



January 2018

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www.rcpna.org

Published Quarterly - The Official Newsletter of The Rose City Park Neighborhood Association - Submissions Welcome!

Are You Being Served?

Learn About RCPNA's Committees and Find Your Best Match

CRAIG LINDSAY, SUZANNE DESMOND-GUBA

As a resident or business owner in Rose City Park, you are a member of the Rose City Park Neighborhood Association. Therefore, you are cordially invited to our next General Meeting on January 23rd, 2018 to learn more about what RCPNA does, provide feedback on what more you think we should be doing, and most importantly, how you are willing to help. In addition to free pizza, snacks, drinks, and raffle prizes, we will be offering an Open House/ "speed dating" session, so you may learn more about our many active committees.

Each committee will have a station explaining what it does for the neighborhood, information on past and possible future activities, as well as an area for attendees to share what neighborhood needs they think should be addressed in the coming year. Hopefully our existing committee members will be able to interest you enough to join in with their efforts to make our neighborhood a great place to live. You don't have to be a Board Member to be on a committee.

Here's a brief rundown of each committee:

Land Use and Transportation (LU & TC) discusses and makes recommendations to the Board on issues concerning planning, zoning, and infrastructure, as they arise through city, county, state, or federal processes. These issues include: noise variance permits; liquor license applications; home business permits; property adjustments; Good Neighbor Agreements; private development project comments and processes; public improvements in the Right of Way including traffic, and public utilities. LU & TC can also act on behalf of the Board and provide a final RCPNA recommendation on time sensitive land use items when deadlines limit a review by the Board.

Neighborhood Clean Up Committee plans for the yearly spring clean-up event. This event allows neighborhood residents to drop off unwanted trash for a small fee, with all proceeds benefitting the Rose City Park and Hollywood Neighborhood Associations.

Volunteers are needed both to help at the clean-up event and with getting it organized.

Communication Committee supports Board activities by maintaining the Board's email lists, Facebook page and web site. It also designs and distributes signs and posters, and edits and prints the "Rose City Park Review." In addition to needing volunteers with communication, editorial, and design skills and help with sign/poster placement, there is a newsletter distribution team for the newsletters which needs volunteers.

Entertainment Committee organizes the Picnic in the Park Concerts on the last two Saturdays in July. These are family friendly events held at Rose City Park to celebrate the neighborhood. Volunteers are needed to find talent, obtain permits, and set up and break down equipment at the events.

Emergency Preparedness Committee encourages neighborhood resilience. People need to be prepared for any emergency whether it's icy sidewalks, power lines down, a house fire or a major disaster like an earthquake. In disasters, neighborhoods that are most resilient are those where the neighbors know each other and are organized to help each other. The committee works with our Neighborhood Emergency Team (NET) to encourage block by block groups.

Environmental Committee currently works predominately with trees and air quality. It would like to find a volunteer who wanted to be the "air quality specialist" or someone who know lots about non-point source pollution and what we can do about it. Blackberry abatement and native plantings are other focus areas. Someone with grant writing experience, social media expertise or special knowledge in any particular environmental area would be a welcomed member of this committee.

There are also a **Local Business Committee**, and a **Public Safety Committee**.

We hope you'll join us for this fun and informative event! Even if you decide not to join a committee at this time, we look forward to hearing your input on how we can best serve you in the future. 🍷

You're Invited

General Neighborhood Meeting - Tuesday, Jan. 23 at 7 PM

Come, meet your neighbors and learn about issues directly affecting your neighborhood

Hosted by The German American Society
5626 NE Alameda St. - ADA Accessible

see agenda
page 8

A NOTE FROM THE CHAIR

Together We Stand?

