



# Grant Park Neighborhood Association

August 3, 2012

Ms. Kathy Couch  
City of Portland  
Office of Neighborhood Involvement  
1221 SW 4th Avenue  
Portland, Oregon 97204

Re: Liquor License Application  
Submitted by Jacksons Stores for  
1715 NE 33rd Avenue, Portland, OR 97212

Dear Ms. Couch:

In March 2012, Jacksons Food Stores Incorporated (Jacksons) notified the Grant Park Neighborhood Association (GPNA) of plans to open a new convenience store at 1715 NE 33rd Avenue, Portland, OR 97212. In response, GPNA has held several separate general meetings to encourage discussion and obtain neighborhood input concerning the planned store.

When Jacksons notified GPNA, the company submitted a draft proposed “Good Neighbor Agreement,” which GPNA evaluated. While the proposal covered many issues of concern to GPNA, it did not in any way address hours of sales of alcoholic beverages, or types of alcoholic beverages that would be sold.

The proposed Jacksons store is immediately next to a QFC market (separated only by Schuyler Street). The QFC is open 24 hours a day, and also sells alcoholic beverages. For many years, the QFC has operated pursuant to a Good Neighbor Agreement negotiated when the store opened. A copy of the “QFC 18-Point Plan” and the confirming Restriction of License letter issued by the Oregon Liquor Control Commission on January 19, 2000 are attached. Although the agreement covers 18 separate topics, such as lighting, litter control, and security, eight pertain primarily to sale of alcoholic beverages. Of those eight, three are of particular concern to GPNA. QFC agreed that no alcoholic beverages would be sold after 1 a.m., that no malt liquors or fortified wines would be stocked or sold at any time, and that no large-container alcoholic beverages “associated with street drinking” would be stocked.

GPNA responded to the draft proposed good neighbor agreement initially submitted by Jacksons by requesting that the company adopt the agreement entered into between GPNA and QFC. GPNA proposed that the agreement apply not only to the proposed new store, but also at an existing smaller convenience store operated by Jacksons immediately across NE 33rd Avenue that is also a Shell gas station. By email letter dated July 13, 2012, Jacksons refused this request and made no counter-proposal, although the company

(2)

had earlier offered to limit sales hours at the new store only to 1 a.m. for one year, with no accompanying restrictions on the type or container size of alcoholic beverages sold.

The proposed new store abuts a residential area, and is near the Beverly Clearly (Fernwood) middle school, which is immediately across the street from QFC and only one block from the Jacksons properties. Grant High School is approximately three blocks from these businesses. At meetings held by GPNA, residents proximate to the proposed convenience store complained of existing recurring problems caused by street drinkers. These included finding empty alcoholic beverage containers on their property, trespassing by street drinkers while they consumed alcoholic beverages, and intoxicated persons sleeping on, and publicly urinating on their property.

Having reached an impasse with Jacksons in negotiating a good neighbor agreement, on August 1, 2012, GPNA passed a resolution opposing the granting of a liquor license at the proposed new convenience store.

For all of these reasons, GPNA respectfully requests that the Oregon Liquor Control Commission deny the application for sale of alcoholic beverages submitted by Jacksons for the proposed new location at 1715 NE 33rd Avenue.

Grant Park Neighborhood Association

By Kenneth B. Peterson  
Member at Large and Chair of Land Use and Jackson Convenience Store Committees

Attachments: Letter dated January 19, 2000 from OLCC re: QFC 18-Point Plan,  
QFC 18-Point Plan

cc:

Ms. Susan van Staveren, AICP  
City Planner II  
City of Portland Bureau of Development Services  
1900 SW 4th Avenue, Suite 5000  
Portland, OR 97201

Mr. Daniel G. McNeal  
Licensing Manager  
Oregon Liquor Control Commission  
P.O. Box 22297  
Milwaukie, OR 97269-2297

Commissioner Amanda Fritz  
1221 SW 4th Avenue, Suite 220  
Portland, OR 97204

Commissioner Dan Saltzman

1221 SW 4th Avenue, Suite 230  
Portland, OR 97204  
Attention: Matthew Grumm

Ms. Andrea Jackson  
President  
Jacksons Food Stores  
3450 Commercial Court  
Meridian, ID 83642