bureau dashboard.

It showed an 18.4% percent increase in all reported incidents in the Pearl District in the first four months of shelter operation when compared to the same fourth months in 2024. “Drug and society offenses” were up 21.6%.

The other information source mentioned by Layne, the city’s shelter dashboard, lists only monthly occupancy levels at each shelter. It has nothing on crime and nuisance levels.

Beyond official dashboards, Witt said citizens have reported 1,800 incidents

to various city offices (and copied PDNA) since the shelter opened.

If Witt’s documentation was insufficient for Layne, corroboration soon came from other sources.

Chase McPherson is executive director of the Northwest Community Conservancy, a nonprofit underwritten by local businesses and residents to provide security and humanitarian outreach in the Pearl District.

“In trying to get [people] to the day shelter,” McPherson told PDNA board

members in January, “and then in the evenings into the night shelter, what we have noticed on our security team side is that between the hours of 4 and 8 p.m., we have a lot more people loitering about two to three blocks away from the shelter.

“Participants (or customers or clients) were told, ‘Don’t stand in line before an hour.’ Well then, they’re standing two or three blocks away, often in groups of ...three to as high as 20 to 25 at a time.”

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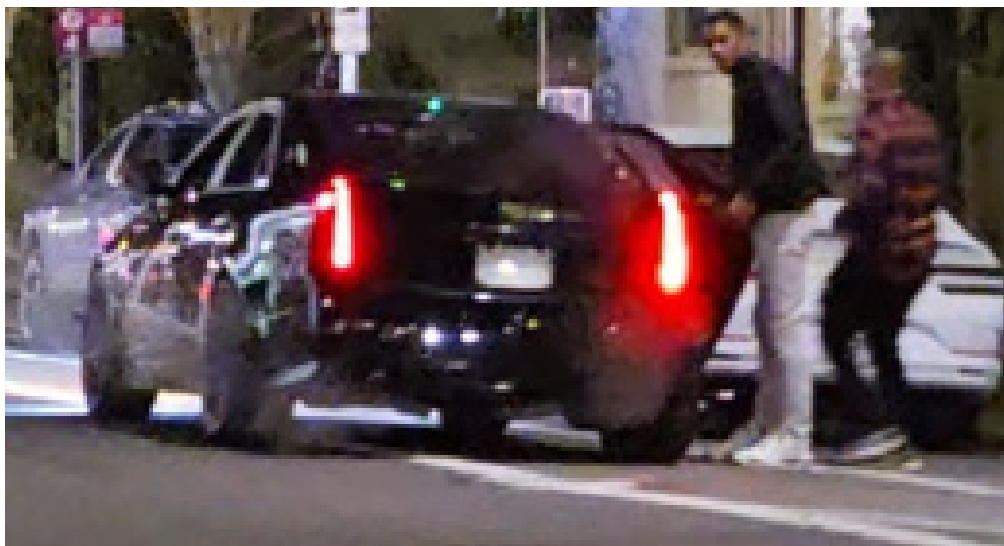
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Evidence of destitution, drug addiction and drug dealing in the heart of the Pearl District is hard to miss day or night.

The courts may weigh in before the debate is settled. Notice of a potential civil suit was sent to the city and the shelter operator on Feb. 18 on behalf of the owners of the 71-unit Oro apartment building, which abuts the shelter.

“My client believes it can prove in excess of \$5,125,000 million loss in value attributable directly to the operation of the shelter,” wrote attorney John DiLorenzo of Davis Wright Tremaine LLP.

“This calculation is based upon comparing net effective rent before shelter opening versus net effective rent thereafter, subject to a 5% capitalization rate plus additional operating expenses directly attributable to shelter mismanagement.”

Oro owners Robert and Paul Rudinsky told the Examiner that vacancy levels have risen, even as rents have had to be reduced since the

shelter opened last September.

The legal notice quoted Witt: “Piles of needles in the parks, nudity in the parks, people passed out in the streetcar stops, people passed out on the benches around Safeway, fecal matter in the tree wells. All of this is occurring within a few blocks of the shelter, in the heart of the Pearl ... The city overpromised on their ability to mitigate the effects of the shelter.”

Promises made

Witt said Wilson promised 600 people at a PDNA town hall last July that negative impacts from the shelter would be controlled.

“At the Portland Center Stage town hall, the mayor said that once the Northrup Shelter opened, the Pearl would no longer see people sleeping outside near the shelter or in the business district,” she said.

