

November-December 2017

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Neighborhood Association
online at www.bwna.us

BWNA

Calendar of Events

Monday, November 13

7:00-8:30 p.m.

BWNA Board Meeting
Bethany Lutheran Church
Skidmore and 37th
Library Meeting Room

November 14 to December 16

Leaf Pickup days (Check
portlandoregon.gov/leafday for
your zone's day.)

Monday, November 20

5:00 p.m.

Public comment submission
deadline regarding Bureau of
Planning and Sustainability
proposal for density expansion
in residential neighborhoods
(Residential Input Project)

Friday, December 1

3:30-7:30 p.m.

Fremont Holiday Fest
Beaumont Village Businesses
Fremont Street

more dates on page 2

Auto theft skyrockets in Portland

by Pat Bellamah

You aren't imagining it. Car thefts in Portland, including Beaumont-Wilshire, have increased dramatically over the past few years. Portland Police Bureau (PPB) data for August 2017 show 22 reported crimes for the neighborhood, six of which were "motor vehicle theft"—making it the most commonly reported crime. "Burglary" and "theft from motor vehicle" followed with 4 incidents each, although it is probable that "theft from motor vehicle" is underreported and therefore more common than the statistics suggest.

PPB statistics show a total of 3,552 vehicles reported stolen in 2014, jumping 19 percent to 4,225 in 2015, and another 24 percent to 5,247 in 2016. Through August 2017, the number of vehicles reported stolen was 4,693—an astonishing 65 percent increase over the same period last year.

Astonishing, except that it makes perfect sense. Believe it or not, there is pretty much no penalty for stealing a car in the state of Oregon. In 2014 the Oregon Court of Appeals ruled that the State must prove, beyond a reasonable doubt, that the driver of a stolen vehicle must know that it is stolen. According to Multnomah County Deputy District Attorney Ryan Lufkin, prior to this

decision, and today in all the states neighboring Oregon, case law held that "the unexplained possession of recently stolen goods raises a presumption or warrants an inference of guilty possession." Washington State requires "slight corroborative evidence," which could be anything from stolen license plates, a large ring of car keys, stolen property, controlled substances, documents with other people's names, or the driver's own statements or conduct. As it stands now, the driver of the stolen vehicle must either admit to knowing it is stolen, or there must be an eyewitness who can connect the driver to the theft. Since the thieves associate with each other, and they all know how to evade the law, this is a standard of evidence the prosecution essentially can never meet; so even though arrests are up, prosecutions are down about 20 percent this year.

The DA's office promoted an amendment to the law known as HB 2794-A that was voted on in April by the Oregon House Judiciary Committee. According to testimony Lufkin provided at the hearing, this bill would have adopted the same standard of proof required in Washington, Idaho, and California (and formerly Oregon): "Being the possessor of the stolen vehicle coupled with 'slight corroborative evidence' is sufficient to prove guilt... Leave it to juries to decide on a case by case basis."

continued on page 6

Beaumont Village spirit on display at Fremont Holiday Fest

by Katie Wilgus

Fremont Holiday Fest, proudly sponsored by the Beaumont Business Association (BBA), returns again to Beaumont Village on December 1st. Fremont Street will be bustling with entertainment, activities, and warm beverages. At 3:30 p.m. Santa and Mrs. Claus roar down Fremont in a fire truck and are available from 4:00 to 7:30 p.m. for photos. Reserved spots fill quickly, so visit www.beaumontvillagepdx.com to make reservations.

"It's always exciting to see neighbors come out and enjoy our business district. This is a great time to check out what's new on the street and get into the holiday spirit," said Andy Frazier, President of the BBA.

For more information and a schedule of activities, visit the BBA website listed above.



*The Frank family at the 2016
Holiday Fest.*



President's message

by Tim Hemstreet

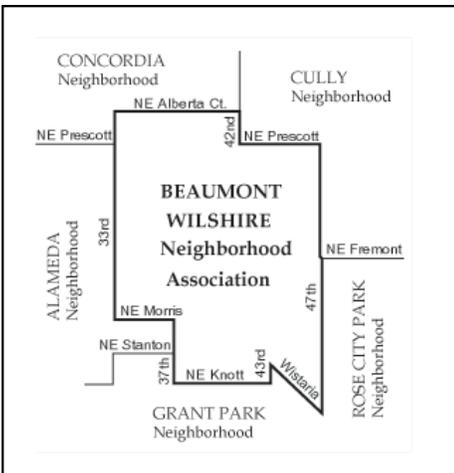
What's next for the neighborhood association—and the neighborhood?

