



BEAUMONT-WILSHIRE

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

July • August 2012

Opposition builds to 4-story apartment complex planned on Northeast Fremont

By Dave Anderson

A four-story apartment building with no off-street parking and modern architecture does not fit Beaumont-Wilshire.

That was the overwhelming message conveyed in June to developers proposing to tear down several storefronts on Northeast Fremont Street between 44th and 45th avenues and build affordable apartments. During a two-hour public meeting, 30 local residents spoke and about 200 others packed the sanctuary at Bethany Lutheran Church.

"I believe that this project does not keep in consideration the character of the neighborhood," said Nancy Doty, who has lived in Beaumont-Wilshire for more than 60 years.

Developer Wally Remmers announced at the meeting that he would change his original plans. The revised plans include retail stores on the ground floor, a reduction in the number of apartments from 68 to 56 and include some 2-bedroom apartments in addition to studios and one-bedrooms. Those changes, along with acknowledgement that Remmers didn't have to meet with the neighborhood, won him some goodwill from the crowd.

But he showed no willingness to compromise on the parking or building height.

"I'm not going to make everybody happy, I can tell you that right now," Remmers told the crowd.

As a result, the neighborhood association has formed a committee to decide how to respond to the proposal.

Remmers, an owner of Everett Custom Homes of Beaverton, is buying the property from the Medak Family Trust. He plans to tear down the buildings from 4419 to 4439 NE Fremont St.

The property is zoned CS, or storefront commercial. The city's zoning code says the CS zone is "intended to preserve and enhance older commercial areas that have a storefront character. The zone intends that new development in these areas will be

compatible with this desired character." However, the zone does not require storefront commercial. It also does not require off-street parking. And it allows for buildings as tall as four stories.

Planners are starting a process to review zoning throughout the city, but that could take about two years and Remmers' proposal would fall under the



current zoning. That led several residents, including Scott Weaber, to the realization that Remmers can force something on the neighborhood that is unwanted or can scale down the project and build something tasteful.

"You have the opportunity to preserve that charm," Weaber said. "You gentlemen have an opportunity to hit a home run. You also have the opportunity to strike out."

Residents suggested many changes that might make the development more acceptable. Those included finding an off-site location for resident parking or replacing patios and a stormwater detention facility in the rear of the building with 10 to 12 parking spaces. Other residents suggested the building be three stories instead of four, not have balconies in the rear that look over neighbors' properties, include apartments larger than 700 square feet and use an architectural style that more closely resembles the Beaumont Village.

The developer's selling point is the quality of construction. Don Sowieja, of Myhre Group

Architects described the building's initial design as "clean, slightly modernized traditional." Initial renderings showed an articulated front with brick and lap siding, but Sowieja said the plans would change slightly with the addition of retail and larger corner units.

Sowieja, Remmers and his son Victor Remmers met with neighborhood leaders before the larger community meeting. That meeting led Remmers to make changes to the plan.

But he rejected the possibility of off-street parking. The cost to build "podium" parking spaces beneath the building would be about \$40,000 per space and would prohibit affordable rents, he said. He also said the mid-block location of the project made parking in the rear unlikely.

Remmers has said he doesn't know how many tenants will own cars, but guessed that it would be an increase of only about 30 vehicles to the neighborhood. They said most tenants will rely on transit, bicycling and walking. However, the TriMet No. 24 bus line which serves Fremont does not run on weekends and its frequency on weekdays is only every 30 or 40 minutes. City code requires 1.1 long-term bicycle parking per unit.

Business owners said they were concerned about customers being able to find parking. Residents, especially those living on 44th and 45th Avenues, said they don't want to be squeezed out of their own neighborhood as has happened near other popular retail cores.

"I do not want Hawthorne," said David Klipper.

Others objected to the building height of 45 feet.

"It's sad for me how that thing is going to be up there," said Tim Spofford.