Wilson also said, “People aren’t

allowed to queue until an hour before the opening. And if they do so, they will not be given shelter.”

He later amended that to half an hour.

“We are working with Portland Streetcar as well and other transportation providers to transport folks to different resources,” Wilson added.

In September, that general statement was buttressed by an announcement of a shuttle to move overnight shelter guests to the Oasis Day Center in Old Town.

Recently, the daily shuttle service has been replaced by on-call transport for ADA individuals only.

“We’ve been sold a bill of goods,” Witt reacted. “It’s not just the shuttle. There is a broader pattern of backpedaling and unfulfilled commitments.”

Layne said no such commitments

were made.

City Press Officer Cody Bowman agreed with Layne and affirmed that “Our City Outreach Team has seen a demonstrable improvement in participants dispersing to the day center rather than remaining in the immediate area.”

Though not a party to the interplay in the Pearl District, Old Town resident Kevin Guin read about it in the Examiner and then shared his disapproval with Portland Solutions Director Skyler Bocker-Knapp.

“Rob Layne [having] this level of contempt for neighborhood volunteers trying hold the city accountable for their commitments is beyond unprofessional,” Guinn wrote. “The fact remains that the Northrup Shelter is driving down their quality of life.” ■

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Flower power coming to Old Town



The vacant lot at Northwest Fourth and Burnside as seen from the deck of the Topo Rooftop Restaurant in the Hoxton Hotel. All photos by Walden Kirsch



Marianne Copene, who developed the Flower Works project at P:ear, works in a Northeast Portland greenhouse in preparation for the opening on West Burnside Street.

Agency brings art, youth together to transform dicey area

BY MARILYN DEUTSCH

In a ratty, vacant lot in the heart of skid row at Northwest Fourth and Burnside, flowers are about to bloom. In the quarter block last occupied by Right to Dream Too, a self-governing homeless camp, raised garden beds growing everything from sweet peas, to poppies to delphiniums.

Prosper Portland recently green-lighted Flower Works, a project developed by an Old Town youth agency called P:ear. P:ear stands for Project: Education, Arts, Recreation. The 24-year-old agency mentors homeless teens and young adults between the ages of 15 and 24. They do that—in part—through work programs, including its latest—Flower Works

The city's development agency, Prosper Portland, owns the lot and is requiring P:ear to merely cover the costs of utilities, maintenance and security.

Beth Burns, a former English teacher, co-founded P:ear 24 years ago with a mission of helping young people decide who they are, what they want to do and how to get there.

"I'm always looking to expand ways for young people to develop skills and find what their passion is," Burns said, "and I feel like a connection to the land and being around cultivating something so beautiful can be deeply healing and inspiring for young people."

The Flower Works program is run by Marianne Copene, who came up with the idea. Copene is mentoring P:ear interns through the process of planting and growing, "from seed to soil to bouquet."

She will also teach them flower-arranging, and they will learn about the business of flower-selling. You will be able to buy these flowers in pop-ups around the city.

Copene brings 20 years of experience in both rural

and urban farming to the job, plus a commitment to help improve the neighborhood.

"I mean, honestly I think all of Old Town has its own really kind of very strong current of just – it's very sad, it's very desperate and I feel like it's heartbreaking in a lot of ways," she said.

Copene says everyone—no matter what their circumstances—deserves beauty, and beauty can be transformative.

She says flowers are nourishing in their own way: "I remember the first time I put flowers into someone's hands and I was like, saw what it did to their whole being. And I was like, oh, this is exactly the thing to do."

The flower beds won't rise up on Burnside for a few months, but the planting season has already begun in a 40-by-80 foot greenhouse in Northeast Portland's Cully neighborhood.

NOBBY NEWS

Vol. 32, No. 3 "News You Can't Always Believe" March 2026

Nobby's consider global expansion

Joe Lilly recently visited Antarctica in his far-ranging exploration of possible locations to extend the Nob Hill Bar & Grill's footprint. Lilly found some strong positives for expanding to the bottom of the world: local sourcing of fish, negligible freezer and refrigerator operating costs and ample free parking.

Which is not to say that some adaptations would not be need-



ed. Lilly recommended adding a long-sleeved version to the official Nobby T-shirt line and looking into higher-powered food warming stations. He said the locals, at least the two penguins who willingly posed for this photograph, are friendly.