Rose City Park Neighborhood is facing one of the biggest zoning changes to our neighborhood in over a generation with the City proposed Residential Infill Project (RIP). This proposal rezones our single dwelling residential neighborhood, allowing up to four (4) dwelling units on every 50' x 100' lot (typical of the R5 zoning) and 25' x 100' lot (typical of the R2.5 zoning) with an 'a' Overlay. The proposal also includes rezoning of over 100 historically narrow lot properties near RCP School from the R5 zone to R2.5. See <https://www.portlandoregon.gov/bps/67728>



You will not get a public notice in the mail of this proposed zone change. The City can legally use the Legislative Review Procedure as they did with the 2035 Comprehensive Plan update rather than Quasi-Judicial Review. See City of Portland Code Chapter 33.740 – Legislative Procedure, <https://www.portlandoregon.gov/bps/article/53469>. Simply put, the City publishes notices to the newspaper, agencies, and neighborhoods and holds a few public open houses. Staff then brings their proposal for public hearings before the Planning and Sustainability Commission and the City Council. It almost seems quaint that back in 2015 RCPNA conducted a Visioning process where the top focus for our neighborhood was “promote good infill design.” Some may say that the changes to the allowable density are the same that were originally allowed in the first Single Dwelling zone for our city. My response would be the market is very different now. It is now a speculators market that involves international money in most major cities. They redevelop for high end rental, further increasing property values. As of 2010, there were 27% renters in Rose City Park neighborhood. The proposed rezoning changes likely will increase demolitions of single unit houses for the increased value per square foot for allowed duplex and tri-plex rentals. Unfortunately, the City is not continuing to honor the support of the neighborhoods in the 1990s Livable City's Project, where we agreed to urban density and the Urban Growth Boundary by placing density in the regional and town centers. Now, our true R5 zoned residential neighborhoods will become a thing of the past unless we, together, hold our ground. 🌱

Tamara DeRidder, RCPNA Chair

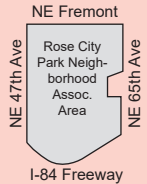
ABOUT

- Our Mission -

The Rose City Park Neighborhood Association works to maintain and improve the livability of the neighborhood.

Neighborhood Association Membership

All persons of voting age who reside, own property, or operate a business, or others who show cause for interest in the area map at right, shall be eligible for membership. There are no dues or requirements imposed which would in any way prevent a person from becoming or remaining a member of the Rose City Park Neighborhood Association (RCPNA).



CNN is the coalition office for the Rose City Park Neighborhood Association, and provides support and funding for this newsletter. For valuable information about the wider Northeast Portland neighborhood, check out their website: www.cnncoalition.org.

Board Officers

Tamara DeRidder, *AICP, Chair*
Ed Gorman *Vice Chair*
Richard Crockett, *Treasurer*
Stephen Effros, *Secretary*

General Meetings

January 23, 2018
March 20, 2018
May 22, 2018
7 PM, German American Society
5626 NE Alameda St.

Newsletter Team

Suzanne Desmond, *Editor*
editor@rcpna.org

Nathan Vaughan, *Graphics*
graphics@rcpna.org

Ramona Reule, *Advertising Coordinator*
advertising@rcpna.org

Board Meetings

February 6, 2018
April 3, 2018
June 5, 2018
7 PM, German American Society
5626 NE Alameda St.

Newsletter Tips and Suggestions

www.rcpna.org/submit-a-story
communications@rcpna.org

The Rose City Park Neighborhood Association has not reviewed and does not endorse any insert that does not present activities and events specially for the neighborhood by the Neighborhood Association that may appear within the newsletter.

COMMUNITY PARTNERS



Gold



Silver



Partner

Community Partners help fund this publication and consist of community-minded organizations and businesses looking to make a positive impact in their neighborhood through continued funding. We are actively recruiting partners. Please email communitypartners@rcpna.org for more information about joining!

Rental Conversion Tips

Know Your Rental Conversion Rights

NATHAN VAUGHAN

While the Portland housing market continues to enjoy rapid appreciation, one group for which this is unwelcome, is renters. Pressure to redevelop existing housing stock into higher value units hits renters especially hard when a property owner converts an entire apartment building into condos.

Here are a few things to keep in mind when faced with a rental conversion:

- Notice must be given to tenants at least 120 days before conversion begins. This is not an eviction and informational only.
- Tenants must be given right of first refusal with a 60-day consideration period to purchase the unit they occupy.
- A landlord cannot show your unit to prospective buyers without your prior permission.
- After notice is given, construction work may commence on common areas but only between 8 AM and 7 PM.
- No renovation work may begin on your unit during the 120 day period.

Newly passed ordinance 150739 requires landlords to pay some relocation costs to tenants through a specific process. Read Commissioner Chloe Eudaly's excellent summary of the ordinance here: www.portlandoregon.gov/eudaly/article/630616.

