



Beaumont-Wilshire

Taste of Beaumont Elections Result in Fresh Leadership for BWNA

By Al Ellis

The BWNA Board of Directors is comprised of 14 members—4 officers and 10 at-large directors. At least that’s what the organization’s bylaws call for. But in reality, attrition happens—and none more so than this year. Coming into April’s Taste of Beaumont General Meeting elections, all but three of the at-large positions were vacant, and even the presidency was up for grabs! What were the underlying reasons for this apparent mass exodus from neighborhood leadership positions? Take your pick: the birth of a first child, a job transfer to China, increased family responsibilities, retirement travel plans, general burnout, etc. But perspective can be instructive. Go back to April of 2013, and déjà vu: 5 open at-large director positions and no incumbent Treasurer. Such is the nature of all-volunteer organizations. And such is the nature of the B-W neighborhood to step up to the challenge! For the second year in a row, residents attending Taste of Beaumont came forth to fill all of the vacated positions. That was only part of the success story at this year’s Taste of Beaumont. The crowd packed the Beaumont Middle School cafeteria and delighted to the ambiance of gorgeous table floral arrangements atop glistening white tablecloths. Dazzling musical entertainment performed by the truly gifted 25-member-strong Beaumont M.S. band under the direction of the equally gifted and incomparably energetic Cynthia Plank. And of course, delicious cuisine samples and coupons from 9 of the area’s



popular eating establishments: in alphabetical order—**Alameda Brewhouse, Amalfi’s, Cha Cha Cha, Delphina’s Bakery, Fire on the Mountain, Grand Central Bakery, Papa Murphy’s, Pizzicato, and Rose’s Ice Cream.** Refreshments were in plentiful supply as well courtesy of **Beaumont Market** and BWNA. Elections resulted in incumbent at-large director John Sandie becoming BWNA’s new President and the infusion of 7 new at-large directors to the Board: Janet Baker, Jack Bookwalter, Margaret Davis, Roger Price, Joel Schmitz, Barbara Strunk, and Dave Whitaker. All of these talented, civic-minded residents have had past

experience serving on the Board. In the months to come, the B-W Newsletter will publish interviews with each of the new Board members.

Following elections, a surprise was in store for now past-president Al Ellis. Incumbent Board members lined up at the front of the room, and outgoing at-large Board member Tom Melville spoke eloquently about Al’s hard work and effective leadership during his years in office. On behalf of the Board, Tom then presented Al with a Pizzicato gift card accompanied by a beautifully engraved plaque that read: “In recognition of his dedication and outstanding contribution as President—2008-2014.” On the Board since 2006, Al will continue in his role as B-W Newsletter Editor. Additionally, in accordance with BWNA bylaws, an “Immediate Past President” is entitled to serve in a non-elected position “as an advisor and as a voting member of the Board”.

Following an upbeat Treasurer’s report from Karla Lenox, a reassuring police report from Tony Hill, and announcements on a variety of topics, the evening concluded with a free raffle drawing of generous gifts from the following businesses: **Alameda Brewhouse, Beaumont Florist, Grand Central Bakery, Green Dog Pet Supply, Hattie’s Sweet Shop, and Stanich’s.**





President's Message Tyro

By John Sandie

It's hard to believe that my wife and I moved into our Fremont bungalow well over three years ago. Just how do you slow down the inevitable flipping of those calendar pages? Perhaps a better question is: how do you choose to fill those calendar pages? As of April 21st, a good portion of my time will be spent carrying out the duties and responsibilities of the BWNA President.

I believe the BWNA is a key forum for neighbor's voices to be heard and views to be aired; and as a conduit to resolve differences and initiate action. Whether it's requesting to be a guest at Board meetings, attending the General meetings or writing "Letters to the Editor" within the BWNA bi-monthly newsletter everyone has opportunity to build support for a particular issue or topic through constructive dialog and demonstrated personal passion. Although the Neighborhood Board has very limited authority to dictate change I believe it can (and should) have influence upon those in decision-making positions.

