



May-June 2018

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FIND THE Beaumont-Wilshire
Neighborhood Association
ONLINE AT www.bwna.us

BWNA Calendar of Events

Community Events

Tuesday, May 8 and May 15

5:00 p.m. start
Residential Infill Project,
Portland Planning and
Sustainability Commission
Public Hearings
1900 SW 4th Ave. (see article on
page 8 for details)

Saturday, May 12

7:30 a.m. registration,
9:00 a.m. walk/run
Humane Society Doggie Dash
Fun Walk and Festival
Waterfront Park, SW Stark and
Naito Parkway (see article on
page 7 for details)

Saturday, May 12

9:00 a.m.-11:30 a.m.
Pollinator Workshop
CNN Office, 4415 NE 87th
Ave. (see BWNA March-April
newsletter for details)

more dates on page 3

BWNA facilitates forming of Friends of Wilshire Park

by Barbara Linssen and Al Ellis

On March 19 at Bethany Lutheran Church, 30-plus enthusiastic residents from Beaumont-Wilshire, Alameda, and Concordia neighborhoods, including several board members from their respective neighborhood associations, showed up on invitation from BWNA to discuss possible future improvements to Wilshire Park and the launching of the Friends of Wilshire Park advocacy organization.

The turnout was impressive given that the meeting came together rather quickly, with not enough notice for inclusion in association newsletters. First on the agenda was Yvonne Boisvert, vice president and one of the founders

of the successful Friends of Peninsula Park Rose Garden, who provided advice on the organizing of Parks Friends groups. Attendees then divided into four discussion groups: 1) children's play area (splash pad, upgrades); 2) native plants/wildlife habitat (enhanced aesthetics and foliage for birds); 3) walking/jogging path (bark chips

vs gravel, maintenance); and 4) dog run area (fencing off of unleashed area, separate section for small dogs, dog drinking water source). The evening ended with reports on what transpired in each group and scheduling of a follow-up meeting that took place April 25.

The most ambitious proposal to date attests to the creativity, perseverance, and diligence of

native plants/wildlife habitat chair Peter Mogielnicki, who planted the seed for his project a summer ago via a Letter to the Board editorial in this newsletter. With collaboration from fellow committee participants, Peter submitted a proposal for a grant totaling nearly \$17,000 through the Community

Watershed Stewardship Council for the purchase, planting, and upkeep of native plants.

Have any ideas? Interested in participating? Check out www.FriendsofWilshirePark.org. Announcements of meetings and activities are also posted on www.Nextdoor.com.



Yvonne Boisvert addresses the newly formed Friends of Wilshire Park.
Photo by Barbara Linssen

BWNA-sponsored Beaumont-Wilshire spring walking tour

by Al Ellis

One of the main attractions of our neighborhood is the fabulous array of homes and gardens. But did you know that 19 of the most beautiful properties between Fremont and Alameda are listed on the city's Historic Register? Research into the history and architecture of these properties by BWNA Land Use Committee Chair Jack Bookwalter culminated in the creation of the following game plan for a tour:

I have a route that will walk around almost all of the 19 properties. I will talk about the people who first lived in the houses and, if known, the original builders. There were only a few builders who built most of these houses, and most of them lived in the neighborhood. We will walk by their houses, too (usually among the fanciest and most finely detailed). I will also be talking about the architectural style of each house and pointing out significant identifying details and features.

continued on page 3



President's message

by Tim Hemstreet

Taste of Beaumont recap and important update on Residential Infill Project

The annual Taste of Beaumont event on April 9 highlighted many of the great restaurants that populate our neighborhood and have helped make Portland a food mecca. We were fortunate once again to enjoy the music of Beaumont Middle School's Jazz Ambassadors, conducted by band director Cynthia Plank. While listening to the students' live music, we feasted on many wonderful menu items supplied by our local restaurants. Other neighborhood restaurants and businesses generously provided gift certificates and other door prizes. Several photographs from the evening are on page 10.

With the officers of Beaumont-Wilshire Neighborhood Association continuing in their roles, our elections for open board positions resulted in neighbor Tim Gillespie stepping up to fill one of three vacancies. With two board positions still open, please let me know if you would like to get involved. Thanks also to departing board member Katy Fackler for her years of service to BWNA.

