



Beaumont-Wilshire

Beaumont-Wilshire Neighborhood Association (BWNA) www.bwna.us

January • February 2013

Neighbors, Scouts step up to maintain Beaumont-Wilshire stairways

By Dave Anderson

After dinner, especially in the summer, Jocelyn Bourgault and her two children like to go on what they call their “nighttime walks.” Often, they’ll use the public stairways that connect Northeast Wistaria Drive, where they live, to Alameda Street.

Sometimes the children will run ahead and play hide-and-seek on the stairs. That’s when the normally pleasant walks become a little stressful for Bourgault. She worries about broken beer bottles and other potential dangers she’s seen on the stairways.

In a neighborhood that’s otherwise well-tended, the stairs can be an eyesore or worse.

“They should be clean and beautiful, but I don’t know who’s responsible,” she said.

The city owns the stairways. But it turns out that if residents don’t maintain them, the job doesn’t usually get done. So a team of volunteers and Boy Scouts are taking up the cause.

Beaumont-Wilshire has three sets of public stairs within its boundaries – one on 38th Avenue just north of Wistaria, another at the intersection of Wistaria and 42nd Avenue, and a third a block east where Wistaria and Stanton Street intersect. All lead up to Alameda Street.

They are among the 188 stairways under the control of the city’s Transportation Bureau. The city tries to inspect the stairways every two to four years, said Cheryl Kuck, a bureau spokeswoman. But it only performs maintenance if residents call to complain about graffiti, debris, lighting or safety. The number to call is 503.823.1700. If lights are out, the number is 503.865.LAMP (5267).

Bourgault didn’t know about city policy, but she knew something needed to be done. So she

contacted the Beaumont-Wilshire Neighborhood Association, which organized a cleanup crew on a Saturday in November. About 10 people volunteered to rake leaves, sweep the stairs and collect garbage

stairways as a community service project. When the days get longer, the troop will try to get out about twice a year, maybe once in the spring and again in late summer or fall to clean the stairways.



Residents who live next to the stairs say they have never seen city workers maintaining the stairways. One neighbor hired landscapers to get the problem under control. Kuck said adjacent property owners are required to trim or remove overhanging vegetation blocking a public right-of-way area. On a recent visit, fast-growing hedges were beginning to block several of the lights over the stairways.

Residents who live along the stairs say it can be a mixed blessing.

“There’s good and bad,” said Kristin Butler, who lives at the bottom of a stairway on Wistaria Drive.

Her family likes to sit outdoors during summer and wave to people walking up and down. But Butler said Grant High students will loiter on the stairs at night, smoking pot and cigarettes and drinking alcohol. And she has seen plenty of broken beer bottles and smelled urine.

Roland Sarrazen, who lives at the top of a stairway on Alameda Street, said the teens can be noisy and he’s had some graffiti problems, but nothing serious enough to call police about.

on the two stairways from Wistaria. Al Ellis, association president, tried to clean graffiti, but it was too stubborn for the city-supplied solvents. Ellis is hoping a grant from Central Northeast Neighbors can be used to hire professionals to clean the graffiti.

Chris Labuhn, scoutmaster of Troop #107, was one of the volunteers. Labuhn, who lives in the neighborhood and often walks the stairs, said his troop of about 24 scouts plan to take on the

Sgt. Pete Simpson, a Portland Police spokesman, did not return a call to see if the stairs are checked by patrol officers or if they are a security concern.

Bourgault wants the stairways to better reflect the rest of the neighborhood.

“So many people use the stairs,” she said, “and I want them to look clean.”