For many within our neighborhood and others throughout Portland, local input regarding new construction management and future developments is a hot topic. Land use groups, zoning (both commercial and residential)

guidelines and city strategic planning are examples of organizations and processes that Portland neighborhoods can use to express our opinions and, hopefully, apply some influence. Many BWNA Board members both new and old have been working along these lines for some time, and we will continue to look for any avenue that affords the neighborhood's views to be heard.

Communication is the glue that holds any organization together and I will strive to continue the excellent example set by the Al Ellis, the outgoing BWNA President. Between the newsletter distributions every other month and BWNA web site (www.bwna.us), the other effective means of getting timely up-dates broadly disseminated is through e-mailings. We will continue to expand the number of neighbors included on these lists within our limited IT capabilities.

Please bear with me, as Al and I wade through the numerous changes and references, multiple contacts and on-going discussions, rules and regulations etc.-associated with leadership and coordination of the BWNA. The recent elections have filled the open Board positions with experienced and dedicated individuals to augment the existing members and I look

forward to working with this group to carry on the "neighborhood's business" in a sound and effective manner.



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Editor's Notes

By Al Ellis



If communication is at the heart of BWNA's viability, the newsletter is its lifeblood. Although published every other month, the Beaumont-Wilshire Newsletter is far and away BWNA's most widespread and popular mode of communication. With hard copy distribution to well over 2000 B-W households and businesses and an online color version posted on the BWNA website (www.bwna.us), extends readership far beyond B-W boundaries. No surprise then that annual funding

received by BWNA from the Office of Neighborhood Involvement is specifically earmarked for "Communication"—i.e., for communication vehicles that help residents stay informed about neighborhood events and issues. We are of course very appreciative for the City's support, but the reality is that the total sum of this financial aid falls just short of covering expenses for the publication of two issues of this newsletter.

So how is the difference made up? Answer: predominantly from advertising. In fact, not only does local business ad revenue keep the newsletter afloat, but it also serves as an essential funding source for BWNA's projects and activities. Thus, I encourage business owners reading this column to consider running an ad in the B-W Newsletter. You won't find more reasonable rates, and it's a win-win for your business and for the community.

Still, neighborhood association newsletters do not survive on money alone. Dozens of volunteer distributors throughout this neighborhood coupled with a handful of volunteers comprise our staff: two reporter-, a graphic designer, a copy editor, a webmaster, and an editor. Without their dedication there would be no newsletter, no website, no blog. . . basically no BWNA as we know it. Need inspiration? Read the following excerpt from an e-mail sent to me by dedicated BWNA volunteer Virginia Wilkinson:

"One of the reasons I love living in this area besides its awesome livability - good schools, parks, shopping, transportation, etc., is the neighborhood association and what it does. Shortly after I moved here over 30 years ago I went to a BWNA meeting and quickly discovered this was one place where people could make a difference. I got involved and found myself on the Board for a few years, which I enjoyed. I am not able to do this sort of thing anymore, but I can make my voice heard and do what I can when I can. I have delivered the newsletter for many years and am still able to do this. It is a good way to get out and often meet and visit with the neighbors, look for new people moving in, and encourage them to come to the BWNA meetings".

So please don't hesitate to contact me at editor@bwna.us or by phone at 503.287.0477 to see how you might be able to help out. Additionally, our staff is always on the lookout for articles submitted by residents on topics of local interest, especially "Letter to the Board" editorials.

For information on submitting articles or ads for publication, go to the BWNA website home page (www.bwna.us) and click on the "Newsletter" link at the top.