BURGER COUNT
1,315,367

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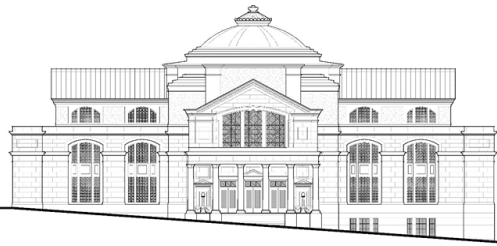
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Welcome by appointment



Cultural Center Annual Membership Meeting Slated for April 21, 2026

The Northwest Neighborhood Cultural Center (NNCC) will hold its annual membership meeting at 6:00 PM on Tuesday, April 21, 2026. As has been our practice in recent years, the meeting will take place as a Zoom hosted teleconference. Members of record as of March 16, 2026 who wish to attend the meeting will need to register in advance. Please watch our web site www.nnccpdx.com for more information about this meeting and the advance registration process.

Director nominees for the terms beginning in 2026 will be elected. The new Board will elect officers for 2026 immediately following the annual meeting. An update on the pending sale of the building, Board nominations, the Northwest Neighborhoods Fund and related matters will be presented.

If any member of the corporation wishes to nominate persons for Directors other than those proposed by the Nominating Committee, said member shall do so by delivering to the Secretary not less than ten (10) days prior to the Annual Meeting a petition signed by at least ten (10) members naming the nominee or nominees and stating that each nominee has agreed to serve if elected. The Secretary shall state at the Annual Meeting, prior to the election of directors, the names and qualifications of those nominated by petition. Nominating petitions may be delivered to the NNCC Secretary by US Mail at Northwest Neighborhood Cultural Center, P.O. Box 96116, Portland, Oregon 97296-6116.

Second Baka Umai Ramen Den opens



Robert and Sarah Greenup are ready to make some ramen at Northwest 23rd and Northrup.

BAKA UMAI RAMEN DEN, 1203 NW 23rd Ave., named “stupid delicious” in Japanese slang, opened its second location in the space last occupied by The Original Grant’s Philly Cheesesteaks. Owner Robert Greenup worked in the semiconductor business for 19 years before deciding to recreate the foods his Japanese mother prepared. The cozy semi-underground space seats 26.

Briefly . . .

WILDWOOD CHOCOLATES was a national Good Foods finalist for their chocolate raspberry caramels. Their chocolate bars and candies are inspired by Forest Park’s Wildwood Trail and tap into the foresty flavors of the Northwest: rosemary, fennel, chili and more. Pack a few for your next walk on the trail.

ART OF CATERING will leave the Pearl District in May for the bustling Central Eastside after six years at 1019 NW Everett. The Art of Catering will set up a new kitchen and event space at Southeast Second and Taylor streets at a site that is under construction.

NEW SEASONS MARKET laid off 85 workers this month, including employees at the Slabtown store on Northwest Raleigh Street. Rising labor costs were cited by management.

LOS BROS TACO SHOP is opening soon in the Uptown Shopping Center in the location where Phil’s Meat Market and Deli ruled for many years.

GOLD + ARROW SALON will be open on Northwest 11th Avenue between Couch and Davis streets next door to Porch Light gift shop. The salon’s first location, 302 NW Fifth Ave., will close. No date has been set for the move.

On March 9, **ONPOINT COMMUNITY CREDIT UNION** is closing its West Burnside location and opening a bigger, more accessible location at 407 SW Broadway in downtown Portland.

TRAIL DUST TATTOO, 1030 NW 12th Ave., just opened on the corner of Northwest Marshall and 12th. Hours are Monday, Wednesday and Saturday noon-6 p.m.

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Flower Works intern Gabe Lenig is preparing for employment in agriculture or floral work.

We visited the greenhouse recently where 23-year-old Gabe Lenig was planting dara cartoa—a black Queen Anne’s Lace type of flower. Lenig is one of two paid interns working on the project. Like many young people who find their way to P:ear, he was once homeless and jobless. He is now in transitional housing.

“So I’ve done a bit of gardening experience, not exactly large-scale farming or flower farming,” he said, “but I’ve had quite a few years of gardening, and then horticulture and botany are just things I’ve been interested in a while, so I was like, wow, this is a really cool opportunity that continues along with things that I’m already passionate about.”

Lenig spends 12 hours a week in the greenhouse, and is already beginning to sound like Farmer Gabe: “You can keep it really simple where it’s like dirt and water make plants grow, or you can get really advanced with it. These plants grow throughout different seasons and different bloom times and different base life. And so there’s quite a bit from starting to finishing that. I don’t even think you can finish. There’s always going to be something new.”