Remmers said there is a demand for affordable housing in Beaumont-Wilshire and, like all close-in neighborhoods, is going to be redeveloped. Rents will be about \$2 to \$2.25 per square foot a month, or a little more than \$800 a month for a 400-square-foot apartment.

continued on page eight



President's Message: Summer of Hope

By Al Ellis

As summer kicks into full gear, so does the neighborhood. From community festivals and sporting activities to picnic gatherings and cafe dining outings—not to mention the abundant baby buggy pushers, dog walkers, joggers, and bicyclists on every sidewalk and street—there's a healthy vibrancy throughout Beaumont-Wilshire. Fact is, ours is one of the more desirable neighborhoods in all of Portland in which to reside and raise a family. No surprise then that as the national economy continues to reel from the effects of the Great Recession, Beaumont-Wilshire is already on the upswing, with real estate values on the rise and homes sometimes selling within days of going on the market—a sign of hope, for sure.

At the core of this success are hundreds of dedicated resident volunteers giving their time and energy (and sometimes money) to preserve and enhance the positives while eliminating, or at least mitigating, the negatives—with the neighborhood association serving as organizing agent. This is especially true for activities that foster a sense of community identity and pride. Take for instance our neighborhood's seminal summer events, all three of which take place within a span of ten days: Movie in the Park (Saturday, July 28th), Fremont Fest (Saturday, August 4th), and National Night Out Picnic (Tuesday, August 7th). Crowds range from the hundreds for Movie in the Park and the Picnic (both in Wilshire Park) to thousands for the Fest (on a closed-to-traffic Fremont Street). And while Fremont Fest is organized by the Beaumont Business Association (BBA) and not BWNA, our neighborhood association collaborates closely with BBA President Dan Johnson and his members in the areas of publicity and recruitment of volunteers. Similarly, this year's Movie in the Park event is being sponsored and organized collaboratively with Alameda Neighborhood Association. And of

course, collaboration is the name of the game for the National Night Out Picnic, when BWNA joins ranks with residents, businesses, police officers, fire fighters, politicians, and various local service institutions in an all-neighborhood potluck celebration.

Community networking has also been evident in BWNA's response to neighbors' concerns this summer about a proposed 4-story apartment complex to be located on Fremont St. in the heart of the Beaumont Village business district. Collaborating with BBA and interested neighborhood associations, a community meeting was organized on short order. That meeting enabled an overflow crowd to confront the project's developer and architect, followed a few days later by creation of an action committee with the hope of resolution.

I close with a personal story of hope. Recently Dan Johnson informed me that I was chosen by the BBA membership to be Grand Marshall of this summer's Fremont Fest, which I was honored to accept—but with a caveat. When Hollywood Star reporter Lee Perlman asked if I had heard about my selection, I replied, "Yes, Dan told me. I hope I can do it." Lee replied, "Of course you can!" He didn't know the whole story then, and I wasn't prepared to go public with it at that time. But I am now. Several months ago my prostate started giving me trouble, and it got progressively worse. To my relief, and the relief of my family and friends, a biopsy indicated that cancer wasn't the culprit; but a complex surgical procedure would be necessary to correct the problem. The surgery is scheduled for mid-July, with convalescence taking up to three weeks. I'm hopeful that a timely recovery will allow me to make the ride down Fremont St. as Grand Marshall on the morning of August 4th. But regardless, I plan to be one thankful Beaumont-Wilshire resident.

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Parsons Farm Brings Fresh Produce to Beaumont

By Serah Breakstone

Parsons Farms has just opened their farm stand at Fremont and 50th for the second season, bringing fresh and local produce right into the neighborhood.

The Parsons family has been farming in the region since the 1970's, when Jack Parsons purchased farmland in Canby, Dundee, Dayton and Battleground (about 230 acres in total) with the vision of providing a source of local produce in the area. Since Jack's passing in 2007, his sons Cliff and Tim have taken over management of the farms and are carrying his vision forward. I had the opportunity to speak with Cliff about their venture into the Beaumont-Wilshire community and their hopes for the farm stand on Fremont.

