



Beaumont-Wilshire

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

March • April 2014

Taste of Beaumont + BWNA Elections on 3rd Monday of April at Beaumont Middle School

By Al Ellis

Beaumont-Wilshire Neighborhood Association's most significant meeting event of the year takes place on April 21st, beginning at 6:30PM. It's Taste of Beaumont, a neighborhood smorgasbord gala coupled with annual elections to fill several BWNA Board of Director positions. As was the case last year, the Beaumont Middle School cafeteria will be transformed into a community dining room (white table cloths included) with performance area. Featured will be free cuisine samples contributed by local eating establishments including Amalfi's, Alameda Brewhouse, Beaumont Market, Cha! Cha! Cha!, Fire on the Mountain, Papa Murphy's, Pizzicato, and Stanich's will be provided. Entertainment courtesy of the dynamic 18-member-strong Beaumont Middle School Band, under the direction of venerated music instructor Cynthia Plank. And a raffle will be held of free prizes donated by local merchants including beautiful table arrangements by Beaumont Florist. But unlike last year, this year's Taste of Beaumont is being held on the third Monday of April rather than the second in order to avoid conflicting with the first night of Passover. Taste of Beaumont concludes around 8:15PM.

Not surprisingly, turnout is far and away the largest of any BWNA general meeting—which is precisely why elections are scheduled the same evening. Last year's Taste of Beaumont, for example, was especially fortuitous: coming into the evening, 6 of 14 positions including Treasurer were vacant. By the end of the evening, all had been filled. A similar challenge awaits BWNA at this year's election.

To qualify for Board membership, a resident must live within the boundaries of the neighborhood (see map at right), be available to



Taste of Beaumont 2013

attend meetings on most second Mondays, and feel comfortable in a decision-making role for the neighborhood. The BWNA Board encourages residents meeting those three criteria to consider serving and extends an invitation to attend the March 10th Board meeting to become acquainted with Board members and familiarized with how business is conducted.

Questions? Send to Al Ellis, president@bwna.us.

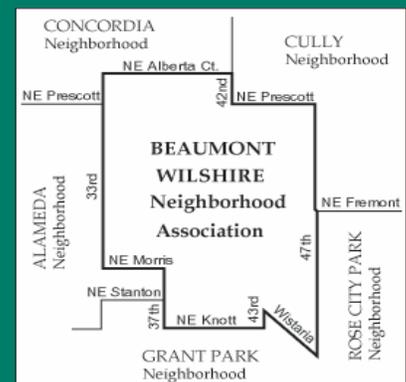
Don't forget...

BWNA Board Meeting
Monday, March 10th, 7:00PM

Taste of Beaumont and
BWNA General Elections Meeting
Monday, April 21st, 6:30PM

Beaumont-Wilshire Neighborhood Association Area Served...

All residents, property owners, government agencies, business licensees, and non-profit organizations located within the boundaries of the Beaumont-Wilshire Neighborhood Association may consider themselves members of BWNA. Membership is free. Members are welcome to attend any BWNA business meeting.





President's Message Incumbent Change

By Al Ellis

In the volatile 1960s, Bob Dylan delivered a chilling message to an entrenched establishment: "Come senators and congressmen, please heed the call, don't stand in the doorway, don't block up the hall, for he who gets hurt will be he who has stalled the battle outside ragin', it'll soon shake your windows and rattle your walls, for the times, they are a-changin'." The song served not only as a battle cry for young revolutionaries, but also as a commentary on an older generation that just didn't get it: "Come mothers and fathers throughout the land, and don't criticize what you can't understand, your sons and your daughters are beyond your command. . . ." Dylan builds on this theme in "Ballad of a Thin Man": "You know there's something happening, but you don't know what it is, do you, Mr. Jones?!" My perspective 50 years later: Change is inevitable, youthful rebellion a fact of life, traditionalist pushback a predictable reaction. Not so clear, however, is the correlation between change and understanding: i.e., if criticism of change necessarily presupposes understanding of the change, then what determines the paradigm of understanding?

