



# Grant Park Neighborhood Association

P.O. Box 13102, Portland, OR 97213

Fall 2006

## Alternative School at Grant Park Church

Grant Park Church (GPC), located at the corner of NE 34th & Knott has been a part of this neighborhood, in the same location, since 1927. The current church building was built in 1949 and had up to 350 members at times. The educational annex was added in 1964. In the past it was fully used on Sundays but not weekdays in recent years. At present, about a dozen non-church groups meet in other rooms weekly or monthly.

The church proposes to provide the annex for an alternative high school, sponsored by the Ecumenical Ministries of Oregon, that relocated from St Francis of Assisi Church in SE Portland. The school currently operates five days a week at the church annex with 36 day students, eight evening students, five teachers and one principal. Typical students are low income, English-as-a-second-language (ESL) and come from a variety of countries and cultures. All students are given bus passes to get to and from the school.

GPC would like to expand hours and increase the student population to 60. To accomplish this, the church began in August 2005 by contacting the Portland Bureau of Development Services (BDS) to enquire about what was needed. The City advised GPC to hire an architect, which was done. In April 2006, BDS determined that the high school would require a Conditional Use review. The church has filed a Type 3 Conditional Use Permit with the City.

In addition to the alternative school, Hollyrood School uses the GPC gym two days a week from late October to early April for gym and special assemblies; the YMCA also has an after school program for Hollyrood students at GPC. While the Hollyrood/ YMCA use has been ongoing, it now become part of this conditional use process, as do the other uses of the building.

This City permit process requires a full review of the proposed changes to Grant Park neighbors at Grant Park Neighborhood Association (GPNA) meetings to inform them of the planned changes so that they can conclude how the change may affect the neighborhood. The process required informing neighbors within 400 feet by letter. A neighborhood meeting was set on August 29th at the Annex to inform them of the church plan.

Several neighbors attended the special meeting and had some concerns and questions about the proposed expansion, the students, and the school itself. More information addressing these and other concerns will be made available at the GPNA, Oct. 10th, General Meeting.

The GPNA meeting will have representatives from the church, YMCA and both schools to answer any questions and show why this use is compatible with the neighborhood. You are invited to attend.

[www.grantpark-na.org](http://www.grantpark-na.org)

### IN THIS ISSUE

- Clean-Up a Success
- Hollywood Sewer Update
- Albina Site Development
- Grant High and GPNA
- US Bank Condos
- and more ....

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**Next General Meeting**  
**October 10, 2006**  
**Tuesday, 7 p.m.**  
**Grant Park Church**  
**2728 N.E. 34th Ave.**  
(at Knott)

### AGENDA

Committee Reports

Old Business

- Grant Bowl Status
- Sandy Sewer Construction
- Amend GPNA Bylaws

New Business

- Grant Park Church
- Grant HS & Our Neighborhood
- Sandy Blvd Transportation
- Safety and Livability

### Future Meetings

August 29, 2006 (Board)  
October 10, 2006 (General)  
November 7, 2006 (Board)  
December 5, 2006 (General)

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## An Update on Hollyrood

In May 2006, among many other close and difficult decisions, the Portland school board voted to close Hollyrood School. Hollyrood, now a K-3, will merge with Fernwood to create a full K-8 in 2007-08. The K-8 Hollyrood/Fernwood school would be housed in the current Fernwood building, with the current Hollyrood space used as an annex if enrollment requires it.

The transition from Hollyrood Elementary and Fernwood Middle School to Fernwood K-8 is still in the planning stages. Portland Public School's plan calls for the K-8 program at Fernwood be implemented by 2010.

Linda Kapranos, Fernwood Middle School Principal, and Conrad Hurdle, the Assistant Principal of Hollyrood Elementary, are currently working on crafting a Hollyrood and Fernwood Transition Plan. The working document will be revised as the Hollyrood site council and parent community engage in transition planning.

In an effort to bring the Hollyrood and Fernwood school community together, interested individuals are invited to attend a Community Information Night on Wednesday, October 11 from 7:30 pm - 8:30 PM at Fernwood Middle School.

## Hollywood at Night

Every third Thursday, Hollywood businesses host "Hollywood at Night" from 6 - 9 pm with music, treats, discounts and drawing for prizes so come on down and join the fun. You can check the Hollywood Boosters web site, [www.HollywoodBoosters.com](http://www.HollywoodBoosters.com), for more information, and pick up event guides at participating businesses each month.