Cliff first heard of the space on Fremont from the Peterson family – many of you are probably familiar with the Peterson's Christmas tree sale that takes place on the same lot every winter. The Petersons hoped that a farm stand on the lot in the summer would help keep the property affordable for them; and the Parsons were looking to expand into northeast Portland, so it was a good fit for both families. Cliff said their first season on Fremont was slower than they had hoped, and this year they are really working to get the word out to the community. Despite the prime location, he thinks many people drive right past without really noticing the farm stand is there. He has reached out to the neighborhood associations (Beaumont Wilshire and

Cully) this year in order to do more advertising and is hopeful that will help.

With all their farm stands (they have four other locations), Cliff said the emphasis is always on providing fresh, seasonal produce – usually picked that morning. They specialize in berries and right now strawberries are at their peak. Later in the summer they will have raspberries, blueberries, blackberries, and additional varieties of strawberries that have a longer season. When I stopped by the stand last week, they also had asparagus, onions, zucchini, lettuce, artichokes and cherries.



I recall from last season that the variety grows as the summer progresses, and culminates with tons of pumpkins just in time for Halloween.

I'm a frequent customer at the farm stand and have always found the produce to be high quality and very reasonably priced. It's also a great way to support local farming families and keep my dollars in the local economy. The convenience can't be beat – they are open seven days a week and take debit and credit cards. Fresh farm produce practically at your doorstep – it's a great benefit to the neighborhood and we wish them a bountiful season this year!

Write a Letter to the Board

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

BWNA Calendar

Wednesday, July 4th • 9:30AM

July Childrens Parade
NE Wistaria Drive & 45th Avenue

Friday, July 6th • 7:30PM

Native American Flute Concert
Wilshite United Methodist
3917 NE Shaver Street
page seven

Saturday, July 7th • 1:30PM-4:00 PM

Gerri Littlejohn, Drumming and Singing Workshop
Wilshite United Methodist
3917 NE Shaver Street
page seven

Monday, July 9th • 7:00PM

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

Thursday, July 19th • 7:00 PM

Taize Service
Bethany Lutheran Church
page ten

Friday, July 27th • 10:00AM-3:00 PM

Rummage Sale (indoor)
Wilshite United Methodist
3917 NE Shaver Street
page eleven

Saturday, July 28th • 9:00AM-4:00 PM

Rummage Sale (outdoor)
Wilshite United Methodist
3917 NE Shaver Street
page eleven

Saturday, July 28th • 6:00PM

Movie in the Park at Wilshire Park
"Toy Story 3"
page four

Saturday, August 4th • 10:00AM-6:00PM

Fremont Fest
NE Fremont between 41st & 52nd
page seven

Tuesday, August 7th • 6:30PM

The National Night Out Picnic
Wilshire Park
page four

Saturday, August 11th • 10:30AM-3:00 PM

Beaumont Reunion and Field Day
Beaumont Middle School
page nine

Thursday, August 16th • 7:00 PM

Taize Service
Bethany Lutheran Church
page ten

Friday, August 17th

Deadline for ads and articles
for the September - October 2012 newsletter

Sunday, August 26th • Noon-5:00PM

42nd Avenue Street Fair
42nd & Alberta Court
page ten

Monday, September 10th • 7:00 PM

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

Monday, October 8th • 7:00PM

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

BWNA's calendar is on the web!