One of the best concrete (no pun intended) examples of this conundrum can be found in the widespread opposition among B-W residents to the changing landscape on Fremont Street (think Beaumont Village Apartments) and ubiquitous infill development on residential blocks (think demolished homes replaced by bigger, taller ones). It's obvious that a significant change is underway in the neighborhood, but "understandings" vary on the degree to which this change is for the better or worse. One side argues: Big doesn't mean ugly, and development contributes to the economic well-being of the neighborhood. The other side rebuts: "McMansion" architecture is not compatible with the character of the neighborhood, and

"Wild West" development is counterproductive, destroying the charm of the neighborhood it purports to benefit. Add to these polarized views the folks who are somewhere in the middle or not yet decided, and small wonder Dylan's Mr. Jones is so befuddled!

Few if any changes come devoid of controversy. One such change a few years ago was the elimination of term limits for BWNA Board members. Previously, the limit had been six years. The argument in favor was that Board members are required to stand for reelection every two years, so why the need for mandatory expulsion after a certain number of years? I voted for the change, but with reservations: Yes, dedicated incumbents are a precious commodity; on the other hand, new leaders bring renewed energy and fresh perspectives to an organization.

Accordingly, it is with mixed emotions that I announce my decision not to seek another term as BWNA President. Waiting in the wings is Board member John Sandie, whom I enthusiastically endorse for election at the Taste of Beaumont General Meeting on April 21st, held again in the Beaumont Middle School cafeteria. John is not only one of the nicest guys you'll ever meet, but also as conscientious and willing to help as they come. BWNA won't miss a beat with John in charge.

As for me—well, let's just say I'm freeing my life up a little bit, but definitely not abandoning ship. I'll accept a nomination to fill one of the vacant at-large Board positions (which, neighbors, will still leave 5 vacancies!), stay on as B-W Newsletter Editor (until a replacement can be found), and continue to contribute articles and commentaries. In closing, I want you to know that it's been an honor to serve at the helm these past several years and a creative privilege to write this column. Heartfelt thanks!

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Beaumont-Wilshire Neighborhood Volunteer Group (BWNVG) Update

By John Sandie

In the last newsletter I put out a call for Beaumont Wilshire neighbors who may be interested in forming a group that would help our fellow neighbors in need. I'm extremely happy to report that 10 people responded and we held an initial meeting to discuss ideas concerning the group – we even drafted a Mission Statement as follows:

Mission:

Group seeks to help fellow neighbors, who are dealing with physical limitations, by performing simple home or yard maintenance tasks on a one-time basis. Scheduled and coordinated "work bees" will be held periodically to accomplish these tasks, with involvement and approval of home owner.

The group was very interested in hearing the presentation by "The Villages" organization at the BWNA general meeting on Feb 10th. The "Villages" is a national non-profit that works to help people "age in place" and stay in their home as long as possible by offering a number of services (much broader in scope than our volunteer group) to seniors who enroll in the program. While their "villages" typically cover a much larger area than our own Beaumont-Wilshire Neighborhood, we plan on staying in close contact as they work to establish a NE Portland Village to see if there's a benefit to linking with them.

While there are still a few details to work out concerning liability (always an issue when providing services on others' property), we'd like to keep momentum going and get word out about our group through this newsletter, as well as through local churches and senior centers. BWNVG fully appreciates and understands the reluctance of people asking

Opportunity to chip in via Chip Drop

By Bryan Kappa

Chip Drop is a woodchip delivery service that helps arborists keep track of homeowners and gardeners around the city who would like free woodchips. We're currently working with 30+ arborist companies in the city of Portland and looking to expand quickly over the summer.

The drop sites are managed by the individual homeowner or property manager. By signing up for a drop site account, you increase your chances of getting woodchips sooner and ensure that you don't receive species of chips that you don't want. In addition, the service lets you relay your contact information to the actual crew dropping the woodchips in case there is an issue while trying to dump.

Chip Drop is currently a free service for drop sites. No credit card information is required to sign up. All you need is a valid email address and a location that you own or manage where you'd like to have woodchips dropped. If you're currently working with arborists in your area to receive woodchips, let them know about our service. We currently have a number of drop sites available in the city and are looking to grow quickly (and deliver chips sooner) as the spring and summer progresses.