As I've mentioned in this space before, our city is changing, and our neighborhood—like all others—is feeling these changes. While change is inevitable, and positive, we wrestle with how the city's growth and increasing density are structured with the goal of maximizing the benefits and minimizing the downsides, all while hopefully keeping our neighborhood accessible to people from a broad range of incomes.

Beaumont-Wilshire Neighborhood Association (BWNA) Secretary Barb Strunk has served on the City of Portland's Residential Infill Project's Stakeholder Advisory Committee (RIPSAC) since it began its work two years ago. Barb has volunteered countless hours to provide a neighborhood perspective to this important process. The outcome of this project and ultimate recommendations adopted by the City Council will shape our neighborhoods—particularly on the east side of Portland—for decades to come. The Residential Infill Project was originally intended to address the size, scale, and compatibility of residential infill that often occurs following the demolition of older

homes. Many voices in town have noted that the original mandate of the project appears to have drifted. As Barb reports later in this newsletter, the proposed solutions may unfortunately exacerbate the problems, while not necessarily increasing housing affordability. I encourage you to read Barb's article and share your perspective with city leaders directly or through the upcoming public forums. The neighborhood association can help to amplify our collective voice. Please let me or other board members know your thoughts on the Residential Infill Project proposal, which is expected to come before the City Council early next year. As with all significant proposals impacting the neighborhood, the BWNA board likely will take a stand on this issue in the form of a resolution, and input from our residents is a valued and essential building block in the process.

On a separate note, the holiday season is upon us. As we gather with family and friends over the holidays remember to be thankful for the good fortune we have of calling this city and neighborhood our home. Best wishes for a happy holiday season.



Calendar of Events, cont.

Friday, December 8

BWNA newsletter submission deadline for January-February issue. Email articles to Al Ellis, editor@bwna.us. Email photos and ads to Amy Gwilliam, design@bwna.us

Monday, December 11

7:00-8:30 p.m.
BWNA General Meeting
Bethany Lutheran Church
Skidmore and 37th
Fellowship Hall

Monday, January 8

7:00-8:30 p.m.
BWNA Board Meeting
Bethany Lutheran Church
Skidmore and 37th
Library Meeting Room

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design@bwna.us

Advertising Payments:

See <http://www.bwna.us> for instructions

Central Northeast Neighbors Board

Beaumont-Wilshire Representatives:
Barbara Strunk 503-284-7502
Kathy Campbell 503-515-6225



Editor's notes

by Al Ellis

While spring is the season most often associated with “renewal,” fall-to-winter is no less revivifying, with academics and inter-school competitions underway in earnest, Rip City mania gathering steam, and outreach programs extending helping hands to the needy during the family holidays of Thanksgiving, Hanukkah, and Christmas. It’s also the season when a reinvigorated BWNA ramps up efforts to get activities planned and projects launched by year’s end, assisted by our newsletter as conduit to over 2600 residences and businesses!

The interconnection between the newsletter and the BWNA Board of Directors could be characterized as “seamlessly symbiotic”—i.e., the newsletter team dutifully attentive to board suggestions and dependably compliant with directives, the board in turn generously accommodating regarding choice of content, journalistic style, creative layout design, and distribution procedure. In short, it’s a mutually beneficial relationship that functions comfortably all the way around. (Of course it doesn’t hurt that several on our newsletter team, including yours truly, also serve on the board!).

The October/November push by the BWNA Board to get the ball rolling on organizing activities and projects is a reminder that

board members are, in effect, the vanguard of the association, duly elected by neighbors and empowered via bylaw to make decisions for the betterment of the neighborhood as well as responsible for implementation. In a sense, it’s as close as B-W residents come to having their own little representative democracy. Accordingly, the newsletter facilitates communication between residents and their representatives by listing board members’ names and telephone numbers in the “Officers, Board Members, & Committees” column. Additionally, over the past few years we’ve featured a series of profile interview articles about each board member, providing insights into their backgrounds, personal interests, and views on neighborhood livability issues.