Copene thinks Flower Works may be life-changing for interns like Gabe. And while she is idealistic, she is not naïve about Flower Works efforts to beautify Old Town. She acknowledges there could be vandalism, but she thinks when people in Old Town start seeing a neighborhood eyesore turning into something the reaction will be profound.

“There’s something around physical labor and people witnessing physical labor that really, people hold respect for that,” she said, “I think anyone seeing that labor results in transformation ... and I’m so excited for the youth to be able to experience that, because I want them to recognize that their consistency in their work has the capacity to be transformative.”

Maybe the expression “Flower Power” isn’t so outdated after all?

P:ear will celebrate spring with a Flower Works pop-up event on Thursday, March 12, 2-5 p.m., at P:ear headquarters, 338 NW Sixth Ave. More information on P:ear is at: www.pearmentor.org/



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FRIENDLY HOUSE

A \$3.8 remodeling of Friendly House's 120-year old Brentano Building should be done by August. The project will increase preschool and after-school program capacity from 20 to 60 students and add another classroom.



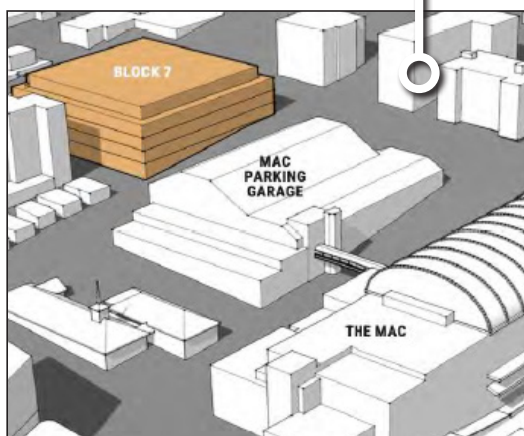
COHO THEATRE

Three theater companies sharing the CoHo Productions space at 2257 NW Raleigh St. have launched a \$4 million campaign to purchase the building and double the space devoted to theater. CoHo has been operating there since 2000, and it has shared the space in recent years with Third Rail Repertory Theatre and Portland Experimental Theatre Ensemble.



23 MARSHALL

CE John Co. of Vancouver, Wash., is about to begin construction on a four-story, mixed-used building at 1137 NW 23rd Ave., a long-vacant site once home to Quality Pie, a 24-hour diner that closed in the 1990s. The new building would have 50 residential units and limited retail space.



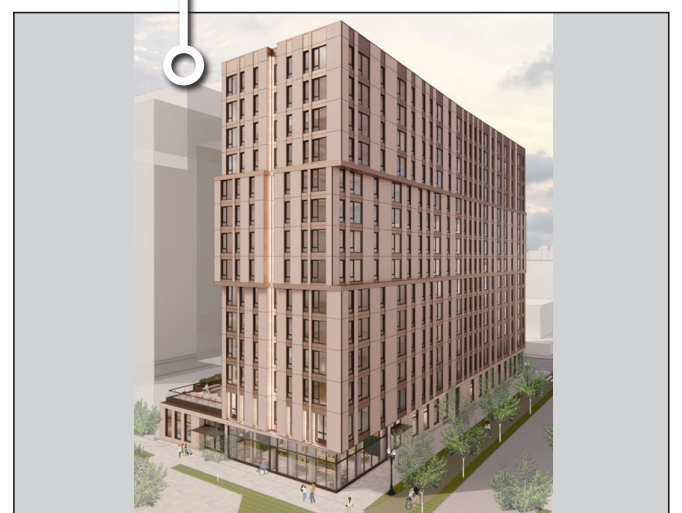
BLOCK 7

The Multnomah Athletic Club, having abandoned plans for a full-block high-rise on its Block 7 (surrounded by Southwest 19th, 20th, Main and Madison streets), has scaled back its aspirations. In January, the club floated the idea of a mid-sized building for internal operations, which could require a zone change.



FIREFIIGHTERS MEMORIAL

Work continues on the project to improve the Firefighters Memorial Plaza at Southwest 18th and Alder streets. A public campaign has so far raised about half of the \$1.2 million target. The mini-park is also a potential landing spot for a goose statue formerly standing on the Southwest 18th Avenue light-rail median.



NORTHWEST NINTH AND JOHNSON

Prosper Portland is seeking design and adjustment approvals for a 14-story affordable housing structure at Northwest Ninth and Johnson streets. The 229-unit building would be the first project on the former U.S. Postal Service land. The project would also include an early childhood school and workforce development center. Prosper Portland is seeking to cut the bike parking requirement from one space per unit to half of that.