For details:

[support@chipdrop.in] or [www.chipdrop.in]

for help; however, we hope to overcome those hurdles in a kind and giving manner. Please allow us the opportunity to do our small part to demonstrate and celebrate that Beaumont Wilshire is truly a place we can be proud to call "home".

BWNVG Contact:

John Sandie

219.508.4162

sandiefam@gmail.com

BWNA Calendar

Sunday, March 2nd • 1:00PM - 5:00PM

Naturescaping Workshop

Hollywood Library

Monday, March 10th • 7:00PM

BWNA Board Meeting

Bethany Lutheran Church, Conference Room

NE 37th Entrance

Tuesday, March 18th • 7:00PM

Rose City Park Neighborhood Association

Political Forum at the German-American Society

5626 NE Alameda Street

page nine

Saturday, April 12th

Portland Food Project Donation

early morning pickup on your porch

page six

Monday, April 21st • 6:30PM

Taste of Beaumont and

BWNA General Elections Meeting

Beaumont Middle School cafeteria

42nd between Fremont Street and Bryce Street

page one

Friday, April 25th

Deadline and Payment for ads and articles

for the May - June 2014 newsletter

Monday, May 12th • 7:00PM

BWNA Board Meeting

Bethany Lutheran Church, Conference Room

NE 37th Entrance

Monday, June 9th • 7:00PM

BWNA General Meeting

Bethany Lutheran Church, Fellowship Hall

NE Skidmore Entrance

BWNA's calendar is on the web!

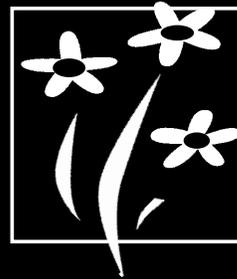
Go to www.bwna.us and select BWNA Calendar





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Celeriac and Potato Leek Soup

Submitted by Serah Breakstone

I got this recipe from Jim Dixon's Real Good Food blog several years ago and it has become a staple. It's simple, hearty and delicious - especially good on these rainy days. The key to the flavor of this soup is the celeriac, or celery root, because of its savory, earthy quality - so don't skip it!

- 2 celery roots, peeled and cubed
- 3 leeks, chopped
- 5 or 6 yellow potatoes, peeled and cubed (quantity should be approximately equal to celery root)
- 1 quart chicken stock
- 1 cup creme fraiche
- ½ cup sour cream
- salt and pepper to taste



Directions

1. Put celeriac, leeks and potatoes in a pot with enough water to almost cover. Simmer until tender, about 45 minutes.
2. Remove veggies with slotted spoon and process in blender until smooth. Discard water.
3. Put puree back into pot and add chicken broth until desired thickness. Keep heat low.
4. Add creme fraiche and sour cream. I sometimes also add butter for extra richness.
5. Add salt and pepper to taste.
6. Allow soup to simmer on low heat for several hours, then serve with a drizzle of good olive oil on top.

BWNA Recipe Box

Welcome to a new, and hopefully permanent, addition to the BWNA newsletter: our neighborhood recipe box. We'd like to invite neighbors to submit their favorite recipes — they don't need to be original or fancy — just something you enjoy making and people enjoy eating. If you have a good story or picture to go along with the recipe, send those too! Submit your recipe to: Al Ellis, president@bwna.us

Enjoy!

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Predictability and Convenience at Heart of Portland Food Project's Success

By Al Ellis

Everyone talks about the need to do something about hunger in America; Richard Nudelman walks the walk. Actually "drives the drive" would be more accurate. On the second Saturday of even-numbered months, he and his expanding army of Neighborhood Coordinators (NCs) motor from participant porch to participant porch collecting food for the needy. At BWNA's February General Meeting, Richard told an appreciative audience how he had come up with the idea a few years ago in Southeast Portland and subsequently had been able to expand the program not only throughout East Side neighborhoods, but across the river as well. At the heart of the program's success—predictability and convenience.