Notwithstanding the essential role played by our association’s leadership cadre, the underlying foundation of BWNA (and for that matter any representative democracy) is participation by constituents—in this case, by B-W residents and business owners. I’m reminded of Benjamin Franklin’s prescient pronouncement to a clamoring crowd outside the Constitutional Convention, “You’ve a republic...if you can keep it.” And so it is with BWNA—use it, and use it wisely, or perhaps lose it. With criticism on the rise and questions raised regarding the inclusivity and efficacy of Portland’s neighborhood association system, “time has come today” for residents to send the

message to our City Council, via active participation, that BWNA matters.

You can become actively involved in BWNA in any number of ways, the newsletter being one of them (always on the lookout for stories, editorials, announcements, advertisers, and especially additional route walkers). And when at-large board positions open up (two currently available to any civic-minded B-W resident or business owner), the newsletter lists those vacancies as well as publicizing various committee and project-related opportunities. For details, contact a board member...or better yet, attend a meeting! After all, ‘tis the season of renewal and appreciation.



Do you know a neighbor who could use a helping hand?

- The Beaumont-Wilshire Neighborhood Volunteer Group stands ready to pitch in.
- Cleaning chores: yard work, window washing, garage/storage organization, simple painting.
- Contact John Sandie 219-508-4162 or sandiefam@gmail.com

Letter to the Editor

Editor's note: Born and raised in the B-W neighborhood, Diane is a longtime BWNA activist and volunteer, having previously served as newsletter co-editor with husband Baer, now co-owners of Americana Frame, a newsletter advertiser.

There used to be a logo/saying in each BWNA newsletter—“Think Global, Shop Local.” It has been absent for some time. I want to re-energize that call to action.

With the increasing challenges in our world and even those within our friendly part

of NE Portland (e.g., demolition of viable houses, increasing unaffordability, graffiti, traffic, etc.), it’s more important than ever to support our local businesses and help them thrive. We all have our favorite shops, services, and restaurants along NE Fremont and NE 42nd, and frequenting them helps keep our neighborhood GREAT.

As we head into the holiday season, please stimulate the Beaumont-Wilshire business community with your purchases of gifts as well as everyday family needs and wants. It’s

a fact (no value judgment intended) that the USA economy relies on consumer spending for the majority of its growth, with small business a major contributor. Moreover, most everything can be found right here in our neighborhood! So explore locally and support for our neighborhood businesses. Thank you and happy holidays!

—Diane Charlton

Density-expansion plan would transform single-family neighborhoods

by Barbara Strunk

Editor's note: Barb serves as BWNA secretary and is a leading voice on the United Neighborhoods for Reform (UNR) Steering Committee, which is dedicated to the preservation of viable single-family homes.

If there ever was a time to comment about the future of Portland's single-family neighborhoods, the time is now. The Bureau of Planning and Sustainability has released the "discussion draft" of the proposed huge residential infill plan that will go to the Planning and Sustainability Commission and the City Council in early 2018. (See this plan online at <https://www.portlandoregon.gov/bps/article/657754>) Most of the east side of Portland will be rezoned to an "Additional Opportunity Housing overlay zone." These proposed changes would allow duplexes with an added accessory dwelling unit (ADU) anywhere in residential zones R2.5, R5, and R7, and triplexes on corners. Current areas of R5 with historic underlying lot lines would be re-zoned to the higher density R2.5.

Areas of proposed change from R5 to R2.5 in the Beaumont-Wilshire neighborhood according to maps on the Residential Infill Project website:

- North of the Fremont commercial zone to Beech, and from 42nd to the east side of 44th
- N.E. Skidmore to Alberta Ct, and from 33rd to 37th

The proposed new addition overlay zone aims to provide incentives for affordable housing. A bonus unit for increased density would be allowed if all units in a development were affordable. "Affordable" in this proposal would be defined as affordable to those making up to 80% of the median family income.