Go to www.bwna.us and select BWNA Calendar

Beaumont-Wilshire Summer Family Fun

By Al Ellis

The two most popular BWNA-sponsored events both take place in the summer, feature family-friendly activities for all ages, and utilize Wilshire Park as their venue. The first of these is Movie in the Park, Saturday, July 28th, followed a little over a week later by National Night Out Picnic on Tuesday, August 7th. Not to be outdone, the two neighborhood business associations sponsor outdoor summer parties as well. Beaumont Business Association showcases Fremont Street businesses in a big way with the ever-evolving Fremont Fest, Saturday, August 4th. And NE 42nd Avenue Business Association wraps up August with its 3rd annual 42nd Avenue Street Fair, Sunday, August 26th—nestled in the vicinity of 42nd Avenue & Alberta Court, which just happens to be the exact location of a shared boundary for three neighborhoods—Concordia, Cully, and Beaumont-Wilshire.

Last year's Movie in the Park was such a smashing (as in "Shrek"!) success that the goal this summer is not only to replicate the experience, but expand attendance as well. Accordingly, our neighboring

Alameda Neighborhood Association is splitting the cost of sponsorship with BWNA and encouraging its residents to join in on the fun.

With the stage located on the baseball field's outfield grass, the evening kicks off in style at 6:00 PM with rock 'n roll favorites performed by the multi-talented River City Trio, followed by a series of outstanding young soloists. Additionally, special activities are planned to keep the little ones happily engaged while waiting for the start of the movie, which this year is the award-winning "Toy Story 3". Two food vendors will be on hand, and the popcorn is free!

The National Night Out Picnic in Wilshire Park is celebrated annually on the first Tuesday of August, with the express purpose of uniting neighbors, police, and fire fighters in the fight against crime. But it also provides the opportunity for an all-neighborhood celebration—namely, one huge potluck picnic feast! Held just west of the pavilion in Wilshire Park (where the wall mural and bathrooms are located), the evening begins at 6:30 PM with

barbecued hamburgers, hotdogs, and veggie burgers with all the trimmings as well as assorted beverages—all courtesy of BWNA. But the highlight of the party are the picnic dishes provided by neighbors to share with neighbors—from munchies to entrees to desserts. Local businesses also contribute food and beverages, along with door prizes for the free raffle that concludes the picnic. Along the way there is acoustic entertainment from a local band, a trapeze performance, free professional massages and visits from the police canine unit, along with fire fighters who drive their fire engine right up to the picnic area. And don't be surprised if you end up conversing with a politician or two before the evening's close at around 8:15 PM.

For details about Fremont Fest and the 42nd Avenue Street Fair, as well as a Beaumont Reunion and Field Day, see individual articles elsewhere in this Newsletter.

Save the Date and Time: August 4th, 10:00 AM-6:00 PM
26th Anniversary of Fremont Fest



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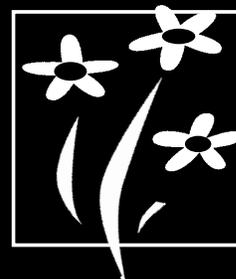
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Volunteer Opportunities With BWNA

By Al Ellis

Just as a school's success is dependent on parental support and involvement, so a neighborhood association's effectiveness is reliant on residents' willingness to volunteer.

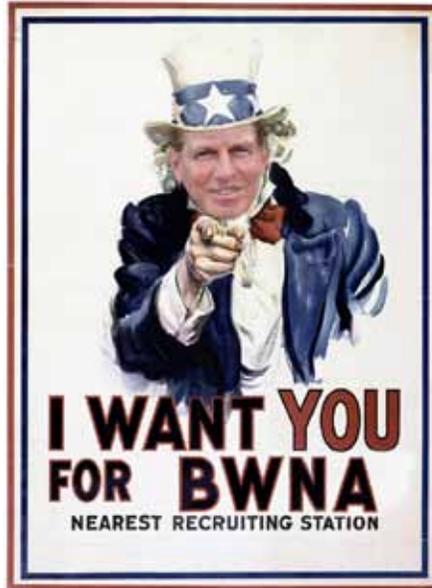
Here are a few ways you can contribute:

Become a member of the BWNA Board of Directors

There are 14 Board positions, comprised of 4 officers (President, V.P., Secretary, and Treasurer) and 10 At-Large Board members. (At this writing, there are two vacant At-Large positions in need of filling.) Board members serve 2-year terms, and there is no limit on how many terms they can be reelected to. Elections are held every April at the Taste of Beaumont General Meeting, when half of the officer and at-large positions are up for a vote. If vacancies occur between elections, the positions can be filled by a vote of the Board at a scheduled Board meeting or at a general meeting.