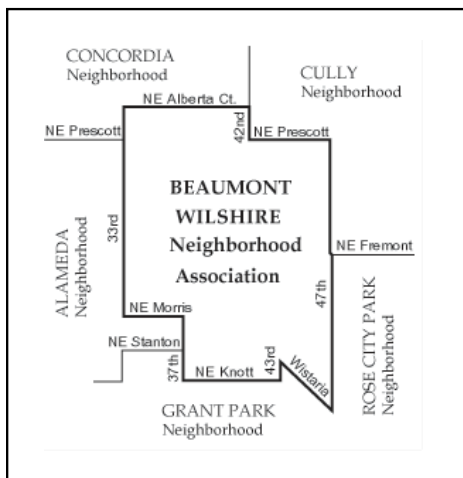
Taste of Beaumont would not be possible without the support of our

local restaurants and businesses, so I'd like to offer many thanks to the following:

Alameda Brewhouse, Beaumont Florists, Beaumont Market, Dee's Golden Door, Eclectic Kitchen, Fire on the Mountain, Grand Central Bakery, Green Dog Pet Supply, Little Griddle, Noho's Hawaiian Cafe, Papa Murphy's, Peter's Bar & Grill, Pizzicato, SouthFork, Thrive Sauce & Bowls, and Yo Choice

Next time you patronize one of these businesses, please thank them for generously supporting our neighborhood.

Most of us received a "Notice of Proposed Zoning Code and Map Changes that May Affect the Permissible Uses of Your Property and Other Properties" in the mail the week of April 9. This yellow notice describes the changes in housing uses that would be allowed if the Planning and Sustainability Commission approves the recommendations of the Residential Infill Project. The proposal would, in short, allow duplexes on all lots currently zoned as single family residential, while allowing triplexes on residential corner lots. Although the proposal would limit infill house size to better conform to existing neighborhoods, the proposal is likely to increase the pressure to demolish the remaining affordable single-family homes in our neighborhoods for replacement with more expensive multifamily housing. I encourage you to make your views on this proposal known to the city through written or public testimony to the Planning and Sustainability Commission. For added insight into the topic and specific information on when and how to testify, see Al Ellis' article on page 8, "Demolish and Grow the Way to Go?"



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president@bwna.us

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Barbara Strunk 503-284-7502

Treasurer

Karla Lenox 503-292-4821
treasurer@bwna.us

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Al Ellis 503-287-0477
Anna Gillespie 503-484-7892
Tim Gillespie 503-287-6272
Cliff Goldman 503-282-1150
Gary Hancock 503-367-0862
Deb Harris 503-284-4449
Roger Price 503-287-9068
(two open positions)

Related Organizations

Beaumont Business Association

Amy Hamdan
parkerpaigeevents@gmail.com

Central Northeast Neighbors Board

Barbara Strunk 503-284-7502
Kathy Campbell 503-515-6225

Areas of Interest

- **Beaumont Middle School**
Al Ellis 503-287-0477
- **Crime Prevention**
Bill Markwart 503-282-4610
- **Transportation**
Jim Howell 503-284-7182
- **Land Use**
Jack Bookwalter 503-539-2707
- **Newsletter**
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Editor's notes

by Al Ellis

To expand or not to expand, that is the question.

No, this has nothing to do with summertime

waistline concerns. The "expansion" I'm talking about relates to the breadth of our newsletter, i.e., should we add pages or stand pat? It's a simple question, but with no simplistic answer. Factors must align:

Factor No. 1: Need for More Space

Two submitted articles had to be left out of the last issue due to lack of space, an increasingly common dilemma for our team. The decision on which articles to leave out often boils down to "time-sensitivity," i.e., any connection to upcoming, near-term events. Most recently, the profile interview with newsletter team member and advertiser Susan Trabucco and an infill-development article were chosen for postponement because neither referenced a particular event or specific date. But beware of unintended consequences: space provided in this issue for previously omitted articles means that much less space is available for newly submitted articles, resulting in additional postponements—a vicious cycle.

Factor No. 2: Demand for Ads and Articles

Articles, editorials, and announcements are submitted to us by neighborhood residents, organizations, and businesses, and that number is on the rise. Examples in this issue include B-W resident Dennis Hanley's "Letter to the Board" editorial on behalf of neighbors concerned about traffic safety issues on Wiberg Lane, the article about the newly formed "Friends of Wilshire Park" organization, and promotion of the

BWNA-sponsored guided walk around the Beaumont-Wilshire neighborhood.

Adding to our volume is Beaumont Business Association (BBA), whose activities are publicized by BWNA via the newsletter in return for BBA businesses promoting and participating in BWNA events, such as Taste of Beaumont and August's National Night Out Picnic in Wilshire Park. For example, you'll find an article on page 4 submitted by BBA Event Planner Amy Hamdan featuring information about BBA-sponsored Dash For Donuts; reciprocally, BBA encouraged businesses to participate in Taste of Beaumont and provided staffing for a BBA information table at the event.