This proposed code would "limit the size of houses while maintaining flexibility." "Low ceiling attics" and basements would not be included when measuring the square footage of a new house. Additional square feet would be allowed for ADUs, garages, and sheds. A "2500 sf" house allowed by this new code on a 5,000 square foot lot actually would be 3,250 square feet, plus basement. New single houses could have two ADUs. Cottage clusters would also be allowed in R5. The code would enable internal conversions of large homes into multiple rental units.

This is a large increase in density for neighborhoods like Beaumont-Wilshire. So far no analysis appears on the Residential Infill Project website regarding actual impacts on neighborhoods, or whether this plan would actually result in less expensive houses or moderated rents. Will more moderate, viable houses be demolished because of the incentives driven by this proposal? Where are the analyses of impacts on traffic, parking, and availability of public transportation? What are the costs versus benefits of these code changes?

There are many questions to ask and details to be clarified about this plan. Please go online to the site listed above. Read the documents. Give the city your feedback. Attend the scheduled drop-in events listed on the website. Comments must be submitted to the Bureau of Planning and Sustainability by November 20 at 5:00 pm. Comments can be sent via the Survey Monkey link on the Residential Infill Discussion Draft site, email or U.S. mail. After considering public comments on the "Discussion Draft," staff will prepare a "Proposed Draft" for consideration by the Planning and Sustainability Commission and City Council. Stay tuned and stay engaged.



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Auto theft skyrockets in Portland, continued

As it stands now, the DA's office can't even bring the cases to trial. Although the Judiciary Committee approved the amendment, it died in committee and was never voted on by the legislature.

Oregonians who have endured the shock and frustration of having their car stolen might be galled to find out that a significant factor in getting legislation like this to the House floor is whether it will have a fiscal impact—i.e., the cost of arresting and prosecuting car thieves, and potentially incarcerating them, versus letting them walk. “There’s a cost to catching more people, a theoretical dollar value,” Lufkin said, that the legislature takes into account. “It doesn’t reflect the cost to victims. We argue that HB 2794 aims to restore what we used to have, which is a statute that worked.”

The car thieves are, for the most part, professionals, according to Lufkin, which only means that most of the thefts are committed by repeat offenders who are skilled at stealing cars. Often they are drug addicts who sell the car quickly for a couple hundred dollars, or a fraction of the blue book value of what are typically older cars, because all they are looking for is quick cash. The buyers, on the other hand, understand that their use of the car will be short term. Either the seller or the buyer strips the car of anything of value, which is why even though upwards of 90 percent of all vehicles stolen in Portland are recovered, most recovered cars are “trashed, with greatly depreciated value,” he said.

But the primary reason this legislative amendment never made it to a vote is a lack of time and attention in the legislature. “It’s a squeaky wheel issue,” Lufkin said. The legislature takes action

depending on “who is at their front door making the biggest stink.” And so far the citizens of Portland haven’t insisted that the car theft issue be addressed, which is tragic considering how simple the solution is. The Deputy District Attorney urges all citizens who care about this issue to contact their state representatives (below), by phone, mail, or email, and copy their letters to the House and Senate Judiciary Committees:

Senator Michael Dembrow, Democrat, District 23
Phone: 503-986-1723
Address: 900 Court St NE, S-407 Salem, OR, 97301
Sen.MichaelDembrow@oregonlegislature.gov

Representative Barbara Smith Warner, Democrat, District 45
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Maintaining our yards while preserving the environment

by Brooke Kavanagh

It may sound incredible, but ordinary gas-powered lawn equipment can pollute way more than our vehicles and pose serious health hazards to all of us in the neighborhood. For instance, using a gas leaf blower for one hour pollutes as much as driving 1,100 miles. Using a gas mower for an hour is like driving 300 miles. This is because the small engines of lawn equipment burn an oil-gas mixture that generates high levels of smog-forming chemicals, fine particulate matter, and air toxics such as benzene and formaldehyde. In addition, blowers stir up dust clouds containing whatever is on the ground: lead, demolition debris, fecal matter, allergens, and fertilizers. These pollutants make the air unsafe for us to breathe. Our health risks include asthma attacks, heart and lung diseases, and cancer. Particularly at risk are children, seniors, people with asthma and other chronic illnesses, people out exercising, and landscapers.

Gas-powered yard equipment is also loud. Leaf blower noise can reach 115 decibels and carry for several blocks. When multiple machines are used at once, the noise is compounded and inescapable—unbearable to the point of causing hearing loss and exacerbating heart problems.