BWNA Calendar

Tuesday, May 6th • 7:00-9:00PM

All-City Neighborhood Association Infill/Demolition Summit
Central Northeast Community Room
4415 NE 87th Avenue

Monday, May 12th • 7:00PM

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

Tuesday, May 13th • 6:30-8:30PM

BWNA Board Meeting
Parkrose High School
12003 NE Shaver Street

Monday, June 9th • 7:00PM

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

Friday, June 13th

Deadline and Payment for ads and articles
for the July - August 2014 newsletter

Saturday, July 12th • 6:30-10:30PM

Movie in the Park
"Cars 2"
Wilshire Park

Monday, July 14th • 7:00PM

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

Monday, August 11th • 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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BWNA Hosts Citywide Summit on Infill-Demolition Issue

By Al Ellis

Take a stroll around Beaumont-Wilshire, and the transformation is striking: block after block of interspersed new homes, often built side by side, towering above an eclectic mix of existing homes. Reason for concern? Many homeowners think so, and not just in our neighborhood. Neighborhood associations around the city have been deluged with complaints, especially from longtime residents, and are doing what they can, mostly independently, to save this or that house from demolition or make this or that proposal for building code reform to the City. But what if concerned neighborhoods from around the city were to unite behind a single set of building code revision options for consideration by the Mayor and City Council? Wouldn't that be a more effective way to proceed? BWNA has set the wheel in motion to find out. With logistical assistance from Central Northeast Neighbors, invitations have been sent out to the leaders of every neighborhood association in the city to attend a meeting on Tuesday evening, May 6th, from 7:00-9:00PM, at the Central Northeast

Neighbors Community Room 4415 NE 87th Ave. The goal is to collectively draft a building code reform proposal to help mitigate the problem of runaway infill-demolition development in Portland.

In organizing this gathering, BWNA has made clear from the onset that the choice need not be between freewheeling development and no development at all. The purpose of the Infill-Demolition Summit is to find a responsible middle ground, one that permits remodeling and construction of new homes, but does so within the framework of a neighborhood's heritage and architectural character. Other cities have successfully pioneered this kind of measured approach to development, and their examples will serve as a launching pad for exploration into feasible options for Portland. The endgame is to craft building code language that encourages revitalization of neighborhoods, but in a way that is not destructive to the charm that made these locations desirable places to live in the first place.



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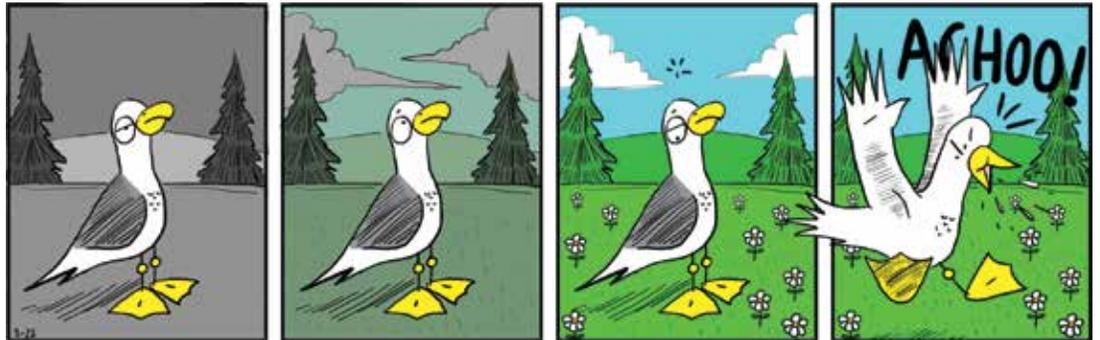
By Mark Mohammadpour

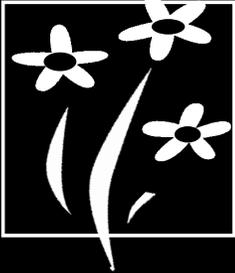
Beaumont Wilshire Neighborhood Association Board Member Sally Baker had visited hundreds of houses, but in 2005 when she stepped into a Beaumont 1950's ranch on an oversized lot, she knew she was home. Nine years later, Sally and her husband David Fielding were married in the backyard of that same Beaumont house they now call home.

As a real estate broker for Windermere, Sally has lived in Northeast Portland for more than 18 years and has fallen in love with Beaumont – the houses, the friendly atmosphere and the great walkability.

Sally was looking for a way to give back to the community when she came across a call for new board members last year. She has come to appreciate her fellow board members and their passion for the neighborhood, especially Al, who she says is a thoughtful, dedicated leader who has earned the admiration of all who know him. She particularly enjoys attending Central Northeast Neighbors meetings, where members discuss common issues and share ideas.