President's Message Something Ventured

By Al Ellis

We're all familiar with the procrastinator's creed—"Never do today what you can put off until tomorrow"—and painfully aware of the frustrating consequences. But come the first of the year, and presto!—New Year's resolutions to the emotional rescue, as manifested in ubiquitous exercise classes overflowing with freshly motivated enrollees. But skeptics abound as well: "Why even bother?!" they ask. "Resolutions are meant to be broken." Optimists counter: "Nothing ventured, nothing gained!" Controversy aside, the new year does seem to provide a kind of psychological "new beginning"—for many, an invitation to turn over a new leaf in the bout with procrastination. Be it losing weight, increasing exercise, uncluttering the clutter, or completing that unfinished something, early January is a popular launching date—a kind of domestic "D-Day," if you will. A "Do it, already!" opportunity to stop kicking the can of challenges down the road.

But Ringo Starr reminded us in his hit song following the breakup of the Beatles, "You know it don't come easy!" For him, attainment of the good things in life such as "trust" and "peace" requires dedication to purpose over the long haul—hence the recurring lyric, "Got to pay your dues. . ." Likewise, while the anguish involved in facing up to unpleasant responsibilities is something we'd prefer to put off or avoid all together, the reward in succeeding may well be worth the bumpy ride. That said, there's no reason why everything has to be accomplished all at once—at the beginning of the new year or otherwise. Fact is, any time is the right time to get started on fixing what needs fixing.

And that's the basic attitude at BWNA. We dive in whenever and wherever the need arises in the neighborhood, regardless of difficulty or odds of success. A prime example was the "Good Neighbor Understanding" reached with the owner of Beaumont Village's McPeet's Tavern in November. During the spring and summer, complaints of

late-night/early-morning loud noise and rowdy behavior on the part of some of McPeet's patrons were voiced by frustrated residents via e-mail and at general meetings. As the residents told it, this was a longstanding problem that had never been seriously addressed—not by the owner, not by the city, and not, for that matter, by BWNA. The breakthrough came as a result of the willingness of new owner Chris Peterson and wife Erika to participate in a problem-solving pow-wow with myself representing BWNA, Ron Suchanek on behalf of neighbors, and representatives from the city Office of Neighborhood Involvement and Portland Police Bureau. There was tension in the room as the parties entered. But Chris proceeded calmly and resolutely to explain how he had bought McPeet's last January from his parents after over 30 years of ownership and how he was now determined to have his business be perceived as a good neighbor, not as a neighborhood menace. No surprise from a guy who was born and raised in the B-W neighborhood and continues to live nearby.

With everyone around the table providing constructive input from an array of viewpoints, consensus was reached in little more than an hour. Chris would implement steps to mitigate problems, including prompt and courteous attention to phone calls by concerned residents. Thus, what seemed potentially confrontational at the outset ended in cordiality and a win-win for everyone—including Chris accepting my invitation to speak at our December general meeting.

Moral to the story: thorny problems have the best chance of being resolved when dealt with sooner rather than later, and collaborated on by people of goodwill and can-do practicality. As for New Year's resolution, I would suggest that there's no better time than the present to venture out into neighborhood activism through BWNA participation.

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The Board of Directors welcomes letters concerning local neighborhood issues. Writers are asked to limit letters to 150 words. Letters may be edited for length and clarity and will be published as space allows, including on our website/blog (www.bwna.us).

December General Meeting Reviews the Year That Was and Honors Contributors

By Al Ellis

The Winter Holiday General Meeting on December 10th served a dual purpose: It was both an opportunity to review the past-year's projects and activities and to honor those responsible for their success. Acknowledgements included the following:

- **BWNA Board:** Currently there are 4 officers and 7 at-large directors all of whom played major roles in the organizing and implementing of various projects and activities.

- **Newsletter team:** Special recognition was paid to BWNA Treasurer Bob McKibben in his role as Articles, Ads, and Announcements Manager, to Board members Al Ellis, Dave Anderson, Michael Gray, and Serah Breakstone for their article writing, to Ethan Derner as copy editor, to Debbie Schwing as graphic designer, and again to Serah Breakstone as Distribution Coordinator along with her team of captains & distributors.