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## Future Meetings

The May 9, 2006 General Meeting of the Grant Park Neighborhood Association (GPNA) had over 100 community members and visitors in attendance, in part, if not entirely, because of the presentation scheduled by Lloyd Lindley about the Friends of Grant Park Football proposal to upgrade the sports facilities at Grant High School and in Grant Park.

After the fact, there were some written and spoken complaints about how the meeting was run, and some felt they were not given adequate time, or any time, to air their views or ask their questions. To them and any others who might feel the same way we, as a Board, sincerely apologize.

However, we were not expecting, or prepared for the number of people who attended this meeting, held in the Grant Park Church dining room, which was inadequate for that many people, or that so many would wish to speak. Most GPNA meetings are much smaller and can be conducted in an informal style.

Therefore, at future meetings, if a topic draws the kind of response that this one did, time allotments will be set at the outset of the meeting and adhered to. Board members present may assist the President to establish and maintain order and control over the presenters time period and the question & comment times. Pens and paper will also be provided for the questions and comments which can't be handled during the meeting due to time limits.

These rules will be discussed at future Board Meetings, and once established, the rules will be printed on the back of each agenda sheet and provided on the GPNA web site as a reminder to community and other meeting attendees.



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## Grant High Sports Facilities

The sports facility proposal for Grant Park and Grant High School has not yet been presented to Portland Public Parks. While we anticipate that this will happen before the end of the year, no date has been set as we go to press. We will post up-to-date information our web site as we receive it.

## Our Neighborhood and Grant HS

It would seem to some of us who live close to Grant High School (GHS) that many students have little respect for our park and our neighborhood. Graffiti in our park seems to have increased recently but it is always an ever-present scourge. The public restrooms in our park were recently closed because of extensive graffiti vandalism. Now most of the vandalism occurs at night and we cannot knowingly blame students. For some, it's easy to place the blame on GHS students and we would like to discourage placing blame on anyone's doorstep without supporting evidence.

But evidence does point to GHS students when it comes to depositing trash and lunch debris around by letting gravity and the wind choose the resting spot. By inviting Grant High administration to address our membership, we hope to begin a dialog on how to address these and other related problems associated with neighborhood livability. The Board has also asked to strengthen our relationship with GHS by asking for a Student Council member to become an advisory Board member. This is something we've done in the past but it was allowed to lapse.

GHS is a large part of our neighborhood and community and by making it an involved part of our Neighborhood Association we can all benefit.

## Remember to Vote!

There is a mid-term general election coming up on November 7, 2006, with important issues and candidates. Some of the dates to remember are:

- The voter registration deadline is 5 pm, October 17th in the Elections Office or postmarked no later than October 17th.
- Ballots will be mailed on October 20, 2006.
- The last day to "safely" return voted ballot by mail is November 2, 2006.
- Election Day is November 7, 2006 until 8 pm. If there is a line at an official drop site, any voter in line at 8 pm will be allowed to vote.

Locally, your closest official drop-off spots for ballots are the Hollywood Branch Library and the US Bank drive through.

## Library Levy up for Renewal

This November election includes a vote on renewing the levy that provides the Multnomah County Library system with over half it's funding. Renewing the levy will continue our current library service, including programs and hours, at all 17 locations.

Multnomah County Library was recently ranked the most cost-efficient system in the country for libraries it's size. Nationally, we also have the highest circulation for library systems this size, and Hollywood is the busiest branch in the system. All of this means that we check out more books, at a lower cost, than anywhere else in the country.

The current library levy, passed in 2002, will expire in 2008. This is the last general election in which voters can renew the levy and ensure that library services continue uninterrupted.

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## Town Hall on Alternative Energy

Rep Jackie Dingfelder, District 45, Rep. Diane Rosenbaum, District 42, and Rep. Chip Shields, District 43, hosted a Town Hall meeting on the topic of alternative energy resources in and for Oregon. Held Thursday evening, September 21st, at the Senior Center in the Hollywood District, it was well attended by citizens in and near Portland.

Issues concerning bio-fuel policy, greenhouse gases, solar/thermal/wind power, and related jobs were included in topics discussed by a panel of four representing the Oregon AFL/CIO, Energy Trust of Oregon, Renewable Northwest Project, and the Oregon Environmental Council. A question-and-answer period followed the panel discussion of current energy issues facing the Oregon legislature and Oregonians.