"Beaumont is such a great place to live," Sally says. "As a board member, my goal is to work towards trying to establish a balance between the character of the neighborhood that drew all of us here in the first place and all the new development underway."





The Arrangement

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A Children's Place Turns 40.

By Mark Mohammadpour

Life gets better at 40.

In recognition of 40 years in business, A Children's Place Bookstore will be celebrating "40 Years of Stories" this May. And on May 10, the store will host a special birthday event with several local children's authors and illustrators stopping by throughout the day, including Eric Kimmel, Bart King, and Virginia Euwer Wolff.

The store, which originated near Lloyd Center back in 1974, has been at 4807 NE Fremont since 1998. According to store owner Pam Lewis, A Children's Place is the oldest children's independent bookstore in Oregon. Several famous authors, including Lemony Snicket and Rick Riordan, have graced the shop over the years.

Lewis believes the ability for kids to physically touch books and read them right away is a huge benefit for shoppers. "Kids have a real sense of ownership. They come into the store, they're on the floor within minutes

and reading. There's nothing like being able to sit down, smell the pages and feel them turn. And unlike a library, you can be noisy!"

And not only are there books for kids of all ages, but there's a section dedicated for adults as well.

Throughout May, local businesses will be helping to celebrate the anniversary, including: Alameda Brewhouse, The Arrangement, Bagel Land, Cha Cha Cha, Mercantile, Pip's Donuts, Shop Adorn and Starbucks.

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BWNA and ANA Co-Sponsoring Summer Movie in Wilshire Park

By Al Ellis

Wilshire Park is dear to a lot of people and groups for different reasons—beautiful trees, a dog run, playgrounds, a jogging path, athletic field, picnic areas, etc. Add to that: "open-air movie theater". For the past couple of years, BWNA and Alameda Neighborhood Association (ANA) have co-sponsored a "Movie in the Park" event in collaboration with Portland Parks and Recreation. However there's more to it than just the showing of a movie. "Danny Black" and "Portland Teen Idols" will provide theatrical and musical entertainment prior to the movie, food vendors will be on site, and all-you-can-eat popcorn will be free of charge!

This year's event will take place on Saturday, July 12th, on the athletic field lawn at the west end of the park, with a starting time of 6:30PM. "Cars 2" is the feature movie and will begin showing a little after dusk. Mark it on your calendar now and come join in on the fun



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“Arranging” a Life of Enjoyment

By John Sandie

While teaching first graders had its rewards, the joy of working with her hands creating florals drew Sue Mautz out of the classroom (and her home workshop) and into a store front on NE Fremont Street back in 1980. The initial location (now Americana Frame shop) was next to Hamburger Patty’s, another Fremont icon that evolved into Perry’s Restaurant, and provided enough space to allow the business to grow a bit to add cards and some clothing items. However by 1983, the Arrangement just needed more space to expand and carry proper inventory levels. Looking no further then across the street, Sue settled on renovating a 60-year-old gas station. The business remains there today with a couple of additional building expansions over the years. So when you’re in the card section, try to imagine you are standing in an automotive service bay from years ago. By the way, this early history is captured with a delightful pictorial collage the business maintains in its inventory area – and, yes, perms and lace collars were “in” during the 80’s.

Beginning as a one person shop, The Arrangement now employs about 15 individuals, most living within NE neighborhoods. Over the years, Sue estimates that 50 women (and a

couple guys) have worked for the business. For Sue, one of the great satisfactions of her retail career is that the Arrangement has acted as



Sue Mautz (c) with buyers, Jill Duval (left) and Deena Spang (right)

an entrepreneurial incubator, with four former employees having gone on to start their own businesses. Sue now depends on individual buyers for the different departments – cards/stationary, clothing, jewelry, etc. – to interpret what her customers want and expect. Many of her “vacations” over the years have been planned around the many national shows of suppliers to the wares you see displayed on the business’ shelves and racks. The Arrangement also works actively with local artists and has an eclectic array of items showing their talents.