Beaumont-Wilshire design winner is Jack Kent

- **Pizzicato Pizza owner Tracy Frankel:** As the front-page story in the Nov./Dec. issue explained, Ms. Frankel delighted the neighborhood with her gracious offer to sponsor a sign design contest to replace the large "Pizzicato" sign above the parlor on Fremont St. with a "Beaumont-Wilshire" sign welcoming the public to our neighborhood. The winner was announced on December 31st, and all costs will be covered by Pizzicato.

- **McPeet's Tavern owner Chris Peterson:** Mr. Peterson was honored for his participation and cooperation in a "good neighbor" meeting that resulted in agreed-upon initiatives to help mitigate the problem of excessive late-night noise and rowdiness by some of McPete's outdoor patrons. You can read more about the Good Neighbor Understanding reached with Mr. Peterson in this issue's President's Message.



- **Beaumont Business Association President Dan Johnson:** A former BWNA Board member, Treasurer, and editor of this Newsletter, Dan has continued to contribute significantly to the neighborhood through his leadership in BBA (which contributes 10% of new membership dues to help fund BWNA projects) and as an annual barbecue chef at the National Night Out Picnic in Wilshire Park.



Wilshire Park mural

- **Wilshire Park Mural Preservation Project participants:** The beloved community mural that has come under repeated attack from graffiti vandals

is being given extended life through the efforts of Graffiti Abatement coordinators Marcia Dennis and Dennis LoGiudice, Parks & Recreation Maintenance supervisor Sue Glen and Mike Grosso, Regional Arts & Culture Council Public Arts Manager Peggy Kendellen, and B-W residents Helen Stewart and Mary Hansel as lead volunteers on the neighborhood mural monitoring team.

- **National Night Out Picnic participants:** Special acknowledgement was again paid to Helen Stewart, who, as a congregant of Wilshire United Methodist Native American Fellowship, arranged for BWNA to borrow several long tables and dozens of folding chairs that were transported over to Wilshire Park by Troop 107 Scoutmaster Chris Labuhn and then set up by a group of his scouts.

• **Beaumont-Wilshire Committee for Responsible Growth members:** Under the leadership of John Golden, and in collaboration with BWNA, concerned residents have organized to oppose construction of a 4-story Fremont Street apartment building with no on-site parking, a structure that would overshadow existing structures and residences while increasing the number of parked cars on residential side streets.

BWNA Calendar

Saturday and Sunday, January 5th and January 6th

Boy Scout Troop 107 Christmas Tree Recycling
Wilshire Park
NW corner at 33rd NE Skidmore

Monday, January 14th - 7:00PM

BWNA Board Meeting
Bethany Lutheran Church, Conference Room
NE 37th Entrance

Thursday, January 17th - 7:00PM

Taize Service
Bethany Lutheran Church
page seven

Monday, February 11th - 7:00PM

BWNA General Meeting
Bethany Lutheran Church, Fellowship Hall
NE Skidmore Entrance
page five

Friday, February 15th

Deadline for ads and articles
for the March - April 2013 newsletter

Sunday, March 3rd - 9:00AM-2:00PM

Free Health Fair
St. Charles Church
5310 NE 42nd Avenue
page six

Monday, March 11th - 7:00PM

BWNA Board Meeting
Bethany Lutheran Church, Conference Room
NE 37th Entrance

Monday, April 8th - 7:00PM

BWNA General Meeting
Bethany Lutheran Church, Fellowship Hall
NE Skidmore Entrance

BWNA's calendar is on the web!
Go to www.bwna.us and select BWNA Calendar

New Homes in Beaumont

By Serah Breakstone

During my daily walks through the neighborhood with my dog, I've been noticing a number of new homes under construction - currently four of them within just a few blocks of my house. What I found particularly interesting is that in all four cases, an existing home on the lot was torn down before the new home was built. The homes being torn down did not strike me as especially run-down (although I did not see the interiors), so I wondered what "formula" a property owner or developer uses when making this kind of decision. In other words, when does it make more sense financially to tear down a home and rebuild from scratch, rather than refurbish an existing home?