Thanks to HB 3363, look for improved energy efficiency in these appliances beginning mid-2007:

- Commercial Clothes Washers
- Commercial Ice-Makers
- Commercial Refrigerators and Freezers
- External Power Supplies
- Torchiere Lighting Fixtures
- Commercial Unit Heaters
- Exit Signs
- Metal Halide Lamp
- Reflector Lamps
- Traffic Signals
- Pre-Rinse Spray Valves
- Digital Television Adapters

A Compact Fluorescent Light (CFL) promotion and discount will occur this fall in OR, WA and ID with bulbs selling for 99¢ each. See [www.energytrust.org](http://www.energytrust.org) for details about this and other promotions.

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## The Clean Up was a Big Success

Earth Day was celebrated in Grant Park with a Neighborhood Clean-Up. It was a great success. Scheduling the event earlier in the spring brought a lot more volunteers. We were particularly pleased with the number of high school volunteers.

This year recycling was our primary focus and we collected a little over 10 tons of general waste and yard debris. Once again we had vendors to collect metal and electronic waste and for the first time we were able to recycle styrofoam. It took three trips to remove all the styrofoam that was collected.

Thanks to Grant Park Baptist Church, Northeast Coalition of Neighborhoods and METRO for their support and thanks also to our volunteers.

The event also raised \$627 for the neighborhood association, and we hope to repeat it again next year.

## Garbage and Recycling

The Office of Sustainable Development (OSD) is conducting a public review of the City's Administrative Rules which cover garbage and residential (homes) and commercial recycling.

OSD plans to hold a public hearing on Monday, October 9, 2006, from 4 to 6 pm in the Conference Room on the 3rd floor of the Ecotrust Building at 721 NW 9th Ave. Check with OSD for any change in the date, time or location of the hearing.

If you would like to suggest changes to the rules but do not plan to attend the hearing, please send your suggestions in writing. OSD needs to have those comments by 4 pm on Wednesday, October 4th.

## Sewer Reconstruction Update

Major Sewer Work Along Sandy is nearly complete. In all, 3,000 feet of the Sandy Boulevard trunk sewer were reconstructed. Also complete is reconstruction of the sewer line in NE 37th Avenue between Broadway and construction of two blocks of new sewer in NE Broadway between 35th and 37th. Completion of underground work in these areas, their restoration, and return to normal traffic should mean that these major streets and Hollywood in general will look a lot more normal than they have since construction started with resumption of near-normal traffic and parking patterns.

### What's Next?

- Crews will return to areas north of Sandy where work has started, and complete sewer reconstruction there.
- Later this fall and next year, crews will move to the areas south of Sandy and complete work there. That work will impact Broadway, the block of 42nd south of Sandy, and the busy streets around Trader Joe's, Value Village, etc.

### Sandy Paving Notes

The many newly-paved trenches along Sandy have been, or will be, sealed and sanded as a standard part of trench paving. This process involves putting down tar on the edges of the patched trench, then placing sand on top. The tar is sticky for several days after the process and the sand looks messy, but eventually the tar hardens and the sand is swept up.


For now, Sandy Boulevard will be a network of dark-black patches against the old gray pavement. The new pavement is permanent quality and should hold up well until the street is paved curb-to-curb next year as part of the Sandy Boulevard Streetscape & Resurfacing Project.

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## US Bank Condominium

The Hollywood Neighborhood Association hosted an informational meeting on August 28th to provide an opportunity for the developer and architect to present plans for a future condominium project at the current US Bank drive thru location on the southeast corner of Tillamook and 39th Avenue.

The project would create a five story building on that site. Plans call for 31 condominium units on the upper floors and retail space and parking garage at street level. There will also be a drive through ATM located at the northwest corner of the site.

The proposed building would be 55 feet tall at the street façade, rising to 65 feet in the back. To accomplish this, the developer is seeking a zoning adjustment because the code restricts the maximum height to 45 feet along Tillamook Street and 55 feet at 15 feet setback from the street. This means that the building, as designed, is 10 feet higher than the code permits. The second adjustment that the developer is seeking regards loading space requirements.

There were approximately 30 people at the meeting. Neighborhood response was mixed. There was praise regarding the building's design and general approval of the sensitivity shown to this urban site. Criticism was focused on the height of the building and the impact this would have on the row houses across Tillamook from the site. During the winter, the sun's angle would cause the new building to cast a shadow on the lower story of these homes.