What does a food donor do? It's amazingly simple. Each donor gets a reusable Food Project bag to store food in. Every two months a Neighborhood Coordinator picks up a food donor's bag and leaves an empty one. The bags collected by the NCs are then delivered to a drop-off point where food bank representatives receive and sort them, then get them to food pantries for the needy.

How much food do food donors donate? The suggestion is to buy one extra nonperishable food item each week when shopping at the supermarket, but it's really up to the food donor as to how much food to donate. Some folks will donate a lot, some a little. The amount is not important; it's the participation that counts.

When is pickup day? The "official" pickup day is the 2nd Saturday of even-numbered months, but the Food Project system is flexible:

If for some reason a food donor can't have the bag out on the official pickup day, the neighborhood NC is contacted to arrange an alternate pickup day.

What happens on pickup day? Each food donor puts a green food bag out by his or her front door. The NC picks up each bag, leaves an empty one, and takes the food to a drop-off point. Food donors are later informed of the total weight for the entire pickup so they can see how much of an impact the Food Project is having.

Many of the attendees at the BWNA meeting, including yours truly, signed up to participate, and the system has proven to be as simple and efficient as advertised. If you're interested in becoming a Portland Food Project donor, email Portland Food Project at info@portlandfoodproject.org with your name, address, and phone number. Remaining pickup dates for 2014 are April 12th, June 14th, August 9th, October 11th, & December 13th.



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Neither Sleet Nor Snow Deters Beaumont-Wilshire Neighbors for Responsible Growth Supporters

By Margaret Davis & Al Ellis

Coming off of a successful, if a bit snow-bound, February State of the Neighborhood event hosted by generous neighbors, Beaumont-Wilshire Neighbors for Responsible Growth (BWNRG) continues its work to defend the Beaumont-Wilshire (BW) neighborhood, whether it's from teardowns, loss of affordable housing, out-of-scale development, or the still-noncompliant building going up on Northeast Fremont in the heart of Beaumont Village. While gathering momentum for development standards and seeking to more proactively shape the future of the neighborhood, Beaumont-Wilshire residents and business owners regularly gather to share ideas and experiences and to raise money toward BWNRG's legal bill for taking Beaumont-Wilshire neighbors' appeal to the state Land Use Board of Appeals (LUBA).

After the success in winning a remand from the state body in December, which required fixes

to the Beaumont Village Apartment project on Fremont, the city staff waited until one day after



the appeal period ended—during which any of the parties to the case could have disputed the requirements of the ruling—to have a secret meeting where they decided the building is fine as is. Nonetheless, all evidence points to a building built too big for its site and to the lack of scrutiny or ability to apply city code to such a massive project. Since its inception BWNRG

has worked to reduce, minimize, or mitigate the safety and traffic impacts of the 4-story 50-unit development. Reducing the size of the building would bring the project to code, and similarly reduce the impacts. For instance, fewer apartments means fewer homeless cars, as parking is not included in the building.

The BWNRG leadership thanks those neighbors who braved the snow and ice pellets last month in support of the neighborhood's commitment to responsible residential and business development in our community. More info and a link to contribute to the BWNRG legal fund are at <http://bwnrg.blogspot.com>. Donations can also be made directly to the BWNRG account at the Fremont branch of Umpqua Bank, or send a check (made to BWNRG) to:

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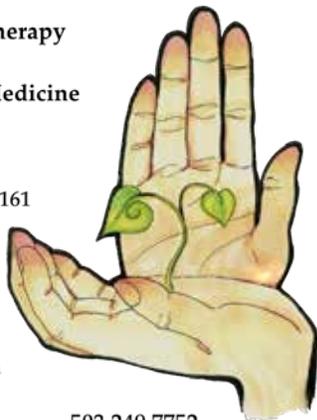
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120-day Demolition Delay Suddenly Nullified