I'm aware that there is a relationship between the value of land and the value of improvements (i.e., a home) on that land, and at some point that relationship, or ratio, shifts such that a tear-down is a viable option. To get a little more detail, I spoke with Brendan Buckley. Buckley is a market and housing analyst who works with a Portland firm and who I know through my job as a land use planner. He explained that the basic formula for this type of residential redevelopment is as follows: the value of the existing home plus the value of the land together must be less than or equal to the value of a vacant, buildable lot. It is somewhat counterintuitive - how can the value of land plus a home be less than the value of land alone?

Generally, this formula works best when the lot is dividable into two lots, and therefore can support two new homes. Many older homes in Portland were built on what are now considered "double lots", meaning the lot is large enough that it could be split into two lots that still meet the minimum lot size standards in Portland's zoning regulations. Minimum lot size requirements in Beaumont range from 1,600 - 3,000 square feet, depending on a number of factors including when and how the lot was created. It's easy to see how the value of one house and a lot would be less than the value of a vacant lot that can be split and sold as two lots. I know this is the case in at least one of the projects near my house; one new home has been built and there is clearly room for a second one right next to it.

However, the other three projects I've been watching involve just one new house being built on the lot. Brendan said this is likely feasible because land values in our neighborhood are high relative to other areas of Portland but there are still "distressed" homes in Beaumont - meaning foreclosed homes that are bank-owned and therefore available at lower-than-normal prices.

Development companies scout around for opportunities to buy these types of homes; they are able to pay cash for them and save money by developing the lot themselves. Typically, development companies have pre-established home plans and can build a new home more economically than an individual property owner (who would have to hire an architect, contractor, etc.). Therefore, it becomes financially beneficial for them to tear down an existing home and rebuild one new one, even if there's no lot division involved.

So far, the projects that I've seen are all single homes on a single lot. However, Portland zoning regulations allow for a variety of residential development types in the R-5 zone, which is the zoning designation that applies to the majority of Beaumont Wilshire (excluding the commercial area along Fremont). Townhomes, duplexes, manufactured homes, and accessory dwelling units are all allowed within the R-5 zone per the zoning code as are houseboats, but it's hard to imagine how that would work. There are certain standards that would apply to some of those development types, but generally speaking they are permitted outright.

Of these allowed housing types, one that we are likely to see more of in Beaumont, and across Portland, is accessory dwelling units, or ADUs. An ADU is a small, secondary home built on a lot with an existing single home and can be beneficial from a variety of perspectives. The City of Portland sees them as an efficient way to increase housing stock in existing neighborhoods while minimizing impacts on the overall character of the neighborhood. ADUs are often not entirely visible from the street because they are small and built behind the primary home in a way that blends with the existing home. They can also provide more accessible and affordable housing and respond to changing family sizes. Property owners view them as a way to provide housing for additional family members (kids or elderly parents, for example) or as a means for additional income (ADUs may be rented). Portland's zoning regulations have specific development standards for ADUs that are intended to keep ADUs small in size (less than 800 square feet), located away from neighboring properties, and designed to be visually similar to the existing home (trim, color, eaves, etc.).

More information about zoning in this neighborhood can be found on Portland's website at www.portlandonline.com.



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February 11th General Meeting Ushers in New Year for BWNA

By Al Ellis

The President's Message in this issue revolves around the making of New Year's resolutions, and BWNA's first general meeting of the year aims at resolving some lingering issues as well—one of which is a tree planting in honor of beloved B-W resident and BWNA/CNN (Central Northeast Neighbors) Board member Gwen MacPherson. MacPherson who passed away just days after last August's National Night Out Picnic at Wilshire Park—an event that was dear to her heart and one she worked diligently on. Accordingly, BWNA has invited the City Commissioner in charge of Parks and Recreation, Nick Fish, to be our featured speaker. A local resident, it will nonetheless be Commissioner Fish's first appearance at a BWNA general meeting, and a much anticipated one. The meeting begins at 7:00 PM on February 11th at Bethany Lutheran Church, which is located on the corner of NE 37th Avenue and Skidmore Street across from Wilshire Park. The entrance to the basement meeting room is on the Skidmore side of the church. Light snacks and refreshments will be served.