Editor's Note: Let me take this opportunity to acknowledge a mistake I made in the last issue, when I inadvertently attributed the article about Hip Hop Into Shops to "Katie" Hamdan instead of "Amy." As expected, Amy graciously accepted my apology.

Factor No. 3: Supply of Advertisers and Newsletter Team Regulars

Here's where the rubber meets the road. It's all well and good that factors of need and demand are in place for expansion, but what about the hundreds of dollars of additional ad revenue needed to pay for more pages, not to mention the additional volunteer writer/reporter(s) needed to help fill those pages? It's the proverbial chicken/egg syndrome: expand now, then recruit; or recruit first, then expand?

The editor in me says go for it, recruitment will follow; the board member in me cautions due diligence before leaping. The ultimate factor will be the board, guided by your input.

B-W spring walking tour (continued)

A timeline will be established, noting when each style was popular and, more significantly, why. Additionally, I have some great real estate ads from the era and will be making copies for distribution.

And so was born BWNA's inaugural "Walk Around the Neighborhood," scheduled for Saturday, May 19, from 10:00 a.m. to noon. Jack will be guiding the tour, with BWNA Secretary Barb Strunk providing garden commentary along the way. The cost to participate is a modest \$5 donation per person, paid in cash or check (made out to BWNA) on the morning of the walk. With participation limited to 30, reservations are required. To do so, RSVP to Jack (jackbookwalter@yahoo.com), and he will provide instructions on where to meet and information about the no-host lunch social at Grand Central Bakery afterwards. The walk will happen rain or shine.

Calendar of Events (cont.)

Community Events

Saturday, May 19

10:00 a.m.-noon

BWNA's Walk Around the Neighborhood
Registration required; start location TBA
(see article on page 1 for details)

Sunday, June 3

9:00 a.m.-noon

Beaumont Business Association's
Dash to Donuts
Fremont Street (start/finish locations TBA)
(see article page 4 for details)

Saturday, June 30

11:00 a.m.-7:00 p.m.

Kitten Palooza
14175 SW Galbreath Drive, Sherwood
(see article on page 7 for details)

Friday, July 13

6:30 p.m.-10:30 p.m.

Movie in the Park, west end of Wilshire Park
Band: Far Out West
(<https://youtu.be/cXRspIi2d0U>)
Movie: The Secret Life of Pets
B-W and Alameda NA-sponsored

BWNA Meetings

Location: Bethany Lutheran Church
Skidmore and 37th (enter on 37th)
Library Meeting Room

Monday, May 14: Board Meeting

7:00 to 8:30 p.m.

Monday, June 11: General Meeting

7:00 to 8:30 p.m.

Monday, July 9: Board Meeting

7:00 to 8:30 p.m.

BWNA Newsletter Submission Deadline

Friday, June 8 (for the July-August newsletter)

E-mail articles and editorials to
Al Ellis (editor@bwna.us)

Email photos, graphics, and ads to
Jane Feinberg (design@bwna.us)



It's happening on Fremont Street: Dash to Donuts!

by Amy Hamdan

Dash to Doughnuts, an annual neighborhood event put on by the Beaumont Business Association (BBA), will take place June 3 from 9:00 a.m. to noon. The big news this year is that the Pip's Mobile will be passing out tasty treats at the finish line. After completing a 3K run, participants perform low-impact obstacle challenges set out by local businesses along Fremont. It's a fun event for the whole family. For more information, check the Events tab at www.beaumontvillagepdx.com.



Honest Training at 4016 NE Fremont is offering a Conditioning and Mobility Camp for High School Athletes from June 25 to 28 from 2:00 to 3:00 p.m. For rates and availability, go to www.honestportland.com.

Coffee and sweets lovers: drop by Beaumont Village's newest coffee café—Prince Coffee, located at 4523 NE Fremont. Say hello to owner Katie Prinsen and try one of her freshly baked stroopwafels (sounds like rope). These delicious Dutch cookies are best when warmed atop a cup of piping hot joe!



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Letter to the Board: Wiberg Lane a concern

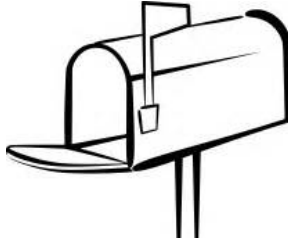
by Dennis Hanley

Wiberg Lane is a charming street that crawls up the ridge, connecting NE 47th, Wisteria, and Alameda. Wiberg Lane is dotted with just 10 houses, all of varying style built in the first part of the 20th century. It's home both to families who have lived here for decades, as well as to others just settling in—a beautiful microcosm of Northeast Portland. But the increasing roar of traffic is cause for concern.