This page produced entirely by Lincoln High School students.

The Cardinal Times

PPS students unite to protest ICE activity

By HANA FARES and CURTIS BEAUBRUN



Students yell chants such as “No hate, no fear, immigrants are welcome here,” walking to City Hall.

By HANA FARES

On Dec. 16, over 100 Lincoln students gathered in the commons at 1:55 p.m. for a walkout ending at Portland City Hall. Organized by Lincoln students, the walkout protested Immigration and Customs Enforcement’s (ICE) increased activity in the Portland metro area.

Sophomore Jasmine Hamilton was inspired to

organize the walkout by herself to advocate for the many who are afraid to speak out.

“I know that there are people around the country and in Portland who are afraid to speak up for themselves and others in fear that they’ll be targeted by ICE as well,” said Hamilton. “I want to be an advocate for those who can’t speak up for themselves.”

Hamilton also wanted to bring attention to ICE activity.

“I wanted to raise awareness around this situation while telling the federal government that we, as students, care and will not let our communities be terrorized,” said Hamilton.

An anonymous Lincoln student is afraid that more of their family will be racially profiled and targeted by ICE.

“My grandpa was deported. This was a while ago, but it still hurts,” said the student. “[It scares me] knowing that anyone in my family can be easily deported just off the way we look.”

Although Hamilton originally intended the walkout to only be Lincoln students, she was glad to see it spread to other Portland high schools, with some students joining Lincoln at Portland City Hall, and others protesting closer to their schools.

At Lincoln there has not been a significant presence of ICE. However, there has been at Roosevelt High School, making students at Roosevelt feel especially passionate about participating in the walkout, given that ICE agents have been targeting North Portland especially around Roosevelt due to its majority Hispanic population.

Roosevelt Junior Kaiya Batson said that in this school year, Roosevelt has had three lockouts to protect its students from ICE. Families in their community have been targeted, and students are afraid.

“[ICE] has been circling my school and the three elementary schools that are near my school,” said Batson. “[Hispanic students] risk the threat of being outside of my school, then being racially profiled, and getting abducted or questioned by ICE.”

Batson was proud of how many Roosevelt students marched up and down N Lombard St. to support those in danger of being targeted by ICE.

“We all decided as a community that it is more important to take a stance... because of how threatening our day-to-day lives are at Roosevelt,” said Batson. “Around 30-40 other people stood around in that circle and were just yelling chants back and forth... that shape is very unifying, especially in such a hard time.”

The anonymous student also felt supported by the number of people who attended the walkout.

“Knowing that there were other people also joining us who aren’t even a part of our community... felt really nice,” said the student.

In a time when there is fear in our community, Hamilton emphasizes the importance of speaking out.

“In a crowd of silence, you will hear that one voice, and that’s how things change. That’s how we build community, and that’s how we build safety for those who need it. That’s how we fight for the people who are being oppressed,” said Hamilton.

A Kung Fu world champion walks among us

By HANA FARES

In October, junior Marshall Brayton competed in the World Kung Fu Championships in Emeishan, China. After a decade of dedication and hours of practice, Brayton is now the Tai Chi world champion.

“You get to the competition, and you’re on the competition mat, you feel like you can do anything,” said Brayton.

Kung Fu is a broad term for Chinese martial arts. One of these arts is Wushu, the national sport of China. Wushu has two components, a choreographed routine featuring kicks, jumps and weapons and a full-contact fight that includes kicking and throwing.

“Recently, my focus has shifted more to Tai Chi. It’s a subcategory of Wushu,” said Brayton. “But it’s modernized so there are fast moves and jumps.”

Students across the Portland Metro area practice at the U.S. Wushu Center on 16th Avenue. Senior Kaden Wong started training there in first grade and is now a member of their competition team.

“I always really liked the movie “Kung Fu Panda,”...so I was always reenacting it, and that’s what sparked the interest,” said Wong.

Noah Von Dem Brunch, a senior on the team, joined Brayton and Wong when he was twelve.

“Initially, my mom wanted me to do ballet. Ac-

ording to her, I cried in the car and chose Wushu instead,” said Von Dem Brunch. “I was enjoying the performances I was watching. Eventually, I devel-



Performing at the Lunar New Year festival at Lincoln, left to right, senior Noah Von Dem Brunch, senior Kaden Wong, junior Marshall Brayton and two of their teammates.