Luckily we have the power to make a difference in the air we breathe by changing our practices and raising awareness:

- Use a broom, rake, and push mower. Electric tools can be purchased, shared with a neighbor, or borrowed from the Northeast Portland Tool Library.

- Talk to your contractor about the harmful effects of gas-powered equipment and suggest alternatives. For instance, instead of using noisy, polluting blowers to clear leaves from lawns, those leaves can be raked off and left in beds as mulch: win-win!
- Hire contractors who use electric or manual tools exclusively. Two companies adhering to this practice in our neighborhood are Clean Air Lawn Care and Aristata Land Arts.
- Read more information on this topic at quietcommunities.org and spread the word.



Source: California Air Resources Board Small Engine Fact Sheet

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Behind the scenes: lobbying for environmental safeguards

by John Sandie

Editor's note: The following is excerpted from a letter sent to the Oregon Department of Environmental Quality by John Sandie, who serves on a DEQ advisory committee, an Oregon Health Authority advisory committee, as well as the BWNA Board and the United Neighborhoods for Reform Steering Committee. John reflects on his letter: "It serves as an example of the continuing effort and engagement that must be maintained in hopes of making incremental steps for better accountability by state or municipal organizations. Effective change is only achieved through much perseverance and overcoming of levels of frustration."

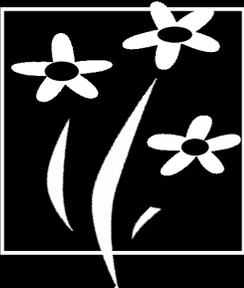
First let me thank everyone for the time and effort to facilitate this effort to control exposure to asbestos and open up the proceedings to the public. The discussions regarding survey requirements, differences between friable and non-friable asbestos-containing materials (ACM), and the exemption of renovations were all very enlightening and gave me understanding of the issues faced by those who are daily and actively involved in adhering to the regulations to the best of their understanding and abilities. However, I continue to be concerned that we often get caught up with the minutia and language of regulations and laws during these review projects, losing sight of the core reason and spirit these were developed and enacted in first place. Our goal for these regulations is to protect workers and neighbors from exposure to asbestos through adherence to safe handling practices. Exposure to asbestos fibers in even small amounts can have

traumatic health impacts including death; and we, as a society, must do everything in our power to protect the public from this risk by living up to our established safe guards!

So while the discussion of handling the waste through hauling and at transfer stations is vitally important, as was brought up in the meeting several times, the real onus has to be placed on compliance at the point of generation. I had expected that the asbestos regulation review project would have been more in tune to this. While outreach efforts and training opportunities need to be continued for both contractors and property owners, so far the level of asbestos abatement compliance at residential demolitions remains extremely disappointing. Within the last couple of years data analysis by United Neighborhoods for Reform (UNR) and *The Oregonian* shows that compliance to proper asbestos abatement at residential demolitions within Portland are at levels < 35 percent, and the UNR's study of a couple neighborhoods puts it at <10 percent.

Since my advocacy over the last three years has focused on responsible demolition methods, it is very apparent that a key action point for this process is the issuing of a permit and required documents to be included in that application. Requiring documented surveys and abatements for asbestos, as well as lead-based paint, offers the most effective action to increase compliance resulting in acceptable risk levels. Even given the potential problems of statutory language and coordination within agencies, other environmental oversight organizations have recognized this fact and require these documents. These requirements of surveys and abatement address the basic health and safety of our population and must be enacted in Oregon.

DEQ must be consistently aware of points of airborne asbestos generation to have any opportunity to improve this critical stage of compliance. In my close-to-20 years' experience in manufacturing medical devices, I came to appreciate the impacts that periodic FDA audits had on our own processes and compliance efforts. I would encourage DEQ to figure out some means to perform a minimum level of site verification inspections to maintain some conceptual measurement of compliance. The old adage—if it isn't measured, it isn't important and won't get attention—holds true in any endeavor.



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Advertiser Billy Grippo: realtor, neighbor, family man, connoisseur

by Susan Trabucco

For folks who only know Billy Grippo from his advertising on one of around 28 bus-stop seats on Portland's eastside, or smiling from the pages of several neighborhood newsletters, they are missing a lot there is to know about this affable, humor-rich Windermere real estate broker with signature-spikey hair.