Concern was also raised regarding the amount of parking to be provided. The plans provide a total of 41 parking stalls, which exceeds the zoning requirements, but neighbors were concerned that it would not be adequate and that on-street parking in the surrounding neighborhood could be affected..

The developer will be returning to the next general meeting of the Hollywood Neighborhood Association on September 28th at the Senior Center. The architects will be submitting for Design Review in early October. The Grant Park Neighborhood Association will also have an opportunity to comment on the Design Review due to the location of the project, which is in an area where the two neighborhoods overlap.

Look Buy Live... Happily Ever After	<p>Sally Baker</p> <p>Real Estate Broker</p> <p>Office (503) 284-7755</p> <p>Cellular (503) 795-3605</p> <p>sbaker@windermere.com</p> 
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### ABC's of Land Use workshop

A free workshop on the "ABC's of Land Use" will be held on Saturday, October 7, 2006, from 9:00 am to 1:00 pm at the Historic Kenton Firehouse, the offices of North Portland Neighborhood Services located at 2209 N. Schofield at Brandon.

The event is cosponsored by the Bureau of Planning, Office of Neighborhood Involvement, North Portland Neighborhood Services, and Bureau of Development Services (BSD). The workshop is free and open to the public, but you must register in advance. Space is limited to the first 30 who register.

Learn about Portland's land use and development review processes. Get hands-on experience of typical issues in land use reviews. Presenters include Marguerite Feuersanger from Planning.

#### What you will learn:

- Overview of how state, Metro, and City land use goals and policies are organized.
- What Land Use Reviews (LUR's) are.
- Differences between Type I, II, IIX & III applications.
- How to read and respond to a land use notice.

#### Who should attend:

- Neighborhood and Business Association land use and transportation activists
- Anyone thinking about joining their Association's land use or transportation committees
- Anyone interested in general City related land use decision-making processes

For more information and to register online, go to the ONI web site at: [www.portlandonline.com/oni/](http://www.portlandonline.com/oni/) or contact Brian Hoop at 503-823-3075 or [bhoop@ci.portland.or.us](mailto:bhoop@ci.portland.or.us)

## Halloween is coming

Make your Halloween a fun and festive holiday with just a few safety precautions.

#### Homeowners

- Make sure the path to your door is well lit and your yard is clear of obstacles that can trip or injure your young visitors.
- Battery powered candles are preferable to a real flame. If you do use candles, place them well away from where trick-or-treaters will be walking or standing. Make sure paper or cloth yard decorations won't be blown into a flaming candle.
- Replace burned-out exterior lights. Leave your exterior lights on later than usual -- even all night.
- Keep excitable pets away from the door and away from where you are dispensing the treats. You'll have a safer and calmer holiday.
- Put cars in the garage. Lock your garage doors.
- Candy should be individually wrapped. Healthy food alternatives to candy include packages of low-fat crackers with cheese or peanut butter, fruit rolls, mini boxes of raisins and packets of microwave popcorn. Non-food treats include small toys, pencils, stickers, erasers, coins.

#### Drivers

- Drive slowly and defensively all evening.
- Don't assume that pedestrians, especially kids, will move as you expect. Watch out for trick-or-treaters darting out from between parked cars.
- If going to an adult Halloween party, don't drink and drive. Use a designated driver.
- Be sure to clear the driver's view. Nothing in the car, including the driver's own costume, should obstruct the driver's ability to see.
- Be sure everyone in the car is wearing a seat belt, even if they have to take off part of their costume to buckle it.

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## Albina Project

Formal meetings are planned for October to begin the design review process for the Albina Project. This will be a long process but it is a clear sign that progress is being made. An informational meeting will be held on September 28th at 7 pm at Holladay Park Plaza (between the publication of this newsletter and when you receive it).

On Wednesday, September 20, representatives from five of the surrounding neighborhoods got together to review the architects plans for the development, which is being called an "urban crossroads," and get a preview of what will be presented for design review. Feedback from the meeting will go back to the developers and the architect for assessment.

The general consensus was that the plans are much improved from versions seen previously, but that they still don't live up to the vision that the surrounding neighborhoods were hoping for.