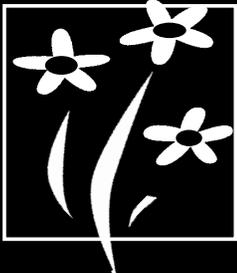
In addition to the update on the Gwen MacPherson Memorial Project and the address from guest speaker Fish, the meeting will also feature a neighborhood crime report from a local police officer and progress reports on some other unfinished projects begun in 2012, including the Wilshire Park Mural Preservation effort, Pizzicato sign conversion construction, maintenance of the Wistaria Drive-Alameda stairwells, and the legal battle to block construction of a 4-story apartment building on Fremont Street. Additionally, plans will be made for the reorganization of April's Taste of Beaumont General Meeting as well as the fielding of suggestions from the audience for new projects and activities to pursue in 2013. You are invited to participate in the shaping of our neighborhood for the year.

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Mark your calendars today for a free, fun, health fair in March

By Cathy Bax

HEALTH FOR ALL AGES is a free health fair coming soon to our community! Find out how you are doing, what resources are available to help you, and how your family and friends can get healthier and get health care.

When: March 3, 2013, 9:00AM to 2:00PM

Where: St Charles Church, 5310 NE 42nd Avenue, Portland OR

What: A free health fair sponsored by Northeast Neighborhood Nurses (NNN).

- Screenings—diabetes, vision, glaucoma, hearing and blood pressure
- Vaccines for ages 11 years and older (tetanus/diphtheria/pertussis, pneumonia, flu and hepatitis B)
- Health education—diabetes, foot care, bike safety, healthy eating, mental health, crime prevention and much more
- Healthy living demonstrations—acupuncture, naturopathic, chiropractic, tai-chi, yoga, massage, healthy food preparation and dental care
- Bike helmets for \$5 with free fitting, car seat installation checks, crime prevention info
- Drawings, prizes, face painting, Oregon Health Plan sign-up info basketball table from Dudley Foundation

Neighborhood Waves coming to Beaumont-Wilshire

By Kerry Pinney

Neighborhood Waves is a program sponsored by United Cerebral Palsy of Oregon and S.W. Washington. Program goals include:

- Educating community businesses about disabilities and support programs at United Cerebral Palsy.
- Indirectly educating our neighbors about disabilities through exposure and positive interactions.
- Developing relationships with community businesses and neighbors who may be interested in supporting our programs through donations or volunteerism.

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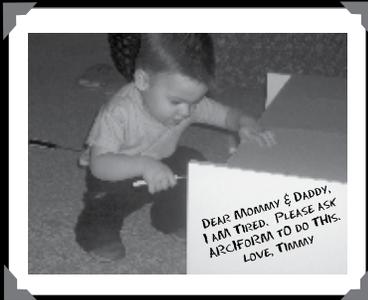
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Taize Service

Bethany Lutheran Church, 4330 NE Skidmore at Wilshire Park, will be holding Taize Service prayer services on the third Thursday, January 17th at 7:00 PM. The services last half an hour. Taize prayer is a quiet, simple way of prayer through meditative singing. Short songs, repeated again and again, give it a meditative character. Singing in this manner becomes a way of listening to God, and allows everyone to take part in a time of prayer together. All are welcome!



Yes Timmy was a bit slow on the job, but they figured that if they had him start on in on the project in July, he'd surely be done by the holidays.

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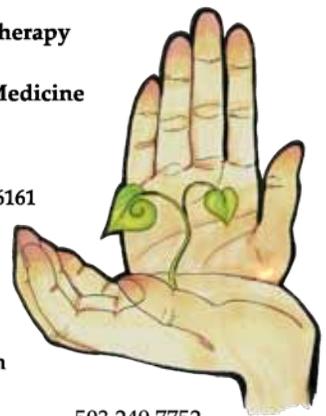
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