While Neighborhood Associations have traditionally been seen as a proxy for homeowner's issues, Rose City Park Neighborhood Association is actively seeking out renters for feedback and encourages their participation throughout all levels of involvement. Membership is open to ALL residents regardless of length of residency or status of ownership. 🌱

Editor's Note: If you would like to become more involved in your community, please consider joining one of RCPNA's many committees, or make your voice heard at one of our General Meetings. Likewise, if you have any renter-related article ideas, topics you think should be covered in future issues, suggestions for how we can better serve renters within Rose City Park, or general feedback, please email Communications@rcpna.org or fill out our

Calling all Volunteers

Connect with Nature, Neighbors, at Upcoming Events

DAVID GATES

Do you have a passion for nature? Below are a few opportunities to reconnect with your local environment, while enjoying the company of other environmentalists at the same time.

• **March 24th, Friends of Trees Annual Planting-** Plant trees, have trees planted in your yard or parking strip, provide pickup trucks, or bring pot luck meals for volunteer's lunches. These trees are highly subsidized and therefore are a great value for individual homes, and the entire neighborhood. You **must** select your trees by February 24th, although earlier will ensure a better selection. Please visit <http://www.friendsoftrees.org/> for more information.

• **Semi-Regularly,** contact John Nikkel for **clearing blackberries** along the Rose City Park Golf Course. Phase one of this project is simply rescuing significant and/or native vegetation along the trail. Please email John Nikkel at jonniki@gmail.com for more information.

• The Cully Neighborhood will be getting an Air Quality Index monitor at the **beginning of 2018**. These monitors are rotated to specific locations in the state, for one year at a time. The precise siting will be known by late December 2017. A significant industrial presence exists in Cully, and several of these industries are proven emitters of air toxins, at various levels. This monitor will collect measurements of: Metals, VOCs, Semi-volatiles, Black Carbon PM2.5 (diesel particulate matter) as well as the Wind Speed/Direction at different times of the day. You can see the measurements (new readings 15-20 minutes past the hour), here: <http://www.deq.state.or.us/air/>.

• Additional moss sampling has been collected at or near the original site that had the positive testing for more than natural levels of arsenic in our neighborhood last year. DEQ is currently in the process of analyzing the samples. If the results miss the publication date for this newsletter, look on our website (<http://www.rcpna.org/>) for that information.

• The RCP Tree Coalition hopes to host a Tree Pruning Workshop in our neighborhood this spring. Keep an eye out on our Facebook page for confirmation of the date: <https://www.facebook.com/RCPTreeCoalition/>. 🌱

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Growing Pains

Tracking Proposed Infill and Transportation Projects

ED GORMAN

As always, the Land Use Committee is bustling with activity. Below are a few notable projects we are keeping abreast of. If you have any questions or concerns, please join us at our next Land Use meeting on February 15th.

Bureau of Planning and Sustainability Residential Infill Project

The draft of the Residential Infill Project was released in October with a November 30th end date for comments. The Project as currently designed will have significant impact on Rose City Park. The next step is staff review of submitted comments and adoption of a proposal to present to the Bureau of Planning and Sustainability. There will be another opportunity for comments at that time. To stay current go to the project website: <https://www.portlandoregon.gov/bps/67728>. The recommendation of the PSC will then be heard by the City Council in the spring.

Sandy 51 - Six Story Mixed Use Project

The appeal by an RCPNA neighbor of the Land Use decision for the Everett Custom Homes development of a 64-foot-tall housing development at the former Taco Time property, 5036 NE Sandy Bl, was heard by the Design Commission on September 28th. <https://www.portlandoregon.gov/bds/article/652607>

The Commission denied the appeal. An audio recording of the hearing is available using this link:

<http://efiles.portlandoregon.gov/Record/11261644/>

At the time of publication, a permit has not been issued to the developer. Additional details were not available at the deadline for this newsletter article.

Umpqua Bank 47th and Sandy Mixed Use Project

Koz Development has resubmitted a revised application to the Bureau of Development Services for the proposed Umpqua Bank project at 47th and Sandy. Per Joshua Scott of Koz Development,

"We did finally get the site under contract in September, submitted a preliminary packet, but have been working through some specific zoning restrictions that came about with the Inclusionary Housing rules that were instituted by the City in February. These have some affect on our plans and we are evaluating how best to move forward

and what the project ultimately looks like in a feasible state."