The requirements for becoming a Board member are as follows: 1. Reside or have a business in the B-W neighborhood; 2. Be able to attend meetings on most second Mondays of the month (the exception being August, when the National Night Out Picnic substitutes for the general meeting); 3. Have an interest in making decisions that affect the neighborhood's well-being and a willingness

to participate in the organizing and implementing of BWNA activities and events. (The amount of volunteer time put in by each Board member varies from month to month, depending on personal



schedule and interest Contact Al Ellis at President@bwna.us if interested.

Volunteer to serve on a BWNA committee
Crime Prevention, Transportation and Land Use,

Parks and Open Spaces, Newsletter, and Website/blog. To contact people for each committee, see the "Officers, Board Members, and Committees" column to the right of the "President's Message" on page two.

Become a Newsletter Distributor

This newsletter is distributed every other month to thousands of residents, and there is always a need for volunteers to walk routes. This is BWNA's most vital communication link to the neighborhood, and those who help distribute do an important service to the community. Additionally, most distributors will tell you that the door-to-door experience is enjoyable and interesting, as well as good exercise. (Contact Serah Breakstone at sryano@comcast.net if interested.)

Help With Events and Activities

There's always need for volunteers to assist with BWNA events and activities, and the biggest one is just around the corner—the National Night Out Picnic. Many chairs and tables need to be set up, items transported from storage, assistance with barbecues and cooking, arrangement of food and beverages, organizing of the raffle, kids activities, publicity, etc. (Contact Al Ellis at President@bwna.us if interested.)

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Residents choose roofline logo for sign caps

By Dave Anderson

Neighborhood association members have chosen a design for sign caps to be installed on street signs identifying the Beaumont-Wilshire neighborhood.

By a wide margin, the vote at the June 11 general meeting favored the roofline of the iconic Beaumont Village building on Northeast Fremont Street between 41st and 42nd avenues. That's the same image that the neighborhood association uses on the front of the newsletter. A second option, which used an original design of a stylized "BW," received far fewer votes. That mirrors an informal poll on the association's Facebook page, which resulted in a 15-5 vote in favor of the roofline design.

However, the membership also narrowly voted to delay the project. Instead of immediately starting fundraising, a slim majority said that might compete with possible fundraising for a legal battle against the proposed apartment project on Northeast Fremont Street. The association board is



The neighborhood association members favored the traditional roofline logo from the Beaumont Village building on NE Fremont street.

expected to discuss the issue at its meeting July 9. Many Portland neighborhoods have signs identifying their boundaries. The trend is the use of sign caps, which are typically placed atop the perpendicular green street signs at intersections.

Nearby neighborhoods that have used sign caps include Roseway, Sullivan's Gulch and Dolph Park.

The city specifications call for a standard cap of 24 inches long and 4-3/4 inches high, with a domed top nearly 8 inches high. Each neighborhood designs a logo to go in the domed area.

The estimated cost for 20 to 25 sign caps is about \$3,000. Each sign costs about \$60 to manufacture. In addition, the city requires that its crews install the signs and charge the actual cost. That runs about \$50 to \$75 per sign, depending on the size of the project.

The Beaumont Business Association has pledged to donate 5 percent of its membership fees toward the sign cap project, said Dan Johnson, Association President. That amount was about \$300 and expected to grow.