Over the years Sue has seen the Beaumont Village area grow and prosper. The old lumberyard a few blocks east is gone, replaced

by retail shops, while a few generations of food service have evolved into Grand Central Bakery – all adding to increased activity and walking traffic. Like many others, her business is also very dependent on special days and holidays – with 25% of revenue being generated during the six weeks prior to Christmas. The growth of Fremont Fest can be linked to the original Dog Days sponsored by The Arrangement on the front lawn area – built upon the forecast and hope that it seldom rains in early August in Portland.

And just think, this story really started back in 2nd grade where Sue loved playing “store” in a classroom area specially set up by her teacher to help develop her student’s math skills. Years after starting The Arrangement, Sue ran into her old teacher who inquired as to what her former student was doing. “Still playing store”, Sue replied.

So next time you’re out and about on Fremont Street, stop in to browse and be amazed at what has sprouted from a few dried flowers over 30 years ago; and don’t worry, the smell of gasoline and oil has long since been replaced with pleasant scents, aromas and sights that will cause you to linger longer than you’d planned.

A Farmer’s Market Worth Its Salt

By Evans Martin and Al Ellis

An exciting turn of events has transpired. Cully Farmer’s Market is joining forces with Thursday’s Old Salt Market to become one. The move takes the Cully Farmer’s Market into the heart of 42nd Avenue business district with a location just outside of Old Salt, Roses, and Rocket Pizza. The season will still be June through September but will change to Thursdays from 4 to 7 PM. This is meant to be a tri-neighborhood market, with collaboration of residents from Concordia, Cully, and Beaumont-Wilshire neighborhoods.

If you did not know already, Cully has a growing urban farm population. Cully Farmer’s Market is unique in that it will be hosting mostly

neighborhood-grown produce. In addition to local farming, the market will promote neighborhood cottage industry. Neighbors who make or create products or services are encouraged to consider having a booth at the market (price = \$25 per week). A community booth will continue to be open to residents of Wilshire-Beaumont, Concordia, and Cully. Additionally, we are introducing an entrepreneurial opportunity booth called Neighborhood Spotlight where residents can sign up to have an entire booth free of charge for one week. The idea is to keep local money in local neighborhoods and support neighbors

as much as possible. Please notify Myo at cullyfarmersmarket@gmail.com if you would like to have a booth at the market. Look for our website--cullyfarmersmarket.com--and check out and “like” our Facebook page. More information will be available soon. We look forward to seeing you at the market!



“YoChoice” Offers You Many. . .

By John Sandie

Weekday afternoons in early April is still “offseason” and was an appropriate time for me to sit down and talk with YoChoice frozen yogurt business owner, Andre’ LaGrande. However we were happily interrupted a couple of times by customers looking for that mid-afternoon snack and energy boost.

Going in I had wrongly assumed that YoChoice was a franchised network business, but was surprised to learn that Andre’s shop is a stand alone business that he opened back in July 2010. Andre is a product of our NE Portland neighborhoods, attending Alameda Elementary, Beaumont MS and Grant High schools before heading down to Eugene to attend college. Work opportunities took him south to San Luis Obispo, CA for many years, where the seed for his own yogurt business was planted. On his lunch hour he would venture to a local frozen yogurt shop and be blown away that you could get as much or as little as you wanted and fully customize your dish on each visit—an experience that started him thinking. As with many ideas, it took awhile to germinate. As the cost of living increased dramatically in SLO (home to CalPoly for you March Madness fans) and the call of the Northwest grew stronger, Andre’ decided it was time to return home. For a few years he worked in the health club business, while still hanging on to his yogurt business dream—all the while narrowing his focus on the NE area of Hollywood and Fremont in particular. When a woman’s beauty boutique moved from the Fremont site (he really loved the bright and airy look of the space), he came out the winner of a small bidding war – and then the real work began!

As his business was not a franchise opportunity everything was unique and custom designed. Andre’ went to classes and seminars offered by suppliers and frozen yogurt equipment manufacturers, contracted a design and construction firm and started putting the pieces of the puzzle together. Andre’ admitted he made many early mistakes and pushed forward up a steep learning curve. He vastly underestimated the time commitment as do many new business owners, but has stayed the course.