By Al Ellis

Beaumont-Wilshire neighbors on 35th Place woke up on Valentine's Day to the pounding of jackhammers. Was it preparation for a new concrete driveway next door? Was it a city crew doing some street repairs? Nothing of the sort. To the surprise and consternation of the block's residents, the iconic house at 3419 NE 35th Place that BWNA and concerned residents had been collaborating to save was suddenly and unexpectedly being destroyed! But how could this be happening? After all, BWNA had been granted a 120-day demolition delay by the Bureau of Development Services on November 18th in order to negotiate with Complete Construction's Rick Bluhm on alternatives to destruction, and the 120 days had not yet elapsed. Turns out, Rick Bluhm and his lawyer had figured out a way around the delay, then kept the impending demolition date a secret from the neighborhood until the very last moment. Moreover, the person in charge of building permits and demolition delays—Bureau of Development Services (BDS) Director Paul Scarlett—neglected to inform BWNA that the demolition delay had been declared null and void as of early February. Thus, word of the ongoing demolition ended up reaching BWNA on the day of via telephone calls by dismayed and incredulous residents on the block.

So what happened to bring about this 180-degree reversal? According to

BDS Section Manager for Permitting Services Kareen Perkins, Rick Bluhm's lawyer met with City Council's lawyer and found out that the 120-day delay could be avoided by simply opting out of the original demolition permit and applying for a "replacement structure" permit, which provides an exception to the 120-day delay provision. The convoluted rules to the game can be found in Portland City Code Section 24.55.200.

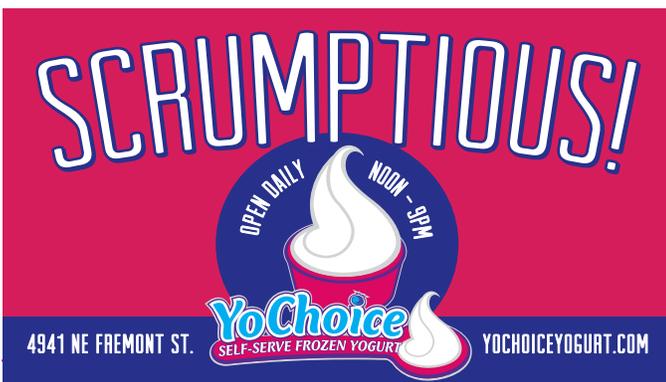
Why a demolition permit would not be required prior to obtaining a restructure permit is puzzling, to say the least. (To investigate the code for yourself, go to the City of Portland's website and click on "Codes".)

Meanwhile, while the battle has been lost to save the home on 35th Place, the effort to persuade City Council to revise the building code has not. Neighborhood associations from around the East Side are networking to develop a unified proposal for changes in the code to present to the Council. The message: responsible building code revision is urgently needed and should be a priority for the City's leadership.



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Rose City Park Neighborhood Association Hosts Political Forum on March 18th

By Al Ellis

Those who have attended Beaumont-Wilshire Neighborhood Association's (BWNA) general meetings know that the allotted 90 minutes is barely enough time to do justice to the agenda. And that's precisely why BWNA (along with many other neighborhood associations) has adopted a policy of not extending speaking invitations to candidates running for office and advocates campaigning on ballot measures. Simply put, if a neighborhood association extends a speaking invitation to one, it must also out of fairness extend an invitation to the competition, which can easily dominate an entire meeting. But that's exactly what Beaumont-Wilshire's Central Northeast Coalition neighbor Rose City Park does each campaign season. It devotes an entire evening meeting to a public forum of candidates and ballot measure advocates.

Thus when campaigns come knocking, BWNA dutifully refers them to RCPNA.

On Tuesday evening March 18th at the German-American Society building (5626 NE Alameda Street), beginning at 7:00PM, the Rose City Park Neighborhood Association invites the public to meet local candidates and become familiar with the pros and cons of an upcoming ballot measure. Light refreshments will be provided. The forum allots 10 minutes for each candidate and ballot measure advocate to introduce himself/herself, express positions, and field questions from the audience. Among the invited candidates is longtime Beaumont-Wilshire resident and BWNA contributor Tom Sincic, who is running against appointed incumbent Barbara Smith Warner for State District #45 Representative. Other candidates include Michael Durrow, Incumbent Nick Fish, and Sharon Maxwell for City Council #2, Jim

Francisconi, Deborah Kafoury, Aquiles Montas, and Steven Reynolds for Multnomah County Chair, Incumbent Loretta Smith and Teressa Raiford Mazique for Multnomah County Commissioner District #2, as well as advocates for and against City Initiative Petition #4 (establishment of the Portland Public Water District). For additional information about the Forum, contact RCPNA Board member Bob Dueltgen (dueltgen@mindspring.com).