By HANA FARES

oped a love for the sport, especially when I started competing with my friends.”

After placing at a U.S. competition, Brayton and his teammates got invited to compete internationally.

“Competition is really fun, especially because you get to meet a ton of athletes that put in the work, but from different cultures and different countries,” said Brunch.

Practicing for these competitions is not easy.

“We have this training camp during the summer, where we practice from nine to three every weekday,” said Brayton. “Just because you’re getting harsh advice, it doesn’t mean you’re bad. You’ve got to find the good and see what you can improve.”

{“The pain you feel today is the strength for tomorrow.” - Brunch} (Pull quote)

Wong says he has an incredible coach.

“My coach is like the LeBron of Tai Chi in China. When we went to China, she was actually getting asked for autographs, as we were walking around, by people on the street,” said Wong. “It’s a lot to live up to.”

Winning the Tai Chi world championship is not the end of Brayton’s story.

“I’m gonna go to China again in March for Junior Worlds, and if I do well there, I might have the chance of going to Junior Olympics,” said Brayton.

Best donut shops to go to with your out-of-town grandparents

By GRETA DEKOKER

Are you looking for a donut you’ll dream about for days after eating it? One that your grandparents will approve of and most definitely buy for you because they feel bad they haven’t visited in a while? Here are the top three donut shops in Portland to satisfy your cravings, earn grandparent approval, and change that awkward silence to meaningful conversation.

Pip’s (mini) Donuts and Chai: First up is the one and only Pip’s Donuts, located on the east side of Portland. These donuts are genuinely unrivaled—some of the most mouth-watering treats I have ever eaten. Pip’s donuts come HOT—not just lukewarm—and their flavors include drizzled Nutella, cinnamon sugar, if you’re feeling brave, their famous (maybe infamous) bacon jam. The donuts are mini, which is clearly just an excuse to order a dozen (or two) for \$12, and it is not embarrassing to pop a whole one into your mouth. The employees are highly skilled in small talk, and if you’re looking for cute, knock-off, Rip City (re-named PipCity) swag, this is definitely the right place.

Sesame Donuts: I’m not joking about this place.

Sesame donuts are located all over Portland, ranging from downtown to southeast locations. While the donuts aren’t served hot, the customer service is mwah (perfect), and free donut holes should not be ruled out as a possibility. (This experience is not made up; I really did get free donut holes just because it was Friday.) It is approximately \$16.99 for a dozen full-sized donuts, which feels expensive, but I found that the quality of the donuts made up for it. In the fall—or really, any time of year—don’t skip the maple bars—they will 100% have you coming back for more. The interior of the shop reminds me of one of those nostalgic 2000s movies—where everything seems familiar, though you don’t know why.

Coco Donuts: Your grandparents will absolutely looovvee this adorable shop. If they are like mine, they will gasp in delight at this hidden gem tucked in between office buildings on Northeast Broadway. Large windows offer a view into the pink and white interior of the store, creating a visually pleasing, pink—Owala, Barbie aesthetic. The donuts were very rich and flavorful, best eaten in small doses. On Saturdays, the farmers’ market is just a crosswalk away, perfect for combating the sugar with something fresh and organic. The prices are moderate, neither crazy expensive nor

cheap, confirming it is more than just a solo trip.



Visit Pip’s Mini Donuts and Chai, Sesame, and Coco Donuts in Portland for the best Grandparent experience. Photos by Wikimedia Commons.

Courtesy of WIKIMEDIA COMMONS



The first panel discussion drew more sign-ups than could be accommodated. A second panel will bring a new set of participants to explore ideas for improving the city.

"Ideas" cont'd from page 1

- The government structure discussion touched on an idea new to most participants—citizen juries. Citizen juries involve a small number of randomly selected citizens studying, discussing and making recommendations on specific public policy issues. They perform a function similar to independent consultants, while bringing local views and values to the fore. Fixes to the new Portland charter were also discussed.
- Fixing the streets had to do with potholes as well as regular removal

of trash from the public realm. Maintaining streets and cleaning sidewalks was also associated with a favorable retail environment, a place people and shoppers find inviting and will choose to spend time in. Organizing property owners, residents and business operators to take cooperative, voluntary action may be necessary to initiate broader measures by the public sector.

- Housing and homelessness are never far from local considerations of Portland's future. The failure of our city's embrace of Housing

First was widely acknowledged. Reform of Oregon's extreme limits on involuntary civil commitment was suggested. The possibility of converting downtown commercial buildings into residential use is appealing and is being studied behind the scenes.