Andre—ready to serve it your way

Andre used a local muralist for some of the initial wall art and is currently displaying works from local photographer Kirk DuBose, emphasizing the local neighborhood link of his business.

As the sound of a compressor kicking in got my attention, Andre explained that the bulk of yogurt in the dispensing machines is kept at 32 degrees; only near the nozzle is it cooled down to about 17 degrees to give it more stiffness as it flows into the dish. So you can pile it on high and test your hand-eye coordination for artistic expression. Vanilla and chocolate flavors remain the big sellers, but Andre varies the other four selections (such as adding a couple of green yogurts around St. Patrick’s Day) periodically.

Also, the myriad of toppings undergoes subtle changes as Andre tries new ones while keeping the established favorites in supply. You can also enjoy board games while visiting YoChoice as Andre has placed many old favorites under the glass table tops—the “Sorry” pieces get the biggest workout. Andre remains convinced he made the right decision and looks forward to nicer weather and the welcome din of neighborhood families and kids, excitedly making their custom concoctions around the topping bars.

Of course I couldn’t go away empty handed and made a dish-to-go for my 3-year-old grandson. Oh, did I mention that we were working hard on “sharing” lessons that week?

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Eat as Promised

Expect the Unexpected

By John Carson

If you love the creative and the extraordinary, you will want to browse at Patti Smith-West at 3746 NE 42nd Avenue. Bring your imagination, as Patti loves to swap ideas. Her focus is on recreating ordinary objects into the beautiful and functional.

Patti credits her mother with sparking her interest. Working in the clothing industry since age 15, Patti likes to concentrate on vintage garments. From 1980 until 1999, she had a business in Royal Oak, Michigan called "Patti Smith Collectibles."

She came to Portland in 2004 and was attracted to the friendly atmosphere of the Beaumont-Wilshire neighborhood with its many small businesses. She worked at Gazelle and Full Circle Resale from 2004 until 2011. Later in 2011 she opened her own shop, Patti Smith-West.

Patti specializes in things that can be "repurposed", for example: sweater sleeves remade into fingerless gloves or an ornate bathroom fixture made into a jewelry organizer. Her "right arm" is Kay Holt who along with Dave, Gretchen, Sara, Rhonda, Ashley, Trina, Steve and Lauren have all helped contribute to build a wonderful shop from Patti's dream.

Come in expecting the unexpected – you will find something different every time! If you have something you wish to refurbish or sell, Patti can be an effective liaison to find a new home for your treasure. Also, if you don't find what you want, leave a request and she will do her best to hunt it down for you. Don't miss the back room, which focuses on Patti's specialty of vintage garments made current.

Store hours are Monday through Saturday from 11AM to 6PM and Sunday from noon to 5PM. Come in and enjoy this unique boutique that reflects the friendliness of our neighborhood!



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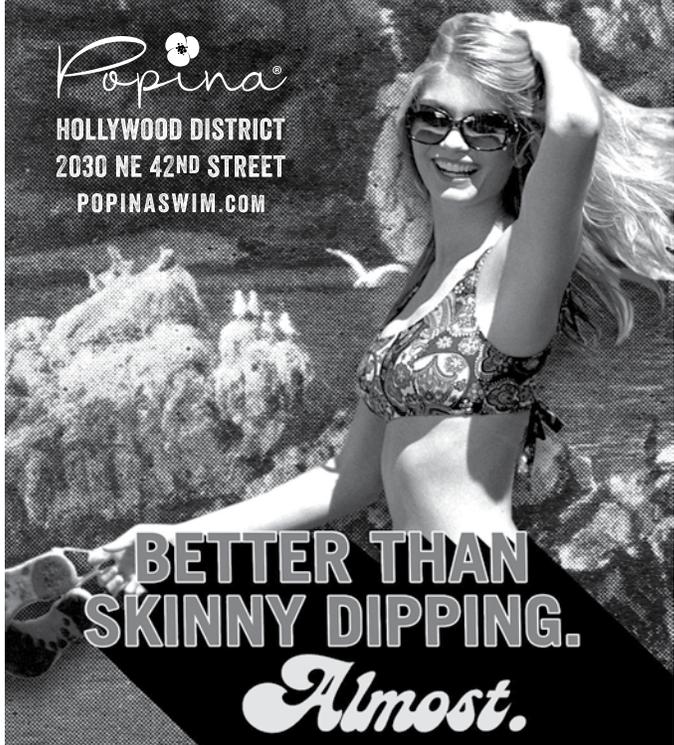
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Restoring Pre-Recession Service on the Fremont Bus Line