Joshua requested to meet with the RCPNA Land Use and Transportation Committee at a future meeting. At article submittal deadline this was most likely the December 2017 meeting.

60th Avenue Station Area Plan

Portland Bureau of Transportation is developing improvement plans for NE 60th Ave. from the MAX Station to Halsey St. and environs. Information is available at <https://www.portlandoregon.gov/transportation/article/561743>.

The Land Use and Transportation Committee is participating in this process and will provide updates when they are available.

Sandy Boulevard Active Transportation Safety Improvements

Portland Bureau of Transportation held a workshop at Central Northeast Neighbors on November 9th. The workshop was the first step in the development of a Sandy Boulevard safety improvement project for the section from Hollywood District to the I-205 interchange. The goal is to have a plan funded in 2018. Specific details are not available at this time. Refer to the rcpna.org website for future updates.

Portland Clinic

The new Portland Clinic construction is well underway and Venerable Properties has confirmed that the construction schedule is on target for opening in Summer 2018. A second tenant in the building will be a new concept, nutrition-focused, specialty retail store. Low cost, high quality food will be available and a collaboration with Concordia University will support community education classes on nutrition and food preparation. Go to this website for more information: <http://venerableproperties.com/development/portland-clinic-building/>.



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Paperjam Press Heads to Washington, DC

Local Businesswoman Deborah Field, Three Other U.S. Business Owners, Discuss Tax Plan with Senator Warren

CRAIG LINDSAY



Deborah Field, owner of Paperjam Press

Deborah Field, owner of Paperjam Press recently resigned from the RCPNA Board due to her increased activity with Main Street Alliance of Oregon, a group promoting local businesses. Wow, did her activity ever increase! Deb was one of four small business owners invited to a panel discussion on the new tax bill with Senator Elizabeth Warren on Nov. 14 in Washington DC.

When asked by Senator Warren, "what is it you need for your business to be successful and for you to grow jobs?" Mrs. Field responded, "tax fairness. Making sure that we're all paying our fair share of taxes, that the burden isn't on small business owners. Things like closing the corporate tax loopholes, bringing all of the money that's offshore back into our country. These are the things that really help us level the playing field."

To view a recording of the full discussion on how the proposed tax bill would affect small businesses, please visit

<http://www.rcpna.org/small-business-panel/>.



Senator Elizabeth Warren

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New Crime Prevention Coordinator Assigned

NATHAN VAUGHAN

Rose City Park has a new Crime Prevention Coordinator. **Sarah Berkemeier** joined the City of Portland's Office of Neighborhood Involvement's Crime Prevention Program in October. She previously worked at Home Forward where she served as a Resident Services Coordinator and remains active as a volunteer in the Portland Police's self-defense program, WomenStrength. She is bilingual and able to provide any of her services in Spanish, as necessary.



Sarah Berkemeier

The mission of Crime Prevention is to organize and support community partnerships which reduce crime or the fear of crime in the community. Berkemeier's area includes a diverse stretch of northeast Portland from Beaumont-Wilshire to the far corner of the Wilkes neighborhood near 185th Ave.

While still new to the position, Berkemeier already knows one of the most important issues facing her constituents is houselessness and its often unsightly effects. While taking these concerns seriously, she encourages compassion first, "try to recognize them first as people and neighbors, not always just persons struggling with addiction or causing nuisances," Berkemeier said. However she is realistic and also advises concerned neighbors to use the City of Portland's One Point of Contact (www.portlandoregon.gov/toolkit/70039) website instead of 911 or the non-emergency hotline to report illegal camping. She also wants to remind people that the website (www.pdxreporter.org) is an efficient way to communicate concerns to the City from burned-out streetlights and graffiti to illegal camping.

Other areas crime prevention touches on include domestic violence, addressing drug house prevention, block party facilitation, and many other issues. One easy thing Berkemeier encourages concerned citizens to do is form a neighborhood watch, which she says not only prevents crime but knits together the community in many intangible ways. The first step to setting up a neighborhood watch is to contact the neighborhood Crime Prevention Coordinator for materials and training. Sarah can be contacted directly at 503-823-4098 or sarah.berkemeier@portlandoregon.gov.