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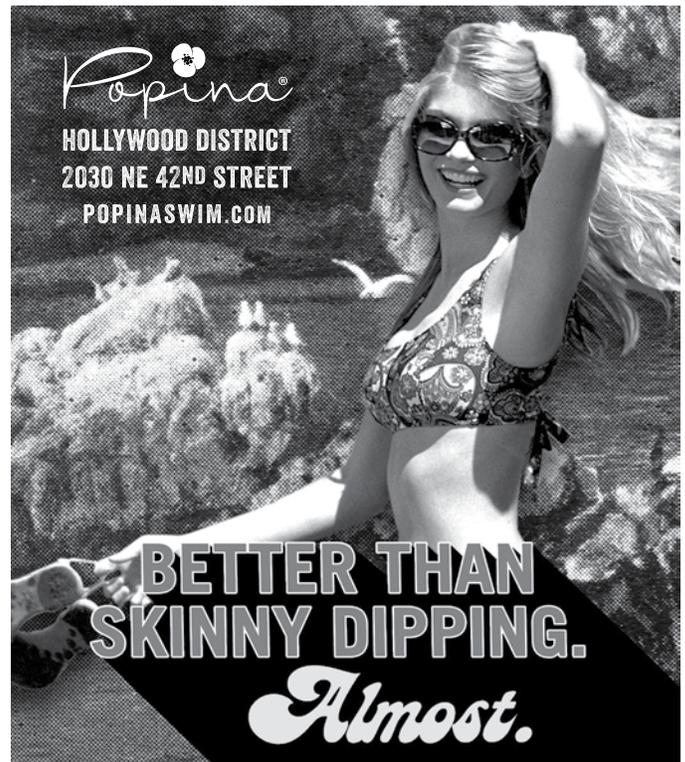


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Zoning 101

By Barbara Linssen with Al Ellis

Barbara Linssen is new to Beaumont-Wilshire after 2 decades in Grant Park neighborhood. She completed a Masters in Urban Planning at Portland State University in 1999. Given the contentious debate going on in our neighborhood over residential development, Barbara thought it might be helpful to provide some basic facts about zoning.

What is zoning and why do we have it? The story they tell you in planning school begins with pigs. A hog farm specifically. Suppose your neighbor decided to turn their property into a hog farm? Well, once upon a time in America they could have. There were no rules or restrictions governing what you could do on your land, you could do whatever you wanted. That might sound great, but keep in mind that means your neighbor could do whatever they wanted as well. Avoiding incompatible uses from butting up against each other is exactly why zoning was enacted, for safety and for preservation

of property values. Zoning was first enacted in larger cities like Chicago and New York and gained further approval through a Supreme Court case in the 1920s (Euclid vs. Ambler). Zoning aims to protect property values, provide predictability and safety to residents and create appropriate zones for each type of use. It prevents a single family neighborhood from becoming the location for a new high rise office building or an auto body shop. . . and the properties on the main street shopping district won't be bought up for the next WalMart store. Zoning regulates things like height, lot size, building size, amount of pavement allowed (permeability for storm water), allowed uses, requirements for each use, etc. Most of the B-W neighborhood is designated the R5 zone. The 5 refers to 5,000 square feet. That is the minimum lot size allowed. This is your typical 50' by 100' Portland lot. Properties can be bigger than that but they can't get smaller such as a townhouse

size (typically 25' by 100') or an attached row house size. Of course there can be exceptions. These are called variances and they require hearings, notices to neighbors and special approvals.

You can look up zoning on the wonderful Portlandmaps.org website. You will see that our B-W neighborhood R5 zone has a lower case "h" with it. This indicates an overlay zone for a height restriction in our area due to the approach of aircraft to the Portland airport. There is also a little bit of an "a" overlay north of Prescott which allows more flexibility towards adding density or "granny flats" to a property (read Zoning Code section 33.405 for all the details there). This kind of density would be applied close to a commercial area or along a well-served bus line.