By Jim Howell and Al Ellis

When the four-story apartment building on Fremont Street without on-site parking—“Beaumont Village Apartments”—was first proposed a couple of years ago, a stated prerequisite was that the location be accessible to regular public transit service: daily service available every 20 minutes or so. Opponents of the project repeatedly pointed out that this requirement was not being met and hadn’t been for some time. Nonetheless, and to the chagrin of many B-W residents, the City gave the green light for the project to proceed to completion, sans on-site parking spaces. So who was right? The facts are that in September, of 2010, TriMet slashed one-half of the Fremont bus line’s weekday service, eliminated all weekend service, and truncated the route at Emanuel Hospital. The result was a loss of over three-quarters of its previous ridership, ostensibly due to the lack of regular transit service. So much for the prerequisite.

The Beaumont Village Apartments conundrum is one of many reasons why restored bus service on Fremont is sorely overdue. Since the cut in service, The Randall Children’s Hospital has

opened, a New Seasons Market was built on Fremont between Williams and Vancouver, a large transit-oriented development called One North is under construction with three multi-story office/retail buildings, and hundreds of new apartment dwellings with no parking have been constructed or are under construction in the area. With The Great Recession a thing of the past and payroll tax revenue up, residents are now calling for a restoration of pre-recession service as soon as possible. Their argument is that the Fremont bus line was, and could be again, a vital east-west link connecting nine north-south lines, five of which provide frequent service: 4, 6, 8, 75, and 72. Moreover, frequent service routes allow access to multiple destinations, often boosting ridership exponentially over single destination lines.

The Fremont bus route used to go downtown via the Steel Bridge, duplicating the service provided by the #4 and #44 on Williams/Vancouver. A possible alternative routing that has the potential of opening up an entirely new market is via the Fremont Bridge and then south to downtown in the NW 18th/19th

Avenue corridor. This route would provide a direct connection to Providence Park through the NW District and the proposed new Con-way Development. Proponents of restored service point out that the convenience of this frequent service line could conceivably attract enough new fare paying riders to cover most of the additional operating cost. Area residents and their neighborhood associations can pursue these ideas with TriMet staff at an upcoming community meeting dedicated to identifying near-term and long-term bus service improvements for inclusion in TriMet’s Eastside Service Enhancement Plan. The community meeting scheduled for Northeast Portland will be held at Parkrose High School Library, 12003 NE Shaver Street, 6:30-8:30PM on Tuesday, May 13th.

Don’t forget...

BWNA Board Meeting
Monday, May 12th, 7:00PM

BWNA General Meeting
Monday, June 9th, 7:00PM

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June 9th = Last General Meeting Until October

By Al Ellis

So BWNA takes the summer off? Not really. In fact, BWNA is busier than ever during the summer months. But how does that reconcile with having only one general meeting scheduled between early June and mid-October? Here's the explanation:

BWNA general meetings are held on even-numbered months, Board meetings on odd-numbered months. The exception is August, when the BWNA-sponsored National Night Out Picnic in Wilshire Park on August 5th replaces the general meeting. With the odd-numbered months of July and September scheduled for Board meetings and the even-numbered month of August reserved for the picnic, October becomes the next even-numbered month available for a general meeting. In addition to those commitments, BWNA Board members are engaged in a summer Board retreat, organizing and publicizing the July 12th Movie in the Park event, collaborating in neighborhood celebrations such as Fremont Fest & 42nd Street Fair, and pursuing ongoing neighborhood concerns. Just a few of those include infill/demolition development, Fremont St. bus

service, transportation safety, and vandalism. It's never a dull moment for BWNA, even during the summer.