Save the Date and Time: August 7th at 6:30 PM National Night Out at Wilshire Park



Saturday, August 4, 2012 • 10am – 6pm

THE DAY OF FUN INCLUDES:

- * Fremont closed from NE 42nd to 52nd creating a safe and fun pedestrian mall
- * 10am Kids' Bike & Pet Parade, start at Beaumont School
- * Bounce houses, slides, carnival games & face painting
- * Live music on multiple stages
- * Pub Crawl and Salsa Challenge for the adults
- * Raffle for pizza-for-a-year from Amalfi's and other prizes!
- * Bargains and specials from street vendors, shops & restaurants

WWW.BUSINESSONFREMONT.COM



Come to the Fun, Fabulous Fremont Fest — Saturday August 4

By Dan Johnson, Beaumont Business Association President

Our neighborhood's annual fun-filled street fair – Fremont Fest – takes place on Saturday August 4, 2012 from 10:00AM to 6:00PM. It features music, entertainment, food, shopping and events for children and adults. All in a safe, festive pedestrian mall created by the closure of Fremont from 42nd to 52nd from 7:00AM to 7:00PM.

For early-birds, there's a 5K run/walk at 8:30AM sponsored by Foot Traffic.

Fremont Fest opens with the popular Kids' Bike & Pet Parade at 10:00AM, led by vintage cars and a Portland fire truck with siren and lights. Children should gather for the parade at Beaumont Middle School starting at 9:00AM.

More organized than ever, Fremont Fest will include nearly 100 street vendors, multiple stages with live music and entertainment all day, Kids Fun Zones with bounce houses, slides, face painting, musicians, and other activities for children.

For moms, dads and the older set, the ever-popular Salsa Challenge returns, as well as the Pub Crawl



Fremont Fest Saturday August 4

featuring the great beers and wines available from your beloved businesses on Fremont Street.

Of course there will be bargains galore at the street vendor booths and in the shops and stores of Beaumont Village. Plus: taste tantalizing treats in the restaurants, pubs and dessert shops along Fremont – culinary delights from many parts of the world.

The grand prize in this year's raffle will include free pizza for a year from Amalfi's and other valuable prizes. Sponsored by the Beaumont Business Association (BBA), Fremont Fest is one of two signature events in our business district. It's an ideal time to invite your friends and family from other parts of town to join you for a fun-filled day at Fremont Fest.

Volunteers are also needed, with shifts limited to four hours. To volunteer, call the BBA: 503.898.0697 or email: info@businessonfremont.com

To Do List:

1. Support our neighborhood.
2. Shop for bargains.
3. Have fun.
4. Attend Fremont Fest!

Cascadia Flute Circle and Wilshire United Methodist Native American Fellowship Present:

Gerri Littlejohn, Native American Flute Concert

Friday, July 6, 2012 at 7:30 PM

Wilshire United Methodist Native American Fellowship

3917 NE Shaver Street, Portland, Oregon 97212

Tickets: Love Donation

Wheelchair Accessible

Indian Tacos served at 6:00 PM, \$7.00 (includes dessert and beverage)

Arrive at 6:00 PM and spend time with Gerri and have dinner

Gerri Littlejohn Drumming and Singing Workshop! \$15.00

Learn to sing traditional songs you can also play on your flute

Please bring a frame drum, drumstick, and rattle!

Saturday, July 7, 2012

1:30 PM to 4:00 PM

Wilshire United Methodist Native American Fellowship

For additional information call 503.846.1755 or

alaria@syrynx.net www.cascadiaflutecircle.org

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City plans for rain garden concern Alameda Boulevard residents

By Dave Anderson

The city plans to enlarge the traffic island at Northeast Alameda Boulevard and Klickitat Street and install a new rain garden as part of improvements to a 60-block stretch of Klickitat.

The project will prevent local basement flooding during heavy rains and divert stormwater from a collector pipe under the Banfield Freeway, which is nearing capacity and would be expensive to replace, said Rhett Drennan, a spokeswoman for the city's Bureau of Environmental Services. The project is also an element of the bikeway improvements along Klickitat.