Because of its location, Wiberg Lane is currently a channel for traffic traveling in both directions, as well as commuter bicyclists and resident pedestrians. Commercial trucks charge up and down, disregarding the "No Trucks" sign as well as the posted speed limit. All of these travelers share the same narrow lane with residential parking on both sides of the street.

The roadway on Wiberg Lane is not well maintained by the city—pavement rough and uneven with potholes dotting the lane—posing a challenge to cyclists and unfamiliar drivers in the best of conditions, not to mention treacherous winter conditions with snow and ice.

Despite the design, limitations, and poor street condition, a January 2018 Portland Bureau of Transportation (PBOT) car count logged



2,200 cars a day. The street was not engineered for this volume of traffic. In talking with Wiberg Lane residents, everyone seems to have a story of a near-miss, a scary accident, or a car that's wound up on their front lawn.

We must take action before tragedy strikes.

Wiberg Lane residents continue to gather ideas and are in active discussion with PBOT and BWNA concerning potential mitigation measures. If you would like to become involved in this effort, e-mail Dennis Hanley (hanley.dennis@gmail.com).



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Green Dog and Americana Frame promote pet adoption month

by Diane Charleton

Editor's Note: Longtime B-W resident and former co-editor of this newsletter, Diane is a Cat Adoption Team board member and co-owner (with husband Baer) of Americana Frame.

June is National Adopt a Shelter Cat Month, and two Beaumont-Wilshire stores will make it their business to help felines and their families.

Green Dog Pet Supply may have “dog” in the store’s name, but they are our neighborhood’s local resource for quality cat supplies, too. In fact, the colorful and fun cat area is right inside the front door. Come see all the cat toys, food, and care items to spoil your family cat. Green Dog is located at 4327 NE Fremont Street, 503-528-1800.

Americana Frame will display framed photos of cats and kittens available for adoption at Cat Adoption Team (CAT). CAT is the Pacific Northwest’s largest feline-only shelter and has an excellent reputation for helping families find their “purrfect”

cat. CAT’s highly trained adoption counselors are your resource for current and future questions. As in past years, we expect local families who adopt a featured cat to want that cat’s framed photograph from the shop’s window as a permanent treasure. Stop by, take a look, and fall in love! Americana Frame is located at 4223 NE Fremont Street, 503-281-2838.



Also, mark your calendars for the always popular CAT Kitten Palooza adoption event on Saturday, June 30, when more than 100 adorable kittens will be available for adoption to good homes. This event is not to be missed for its abundance of cuteness. The CAT shelter address is 14175 SW Galbreath Drive, Sherwood. More info is available at www.catadoptionteam.org.

And not to forget the dogs in BWNA—Portland’s biggest annual party for pets and people is the Oregon Humane Society’s Doggie Dash Fun Walk and Festival on Saturday, May 12, at Waterfront Park, SW Stark and Naito Parkway. More info is available at www.oregonhumane.org/doggiedash.



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Demolish and grow the way to go?

by Al Ellis

Urban density. Simon and Garfunkel alluded to it a half-century ago in their haunting ballad “America,” particularly that Paul Simon lyric, “Counting the cars on the New Jersey Turnpike, they’ve all come to look for America.” Applied to today’s Portland, perhaps the song transforms into something like: “Counting the demos in our residential heartland, they’ve all come to look for Portlandia!” (apologies to Simon).

Saddled with the joys and tribulations that come with residing in one of America’s most popular urban destinations, Portlanders are struggling to find an equitable balance in dealing with a host of growing-pain issues, not the least of which is growth vs. preservation. As density-expansion organizations like Portland For Everyone and Thousand Friends of Oregon push for construction of alternative housing (think duplexes and triplexes) in predominately single-family home neighborhoods with convenient



The city estimates that by 2035, Portland will grow by more than 100,000 households. Portland's Planning and Sustainability Commission invites public comment on proposed changes to the rules that govern the types of housing allowed in our neighborhoods.

access to public transportation, schools, and retail (think Beaumont-Wilshire), preservation organizations like Beaumont-Wilshire-rooted United Neighborhoods for Reform fear an increase in home teardowns as a consequence. And although both camps are united in opposition to replacing demolished houses with million-dollar-plus giants that dwarf neighboring homes and supportive of ordinance-imposed “footprint” limits on single-family home construction to mitigate scale incompatibility, divergent perspectives remain on the issue of “affordability”—affordable at what level, for whom, by what means?