Additional forums will be held to include those on the waiting list as well as new applicants. The discussions are led by Steve Kanter, the former dean of the Lewis & Clark Law School and a Northwest District resident. ■



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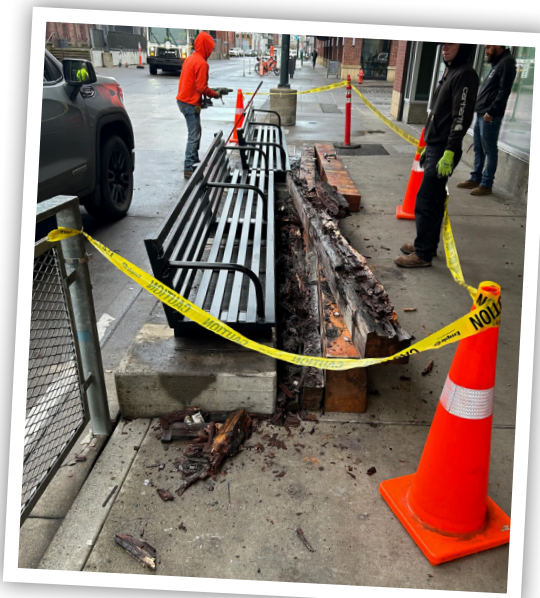
Proposed legislation to regulate handouts of syringes and pipes near schools failed when District 17 Sen. Lisa Reynolds reversed her earlier support, killing Senate Bill 1573 in the committee she chaired. The measure was requested by Stadiumhood Neighbors and Friends of Couch Park in response to weekly handouts of drug paraphernalia by the Portland People's Outreach Project around Northwest 19th and Burnside streets. Reynolds refused to explain her change of heart to neighborhood activists or KPTV news.



Concrete seating at Couch Park has been replaced by boulders, logs and split-railing fencing in a multi-bureau effort to discourage drug and nuisance activity. While admitting that she was "a little sad" to lose the seating area, Friends of Couch Park President Kara Colley said conditions have improved since the changes were made.



Love Endambo was named Lincoln High School student of the month for January by Portland Pearl Rotary. Endambo was drawn to theater by the fearlessness and fun experienced by her classmates. She also sings in Lincoln's Vivace Choir, a student-led a cappella ensemble.



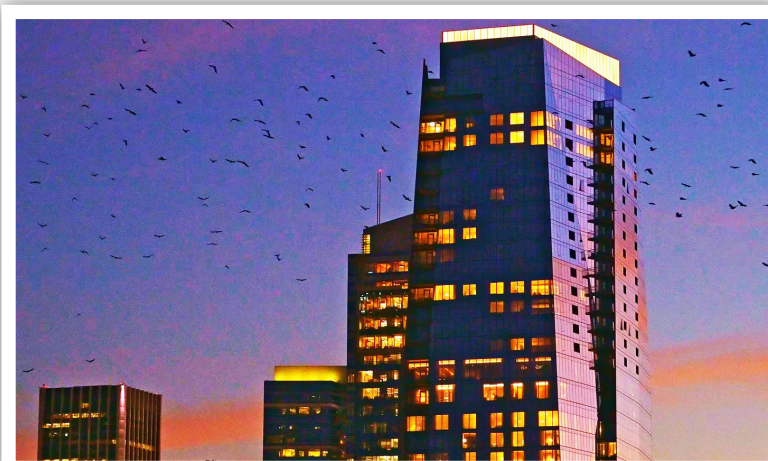
After a wooden bench by Asa Flats on Northwest 13th Avenue was badly burned by vandals, a metal one replacing it was removed a few days later. The block between Lovejoy and Marshall streets, fronted by Asa and Safeway, has been the scene of around-the-clock drug activity, squatting and trash.



Lincoln High School senior Jo Emery (with Rotarian Nance Reynolds) was Portland Pearl Rotary's student of the month for February. She sings in the Oregon Repertory Singers Youth Choir as well as at Lincoln and has raced with the Willamette River Sailing Club since eighth grade. She plans to study marine sustainability at Stanford University.



Portland Public Schools announced the termination of high school classes at Metropolitan Learning Center after this school year, then reversed course after substantial resistance from students, alumni and the community. Low enrollment (41 in grades 9-12) was used to justify the closure announcement.