Some of the concerns heard at the meeting were: that the project still has a very unified, horizontal, "suburban mall" feel and does not yet justify the urban crossroads designation that it is trying to develop; plans still do not show the development in the context of the neighborhoods; the "neighborhood gateway" concept anchoring the development at the corner of 33rd & Broadway has also not yet been realized; the large flat roof areas are a potential missed opportunity for "eco-friendly applications; also, pedestrian safety and access are still a concern, both from across Broadway to the north, and along Broadway at the 32nd Street intersection and across the development's driveways.

There were positive comments as well, about how much the concept has improved; the incorporation of outdoor areas on the south side of the project and the terrace over parking for residential areas which provide pedestrian friendly areas. The project also provides for access to the future Gulch Trail along the south side and allows for connecting the trail to 33rd Avenue.

The tentative meeting for Design Review is Thursday, October 19th, at 1900 SW Fourth Avenue, Room 2500. The time has not been determined. Interested neighbors are encouraged to participate.

## TOD Tax Exemption

An action item in the adopted Hollywood and Sandy Plan (HASP) seeks to consider applying the Transit Oriented Development tax exemption program to the Sandy and Broadway Main Streets for the areas included in the planning process. The program is already applied to Hollywood. A proposal to apply this program to the Sandy Main Street from 12th to 37th and 47th to 54th Avenues, and to the Broadway Main Street from 32nd to 37th Avenues, is moving forward.

The Albina Fuel site on Broadway between 32nd and 33rd is included in this proposal though it was not part of the HASP process.

The City Council Public Hearing date and time are: Wednesday, November 1 at 10:30 am. Mark your calendars and come to the hearing and provide testimony on this proposal. You can also send written testimony to City Council prior to the hearing if you can not make the hearing or prefer to send written comments. Contact the Council Clerk, Karla Moore-Love, at 503-823-4086, to get the details on sending written testimony for this hearing. For additional information, contact Barbara Sack, Bureau of Planning Housing Planner, at 503-823-7853.

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You can visit almost 100 artists at work in their own workplaces making sculpture, paintings, prints, drawings, pottery, jewelry, fabrics, glass, and photographs. They will share with you the secrets of their art--the materials, the tools, the techniques and the ideas that contribute to the creation of artworks.

Eastside, westside all around the town, the studios are everywhere, in your own neighborhood and across the river. There isn't a better way to discover all the neighborhoods that make Portland so vibrant. Because so many artists' studios are in their homes you will get the added treat of seeing the artists' gardens many which are also full of art.

### WHEN:


Saturday and Sunday, October 14 & 15,  
Studios West of the Willamette, 10:00 to 5:00  
Saturday and Sunday, October 21 & 22,  
Studios East of the Willamette, 10:00 to 5:00

### COST:


\$15 Tour Guide contains tickets for two adults for all days (kids free). This includes map, pictures of artists' work and complete contact information in a usable calendar format. You can buy the tickets at Art Media stores, New Seasons, Powell's Books and other outlets listed on [www.portlandopenstudios.com](http://www.portlandopenstudios.com).

For questions and more information, e-mail [info@portlandopenstudios.com](mailto:info@portlandopenstudios.com) or contact Bonnie Meltzer at 503-285-3131.

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## Be A Good Neighbor

As we begin the fall season, this is a good time to check the sidewalk and public right-of-way in front of your home. Has that ivy or shrubbery crept into the path that used to be an open sidewalk? Are kids under five feet the only ones who don't notice those low hanging branches? Do bicycle riders have to veer away from the curb to avoid the branches of your trees, shrubs or vines?

We hope that each of you will take a few moments of your time to check your sidewalk and the adjacent planting strip to ensure that an innocent little plant has not grown into an obstacle for pedestrians or vehicles. Portland City Code defines the minimum clearance needed over sidewalks as seven and a half feet, and over streets at eleven feet.

Also, when trimming your overhanging tree branches, please remember that, when wet, they hang much lower to the ground. It is recommended that you keep branches at least one foot higher than the minimum to allow for the sagging brought on by the rain, more if you are concerned about ice or snow loads.

Remember that a shrub and other plants jutting out across part of the pathway may not seem like an obstacle to you, but to some seniors and others with mobility challenges they can become a serious hazard, and branches, both low and high which jut into the street can be enough of a hazard for bicyclists that they are forced into the car lanes to avoid them.

By taking time to make this small effort to keep the public right-of-way clear for passersby, you won't be getting a call from the folks that answer the Nuisance report line (503-823-7306).

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