Help Prevent Crime

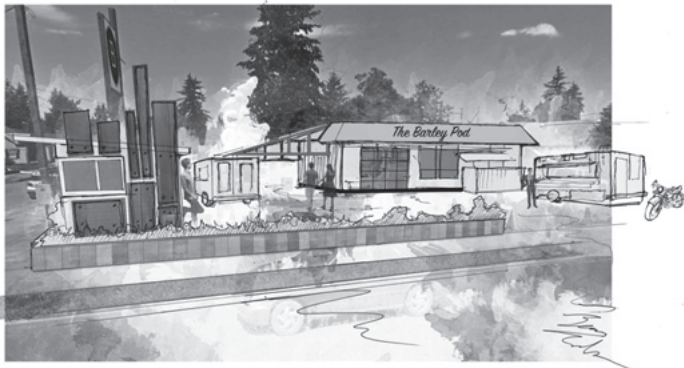
Join Neighborhood Watch (NW) and learn how YOU can help keep our neighborhood safe.

For More information, contact Mark Wells at mark.wells@portlandoregon.gov or 503-823-2781

The Barley Pod

New Beerhall and Garden Scheduled to Open in January

DAVID FELLOWS

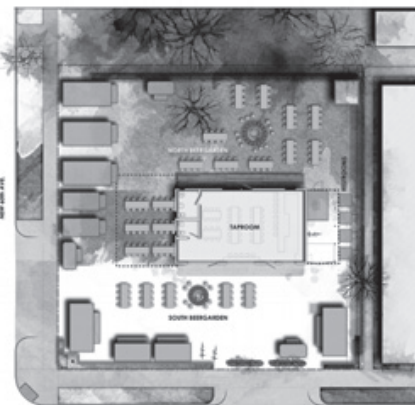


Rose City Park will soon be home to Baerlic Brewing Company's Beerhall and Garden at NE 60th and Halsey. The Barley Pod, which will also be home to 10-12 new food carts, is now targeted for opening in January 2018.

Baerlic (an old-english adjective meaning "of barley"), was recently named 2017's "Small Brewery of the Year" at the Oregon Beer Awards. Their current taproom is located in Ladd's Addition at 2235 SE 11th Ave, where it opened in 2014. The decorated brewers are building both indoor and outdoor seating at the new Pod, with 12 taps serving beer, wine, cider and kombucha.

Originally scheduled for November 2017, the project has been delayed a few months by the finalization of city permits for the food pod development. Due to the delays the roster of food trucks has yet to be entirely finalized, but some of the likely participants

include Matt's Barbecue, Nepo 42, and Ash Wood Fired Pizza. Although Portland's love of food carts is nationally recognized, the year 2017 saw several pod locations closed, including the well known 20+ carts site on SE Division in October. Hopefully many of these displaced foodie entrepreneurs can find warm welcome here in Rose City Park.



Aerial view of proposed Barley Pod

While some nearby residents have rightfully voiced concerns about potential issues with traffic and noise at the location, Baerlic and The Barley Pod group plan to invest considerably in site improvements and hope the area will find them to be great neighbors in 2018 and beyond. While as of this writing not much of the property seems to be updated, they've referred to Rose City Park as "maybe Portland's best kept secret," and hope the location becomes a great asset to the entire area. Judging from social media comments on Facebook and Nextdoor, many Rose City Park neighbors can't wait for this exciting new spot to be up and running!

Look for updates on the grand opening at baerlicbrewing.com, and please visit ethosdevelopmentllc.com to learn more about The Barley Pod project.

Editor's Note: Have a strong opinion one way or another on this project or others mentioned in this issue? If so, we'd love to hear your feedback! Please email Communications@rcpna.org or fill out our submission form at <http://www.rcpna.org/submit-a-story/>.

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Midnight Dumping

Another Person's Trash Doesn't Have to be Your Burden

ANNE LINDSAY

My husband and I woke up one morning recently to find a deposit in our front parking strip and gutter - a box of sawdust with unknown substances in it - cans of half used paint, dead electronics, and old box fan amongst other items. Someone had been cleaning up and used our house as the dumping ground.

We weren't sure what to do, so we left it all sitting there and went for a walk. The walk apparently cleared our heads. When we got home we contacted Metro and got referred to the RID patrol - the Regional Illegal Dumping Patrol. It turns out RID will come out to safely pick up these dumps if they are on public property (which parking strips and gutters are). Within 48 hours all the items were gone, picked up by RID.