The Northwest Community Conservancy paid a private company \$24,000 to discourage crows from roosting in the Pearl District, where they damaged roof insulation and left their droppings. Downtown Portland Clean & Safe has employed the same company, Integrated Avian Solutions, to provide the same service since 2017. Based on annual counts, the Bird Alliance of Oregon estimates that Portland's crow population is increasing about 3% per year.



The Metro Council voted unanimously to keep working with the city of Portland on planning and funding for the possible return of the full route of the Washington Park and Zoo Railway last month. "This is huge for us," said the group's president, Kathy Goeddel. "This is the first time we've had the city and Metro together agreeing to go forward."

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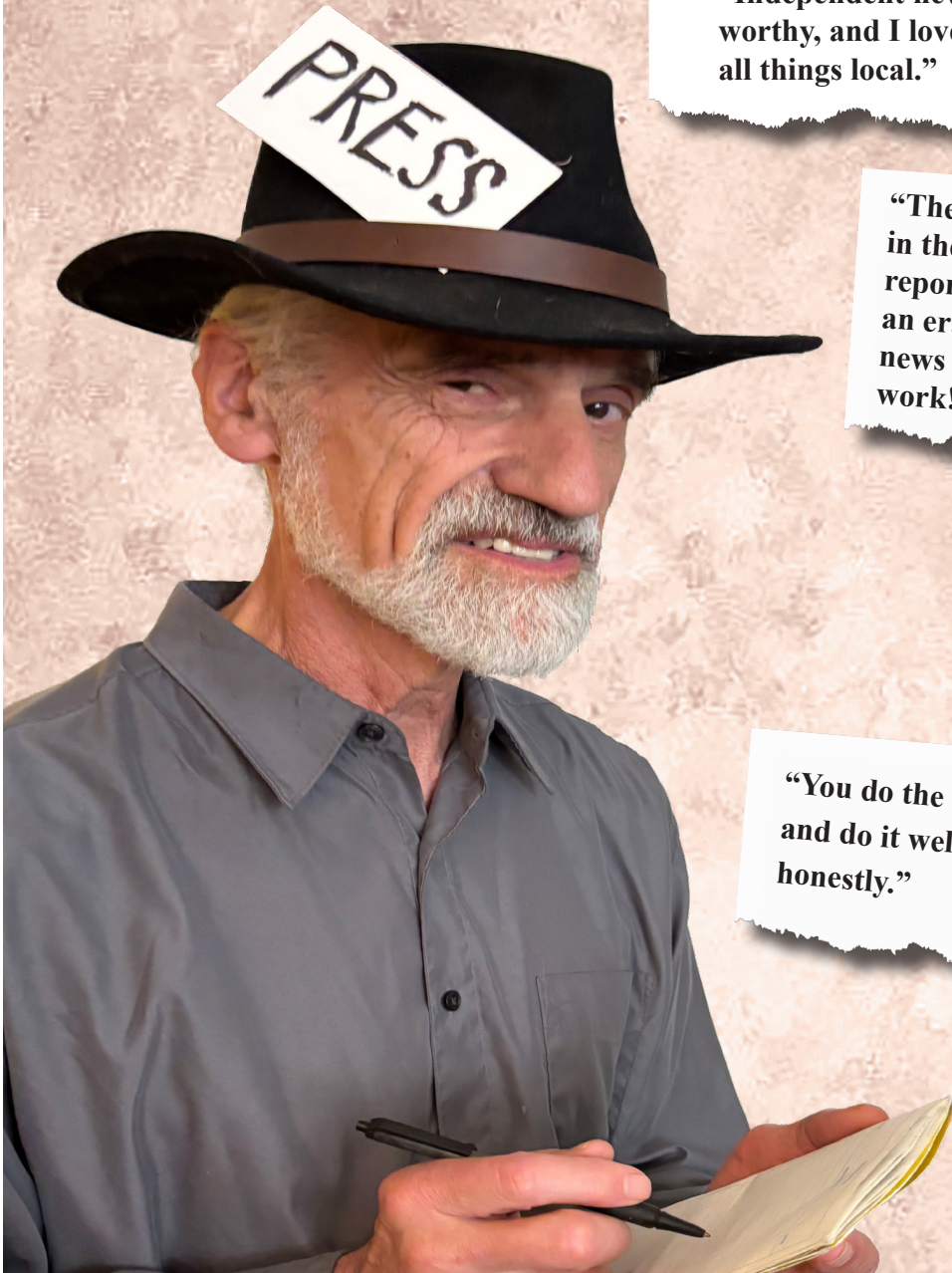
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