It’s essentially an apples-and-oranges debate: one side focused primarily on alternative housing affordability for modest-income renters and small condo buyers, the other on single-family home affordability for modest-income entry-level homebuyers. Thus, alternate housing proponents assure us that prices for “plexes” will decrease over time as more and more are built, while preservationists cite the existing stock of older homes as key to young couples being able to afford that first house in which to raise a family and accrue equity. And therein lies the rub, because those “plexes” are proposed to be concentrated smack dab in the middle of neighborhoods already densely populated with existing homes and very few vacant lots. Moreover, as Elliot Njus reported in a recent *Oregonian* business article, the supply of homes under \$500,000 relative to demand is at a record low: “First-time homebuyers are trying to get a foot in the door, but far fewer homeowners are selling.” The obvious conclusion is that demolition of viable homes only worsens a critical shortage. So what’s to be done?

Well, the Portland Planning and Sustainability Commission invites you to provide input on the proposed draft phase of the Residential Infill Project. For a summary of the project, including scale of houses, housing options, and narrow lot development, go to www.portlandoregon.gov/bps/infill, and voice your opinions at public hearings at 5 p.m. on Tuesday, May 8 and 15, 2018 (confirm date, time, and location at www.portlandoregon.gov/bps/35452).

You can also testify until May 15 via Map App (www.portlandoregon.gov/bps/infill/mapapp).

Following the proposed draft, a recommended draft of the changes will go to the City Council this fall. These spring hearings offer an opportunity to weigh in on a density policy that will shape Portlandia for decades.

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Multifaceted Susan Trabucco brings professionalism and volunteer zeal to BWNA newsletter

by Mark Mohammadpour

This month we're profiling Susan Trabucco—communications consultant, BWNA newsletter contributor, BWNA advertiser, and much more. Susan lives down the street from Wilshire Park with her retired husband and enjoys cooking, travel, learning Spanish, as well as walking and bicycling Northeast neighborhoods. Most of all, she loves spending time with her family, which includes her 27-year-old son, who lives nearby in the Kenton neighborhood.

After graduating high school in Astoria, Susan earned a Bachelor of Arts degree from Lewis & Clark College in Portland. To raise her then two-year-old around her family, Susan moved back to Astoria in 1992. There she continued to be self-employed in the public relations and marketing arena. In 2006, she launched the Coast River Business Journal, a regional business and real estate journal, which she grew and then sold in 2011. The journal continues today under the ownership of East Oregonian Publishing, publisher of the Daily Astorian newspaper.

In addition to writing regularly for the BWNA newsletter the past several years, Susan's volunteer involvement in the community also includes redesigning the Concordia Neighborhood Association's newspaper, Concordia News, to its present format and developing an operations model that allows for three part-time, paid staff persons to produce the monthly publication.

Susan's client work includes communications strategy, project management and creative direction for print and web media, message development, copywriting and editing, and turn-



Susan Trabucco, communications consultant, Beaumont-Wilshire resident, and BWNA newsletter contributor and advertiser. Photo by Mark Mohammadpour

key publishing projects. (For more information about her business or to contact Susan personally, see her ad on page 4.)

How long have you lived in the neighborhood, and what's your favorite part of living in the neighborhood?

In late 2012, while living in Astoria, my husband and I purchased our house in Beaumont-Wilshire. We spent part of our time here while we did some remodeling. By mid-2013, we moved from Astoria to be here full time. There are so MANY favorite parts of our neighborhood! We love the flat streets for walking and biking, the friendliness of the people, and the foliage that changes with the seasons, making every walk unique. It's also terrific to live in proximity to Beaumont Village, the Alberta arts district, and the 42nd Avenue urban district.

What's your favorite neighborhood store or restaurant and why?

Beaumont Hardware and Beaumont Market are regular stops for us. We enjoy summer evenings noshing at Blackbird Wineshop & Atomic Cheese, and SouthFork has a great hamburger, wonderfully gooey mac 'n cheese, dynamite Brussels sprouts, and a relaxing ambiance.

What do you enjoy about volunteering with BWNA? What do you get out of participating?

I lived many years in Astoria and enjoyed being very active in that community. I find volunteering is a way to be connected, to get to know my neighbors, and to feel I'm part of making the community a better place.

Thank you for your service, Susan!

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The annual Taste of Beaumont was held on April 9 this year and featured Beaumont Middle School's Jazz Ambassadors, conducted by band director Cynthia Plank. Attendees sampled an eclectic feast prepared by local restaurants. Other local restaurants and businesses provided door prizes and raffle items. Plan to join us next year for this fun event. Photos by Tim Hemstreet and Al Ellis

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