A native New Yorker of Italian heritage on his father's side—hence the telling surname—Grippo landed in Portland in 1992 by way of Santa Cruz, California, where he had lived for about 12 years. As a youngster in New York and later in California, Grippo's 20-year career prior to coming to Portland was food-focused, working in restaurants for many years. During his stint to the south, and with classical French training from the Culinary Institute of America, Grippo was a chef and co-owner of a California-cuisine and seafood restaurant. "We were doing farm-to-table at the time—we just didn't know it."

All those years around food brought an appreciation of the importance of meal-complementary wine Grippo's way; he's a consummate collector. Although he's quick to explain that while he enjoyed good food at his paternal grandmother's house in New York, and wine was served with every meal, it wasn't anything special. "I didn't get my wine palette from Grandma Grippo," he says with a laugh.

In 1991, knowing he was slated to head this way, Grippo bought his first house in Portland's Sabin neighborhood, well ahead of it reaching the hip status it enjoys today. And while he's moved since then, he has stayed in that neighborhood. Grippo says he was immediately drawn to Portland's eastside, attracted to its cultural diversity and urban neighborhoods. "It was perfectly comfortable for



Billy Grippo, Windermere Real Estate broker, brings a tapestry of talents and interests to his work and personal life. Photo by Susan Trabucco

me. Where I grew up in New York, I was a minority!"

When he launched into the real estate business soon after landing in Portland, Grippo's choice to live east of the Willamette River—and to invest in a bevy of bus seat ads—served him well. "I became known as the 'Eastside Guy,' and west side realtors would refer me any residential business on my side of town." In his real estate heyday, Grippo sold a record 134 homes in one year. But raising children brought the need for balance in his life, and today he works at a more reasonable pace, selling 40 to 60 homes a year. "Real estate sales can be kind of addictive. But with 'two homemade kids and two bonus kids' from an earlier marriage, I knew I needed to be more present."

Grippo is a longtime, supportive advertiser in this newsletter. Reach him at Windermere Real Estate by calling (503) 497-5249 or by emailing bgrippo@windermere.com.

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A Winter Holiday Recipe from Kathy's Kitchen!

by Kathy Campbell

Honey-Cranberry Upside Down Cake

Topping:

- 3 T. unsalted butter
- ½ cup honey
- ¼ cup granulated sugar
- 1 pinch of salt
- 3 cups fresh cranberries*

Cake:

- 1½ cups all purpose flour
- 1½ t. baking powder
- ¼ t. baking soda
- ¼ t. salt
- 6 T. unsalted butter, soft
- ¼ cup granulated sugar
- 2 large eggs
- 2/3 c. honey
- 2 t. vanilla extract
- ½ t. almond extract

* I couldn't find fresh cranberries so I used dried ones—¾ of a cup of dried berries for every cup of berries required for the recipe. Place the dried berries in a glass bowl and pour boiling hot water to the top of the berries. Cover the bowl with plastic wrap and wait 15 minutes. Drain; berries are perfectly rehydrated.

Topping: In a medium saucepan place butter, honey, sugar, and salt. Set aside.

Cake: Preheat oven to 325 degrees. Grease or spray bottom and sides of a 9 inch round cake or ring mold pan.)

Whisk together the first four ingredients. In a separate large bowl, vigorously whisk the butter and sugar until smooth, about 30 seconds. Whisk in eggs, then honey, vanilla and almond extracts. Add the dry ingredients and stir gently until combined. Set aside.

Place the saucepan over medium-high heat and stir constantly until sugar is melted. Let mixture reach a full boil. Lower heat and simmer three minutes, stirring. Remove from heat and stir in cranberries. Immediately pour into prepared pan and spread level. Place spoonfuls of batter near the sides of the pan first, then fill the center. Gently spread the batter smooth.

Bake in oven 35-40 minutes. Let cool in pan 20 minutes. Run a knife around the edges, then invert onto a flat plate. If any topping sticks to the pan, remove and place on top of the cake. Serve warm or at room temperature with whipped cream or ice cream if desired. Serves 8.

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