But some residents in the area worry that the new landscaping won't be well maintained. That fits with the city's habit of installing such features and abandoning them, said Cynthia Longley, who lives across Alameda from the island. Within the past 10 years, the city stopped maintaining traffic islands. Three families on Alameda pool their money and effort to keep the island planted, watered and mowed.

Neighbors say the island is used as a park and should be maintained by the city.

"The city just doesn't seem to be acting very responsibly," Longley said.

The city will maintain the landscaping it adds to the island, but will continue to leave it to residents to maintain what is already there, Drennan said. The difference is that the existing island is a transportation feature and doesn't need upkeep to work, she said. A rain garden, however, is like a treatment facility that needs to be maintained to operate effectively. There will be a medallion at the site with a phone number for residents to call if there are problems with the rain garden.

The new plantings will be drought-resistant, so the new landscaping won't be irrigated. During

the first couple of summers, the city might truck in water as the new plants get established.

Longley also questions the cost, which she said was about \$100,000, at a time of tight city budgets and higher priorities. Drennan said the stormwater



retention will divert the equivalent of two or three private swimming pools of water from the city's wastewater treatment system each year.

Most neighbors were happy to hear that the city decided not to close that section of Klickitat to auto traffic, Longley said. There was concern that could increase traffic on already-busy Alameda Boulevard. New speed bumps along Alameda have also helped tremendously to cut down on speeding, Longley said.

Instead, the city will not allow parking on Klickitat between Alameda and 38th Avenue to make room for the rain garden, while narrowing the street to make it safer for bicyclists and pedestrians.

In addition to expanding the island north into Klickitat, the project will plant 4 new trees, add a sidewalk to wrap around the north end of the

island and install ADA ramps at the two corners of the island, in addition to ramps on the northwest corner of the intersection. The project will widen the island and create less street for pedestrians to have to cross at Klickitat and Alameda.

Two portions left over from the city's recently-completed Big Pipe project, which diverts sewage from the Willamette River, will be used as bridges over the rain garden to connect the sidewalk to the existing grassy area of the island.

The project will go out to bid soon and the city expects to hire a contractor by late summer or early fall. Work could begin shortly after that, but the order of projects along the 60 blocks will be up to the contractor. The contractor will meet with residents to go over the construction and any other concerns before construction starts.

Construction will not cause street closures, but the city is still trying to decide where to store heavy equipment and other construction gear in the neighborhood, Drennan said.

Although the Klickitat project stretches from North Vancouver to Northeast 67th avenues, the only other project within the Beaumont-Wilshire boundaries is at 41st, where the city will add ADD ramps at the four corners and a curb extension with planter at the northwest corner.

Drennan suggested that anyone who wants updates on the project should send her an email with "Klickitat" in the subject line to rhett@drennan@portlandoregon.gov.

continued from page one

The revised plans include two 2,000-square-foot retail spaces in the front of the building. Several long-time neighborhood businesses are being evicted to make way for demolition, including Sparkle Beauty Bar, Nip & Tuck, Bella Flora Studio and The Scene Marketing Group. Remmers promised existing retail tenants the first opportunity to lease space in the new building, but rents promise to be much higher than they have been.

Remmers said Everett Custom Homes plans to own the project for at least 10 years and use Riverstone Residential Group to manage the property.

Everett Custom Homes has built infill and so-called "skinny" houses in Portland, but has never built a multi-family project. Wally Remmers, who is also co-founder and vice president at Arbor Custom Homes, said Arbor has built apartments in the suburbs, but

not in Portland. Remmers said after the meeting that he didn't know when he would be submitting plans to the city for approval, but has said in the past that he hopes to start construction in the fall.

Placing newsletter ads or participating in Fremont Fest as vendor?

By Al Ellis

At first glance, the title of this article may seem baffling. How does placing ads in the BWNA Newsletter relate to participating in Fremont Fest as a vendor? In only one way: inquiries to BWNA indicate that there's been confusion about how to go about accomplishing both of these tasks. So here's a clarification on procedures.