Thus the general meeting on June 9th is in effect the last opportunity until October for residents to publicly provide information and air concerns to the Board. It also affords an opportunity for the neighborhood to be officially introduced to newly-elected BWNA President John Sandie and the seven new At-Large Director, all of whom were unanimously elected to their positions at April's Taste of Beaumont General Meeting. Additionally, a local police officer will field crime prevention questions, committees will provide updates, BWNA-sponsored summer events will be discussed, and Jeff Smalley, current owner of the property that was formerly home to Wilshire Market will share information and answer questions about the building and operation of

Beaumont-Wilshire's newest family restaurant. The meeting begins at 7:00PM at Bethany Lutheran Church, corner of 37th Avenue and Skidmore St., across the street from Wilshire Park. (Enter down the walkway indicated by the BWNA sign on the Skidmore side of the church.) Light snacks and refreshments will be served. We hope to see you there.

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One-Size-Fits-All Status Quo Challenged at Mixed Use Advisory Committee Meeting

By Jack Bookwalter

The City of Portland has created the “Mixed Use Advisory Committee” to study and revise policies for commercial areas of the city (“mixed use” replacing the traditional term “commercial”). The committee will meet once a month for 15 months and will produce a series of recommendations to revise the General Plan. A series of public hearings will be held in 2015 after the committee’s recommendations are made, but prior to changes being adopted as city policy.

Why is this process important to the residents and business owners of Beaumont-Wilshire? Until recent years, the development pattern of Fremont Street has been largely confined to one-story commercial storefronts and smaller bungalows re-purposed for business use. The last decade has seen some infill projects of townhouses, and two and three-story-commercial/condo buildings. Generally speaking, these developments have been respectful of the existing street and surrounding residential blocks and have met with little neighborhood resistance. But last year’s massive

4-story, 50-unit apartment project changed all that. The community was caught off-guard, and the fact that the building contained no parking spaces added salt to the wound of close-by residents. This development has led to much ire between the neighborhood and the developer, and between the neighborhood and the City. If the status-quo on Fremont’s existing zoning is maintained in the revised General Plan, the neighborhood can expect similar projects, and similar discord, up and down the length of the street.

Enter the City’s Mixed Use Advisory Committee. This committee will be analyzing each commercial district in Portland and determining what works and what doesn’t. Hopefully, the recommendations made will be in accord with the desires and wishes of the surrounding community. But the fact is that developers and construction interests are a vocal component of the committee. And while representatives of neighborhood organizations may attend these meetings, they are confined to observer status until the end of the two-hour meeting.

These restrictions notwithstanding, BWNA input has led to some lively discussions in the larger committee. One of main points of contention is the assertion that the status quo one-size-fits-all commercial zoning is not working, because commercial streets are not the same. Case in point: Fremont Street has the exact same zoning as Division, but Fremont is being asked to absorb the same density impacts as Division, even though Division has a full range of urban services that Fremont residents don’t. For starters, there’s no longer a bus line on Fremont that serves downtown or runs on weekends.

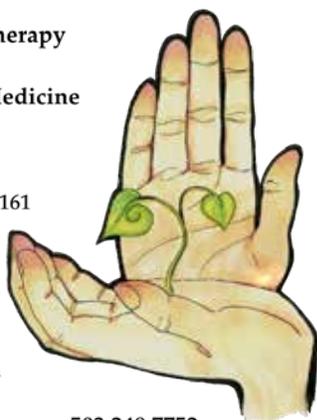
Concerned residents are encouraged to attend committee meetings and take part in the General Plan revision process. It’s a fascinating process to observe and participate in, with the future of our neighborhood in the balance. For details about meeting times and committee procedures, contact BWNA Board member (and BWNA’s Mixed Use Advisory Committee representative) Jack Bookwalter (jackbookwalter@yahoo.com).

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