Neighborhood Business Spotlight: The Refinery

By Mark Mohammadpour

If you have walked down Fremont Street in Beaumont Village, you might have noticed several of us in gym gear running out of one of the shops and down the street, giving each other encouragement before running back inside.

It might not look like it from our sweating and heavy breathing, but we're in fact having a wonderful time at The Refinery. The Refinery is a "Small Batch Fitness" gym that offers a number of classes: from circuit training and running, to yoga and youth conditioning classes. The Refinery offers classes throughout the day and early evening, as well as one on one sessions with our awesome certified trainers.

Ashleigh Kayser, certified personal trainer and owner of The Refinery, opened the gym as it was close to home in her neighborhood. And I



The Awesome Personal Trainers at The Refinery
Credit: Suzie Puetz Photography

have to admit the location is great, although it's very close to the tasty (and tempting) shops and restaurants right next door!

The class I usually attend is called "The Burn," where 10-12 others seeking to . . . refine . . . themselves join me in 60-minutes of intense (but fun) circuit training. One minute we're doing squats, the next lifting a tire, the next

throwing down sandbags, the next running outside down the street, until we burn.

I've gone to a dozen classes since January and the classes are a lot of fun, the instructors are upbeat, the music is good, and you feel good about yourself after each session.

The first class is free and its introductory package offers 10 classes for \$100.

More information is available on its website: <http://refineryfitnesspdx.com>.

Whether you're trying to start your 2014 health resolution, get a jump on 2015 or find a new way to keep your resolutions, The Refinery on Fremont is a great place to start!

Taste of Beaumont and General Elections Meeting

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The “Evolving” Red Fig

By John Sandie

As I walked against a biting east wind along Fremont Street in early February, I was following a group of three students from Beaumont Middle School who surprised me when they turned and entered the Red Fig— my own destination— ahead of me. After I received a friendly “Hi John” from co-owner Caitie Mears, I found out one of the boys was her nephew. He and his friends were hoping for a little warm cup of cocoa to break up the cold walk home, and I gladly accepted the same offer from Caitie.

Caitie and her husband, Adam, purchased the restaurant from their good friend Jason Bonfiglio back in July 2012. Jason and his initial partner, Matt Reddick had converted the single family home and opened the Red Fig back in 2000. With a little close examination you uncover the origin of the restaurant’s name.

Caitie had worked at the Red Fig while going to college between 2003-2007. Adam had spent some time at Jason’s other restaurant, Vista Springs Café, so both owe their restaurant experience to their mutual friend. Jason found that he wanted to focus his efforts on the Vista Springs Café and offered the Red Fig opportunity to Caitie and Adam. They jumped at the chance

as they had grown to love the Fremont location. Caitie and Adam, having known each other since they were 15 years old, are from the NE area; he growing up in the Alameda neighborhood and she in Dolph Park. They both graduated from Grant High School and headed to Eugene; she

The small front patio area offers a cozy view of Fremont during the summer months and they are seriously considering adding a music night to the schedule.

Caitie and Adam “tag team” their efforts, Adam manning the kitchen during the first part of the

day with Caitie coming in later to run the front end of the business while the head chef Wes takes over in the kitchen. They’ve always appreciated help from family and friends; even more so since the birth of their son Malcolm four months ago. While commuting from their Argay Terrace home and juggling family and business responsibilities can be taxing at times, Caitie and Adam maintain their passion and enthusiasm of living their dream— and it shows in their warm and inviting



Adam and Caitie Mears loving every minute

to OU and he to Lane CC. They had always had the dream of running a business together, and after a few years in different graphic/journalism positions and telecommunication companies, their dream materialized with Jason’s offer. During the initial two week transition of ownership, they added the small bar area to support the “happy hour” idea along with the addition of an expanded appetizer menu.

demeanor with customers.

Our Beaumont Wilshire Neighborhood should appreciate and enjoy this intimate and friendly location within easy walking distance; even if you’re not lucky enough, as I was, to score a free hot cocoa.