Placing an ad in the Newsletter: One of the sources of confusion is that BWNA Treasurer Gwen McPherson, who would normally handle all communications regarding ads (cost, deadlines, etc.) is, at this writing, recovering from a serious operation, and the time table for her recovery is uncertain. In the interim, all ad e-mail inquiries should be directed to editor@bwna.us. To pay for

an ad, send checks made out to Beaumont-Wilshire Neighborhood Association (or BWNA) to the following address:

Beaumont-Wilshire Neighborhood Association
c/o Beaumont Business Association
3519 NE 15th Avenue Suite 540
Portland, OR. 97212

The reason the address is "c/o Beaumont Business Association" is because BWNA and BBA share the services of the same bookkeeper.

Participating in Fremont Fest as a vendor: The main confusion here is that many people mistakenly assume that BWNA is in charge of the Fest. Not so. The Beaumont Business Association is responsible

for Fremont Fest, and has their vendor participation form online: <http://businessonfremont.com/forms/BBA-Vendor-f-03202012.pdf>

Additionally, the vendor form as well as general information about Fremont Fest and other Beaumont Business Association activities can be accessed via the BBA Web site: www.businessonfremont.com

BBA President Dan Johnson cautions that vendor space is limited and encourages vendors wanting to participate to submit their applications as soon as possible.

I hope that clears things up a bit.

B-W Community Invited to Participate in Beaumont Reunion and Field Day Event

By Ellyn Terry and Alicia Hasson

It is our pleasure to announce the Beaumont Reunion and Field Day on Saturday, August 11 at Beaumont Middle School. The day will begin at 10:30 AM with a Beaumont Elementary School (circa 1970s) reunion. The big event is a Beaumont Field Day from Noon-3:00 PM. This event honors Ms. Ann Otte, former Beaumont PE Teacher, who will be the Grand Marshall.

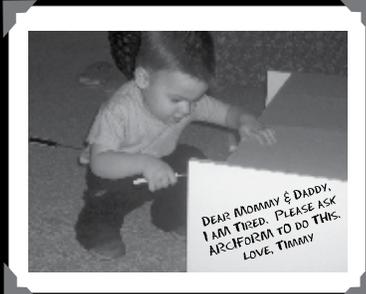
The Field Day will feature a Maypole, as well as field

events such as relay races and long jump. There will be a moon bounce, carnival games and food, such as hot dogs and snow cones. Music and entertainment will be included.

This exciting event is open to the entire Beaumont-Wilshire Neighborhood. We want this to be a true community event. Participants will purchase a bracelet for access to the activities. Concessions will be available for sale.

We are working with the Beaumont Foundation to help sponsor the event, with additional support from BWNA and the Beaumont Business Association.

We look forward to seeing you and your family on August 11!



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

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Toy Story 3

Math Place on Fremont (at 47th)

GR. 3-4 SUMMER MATH CAMP - JULY 16-20

GR. 4-5 POETRY WRITING WORKSHOP - AUG. 6-10

For Info and to Register: 503-287-6272

Additional info at facebook.com - Math Place on Fremont

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Wilshire United Methodist Native American Fellowship
3917 NE Shaver Steet (Boy Scouts will have snacks for sale)

July 27th 10:00 AM-3:00 PM (indoor) and July 28th 9:00 AM-4:00 PM (outdoor)

Bring your beverage cans/bottles for recycling, refund coins go to mission projects.

For more info, call 503.282.6431.



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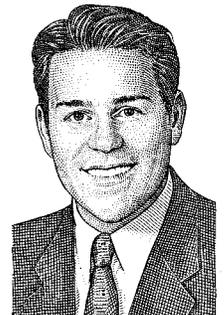
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neighbor

(n ā ' b ə r)

n. One who lives near or next to another.
A person, place, or thing adjacent to or located near another.
A fellow human.

I am one.

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