So if you need help you can contact RID by phone: 503-234-3000. Or you can do it online: www.oregonmetro.gov/tools-living/garbage-and-recycling/rid-patrol. Either way it is easy to report. You will need to report your location, the type of waste that has been dumped, and your contact information in case the RID Patrol has follow up questions.

If the waste material was dumped on your property, don't move it to public property - you don't want to be an illegal dumper. But do contact Metro to request an investigation. Take pictures, look for labels on medicine bottles or other material.

I'd also recommend spending a bit of time exploring the Metro website, especially the Tools for Living section. It has lots of good information about garbage, recycling and safe disposal and a number of other useful topics.

Editor's Note: Do you have a piece of advice or news you think may benefit your neighbors? If so, please email Communications@rcpna.org or fill out our submission form at <http://www.rcpna.org/submit-a-story/>.

Important Phone Numbers

Provided by the City of Portland and other agencies See complete list at rcpna.org/helpful-links-info/

Abandoned Vehicle Hotline	503-823-6814	Park Problems (safety, security, maintenance)	503-823-5459
Animal Control Services	503-988-3066	Portland Police Bureau, Northeast Precinct	503-823-5700
Child Welfare Hotline (report child abuse)	503-731-3100	Police Non Emergency (file a report, talk to an officer)	503-823-3333
Crime Prevention Coordinator	503-823-2779	Pothole Helpline	503-823-2867
Drug House Reporting	503-823-3784	Senior Helpline (24-hour hotline, report abuse)	503-988-3646
Graffiti Abatement Hotline	503-823-4824	Streetlight Outage	503-823-5216
Mental Health Hotline (24-hour crisis line)	503 988-4888	Water Main Breaks	503-823-4874
Noise Problems	503-823-7350	Women's Crisis Line (24-hour hotline for battered women)	503 235-5333



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CALENDAR

Jan. 18 7 pm. Land Use & Transportation Committee
Owen Blank Head Start, 909 NE 52nd Ave

Jan. 23, 7 pm. RCPNA General Meeting
German American Society, 5626 NE Alameda St.

Jan. 24, 7 pm. Environmental Committee
CNN Office, 4415 NE 87th Ave

Jan. 24, 7 pm. Communications Committee
Rose City Park Methodist Church, 5830 NE Alameda St

Feb. 6, 7 pm. RCPNA Board Meeting
German American Society, 5626 NE Alameda St

Feb. 14, 6:30 pm. RCP-Neighborhood Emergency Team
Rose City Park Methodist Church, 5830 NE Alameda St

Feb. 15, 7 pm. Land Use & Transportation Committee
Owen Blank Head Start, 909 NE 52nd Ave

Feb. 28, 7 pm. Environmental Committee
CNN Office, 4415 NE 87th Ave

Feb. 28, 7 pm. Communications Committee
Rose City Park Methodist Church, 5830 NE Alameda St

Mar. 14, 6:30 pm. RCP-Neighborhood Emergency Team
Rose City Park Methodist Church, 5830 NE Alameda St

RCPNA General Meeting Agenda

Come and Meet Your Neighbors!

Tuesday, January 23rd, 7 – 9 pm. German American Society, 5626 NE Alameda St. ADA-and transit-accessible. Residents, property and business owners located within RCPNA are encouraged to attend but all are welcome to participate.

Part I

7:00 - 8:00 RCPNA Open House - Come find out how to prepare for 2018! Tell us what you think the top issues are for us to work on this year. We will provide:

- Pizza, snacks, and drinks
- Committees at tabling stations with information of past activities, possible future ones, and writing tablet to document neighborhood needs to be addressed. Committees include:

Communications	Emergency Preparedness
Entertainment	Environmental
Land-Use & Transportation	Local Business
Neighborhood Clean Up	

- Raffle Prizes will be drawn towards the end of the meeting

Part II

8:00 – 8:05 Welcome and Introductions - Tamara DeRidder, RCPNA Chair

8:05 – 8:45 Q and A - Using the comments documented by the committee tables.
Committee members will initiate the dialogue by addressing the topics and ask for community discussion on the issue(s) raised.

8:45 – 8:50 Issues prioritized

8:50 – 9:00 Raffle Prizes drawn

9:00 Adjourn



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