



# Grant Park Neighborhood Association

P.O. Box 13102, Portland, OR 97213

Winter 2012

## GPNA Negotiates Agreement With Jacksons and Fred Meyer

Anyone seeking cheap, high alcohol content, malt liquor or fortified wines in Grant Park must now go elsewhere to shop.

Shortly before the planned opening of the new Jacksons convenience store on the NW corner of 33rd and Broadway, GPNA and Jacksons finalized a "Good Neighbor Agreement" (GNA) that completely eliminates the beverages most favored by street drinkers from the store's offerings.

This GNA also applies to the existing Jacksons Shell gas station and car wash on the NE corner of the intersection, which includes a small convenience store as well.

In addition, GPNA negotiated a separate agreement with nearby Hollywood Fred Meyer to discontinue sales of the same beverages. When coupled with the existing GNA that has long been in place with QFC, there are now NO retail sales outlets in Grant Park that sell the alcoholic beverages residents believe have contributed to livability issues associated with street drinking.

The agreement with Jacksons came after months of negotiations and followed a hearing at the Oregon Liquor Control Commission (OLCC) in late October. At that hearing, the OLCC granted Jacksons an unrestricted liquor license after perfunctory deliberation, despite

opposition in the form of testimony and a formal letter from GPNA, as well as testimony from concerned neighbors and more than 40 individual letters of opposition from Grant Park residents. The OLCC action left GPNA with little in the way of bargaining power.

Despite having "won the battle," Jacksons offered voluntarily to abide by the terms of a draft GNA for a period of 90 days and to continue negotiations with GPNA.

Shortly thereafter, GPNA convinced the Hollywood Fred Meyer to stop selling the beverages in question, which had been an impediment to reaching final agreement with Jacksons. Agreement on a permanent GNA followed soon after.

The GPNA/Jacksons GNA covers many issues, including: hours of sales of alcohol; effective prevention of sales to minors; restrictions on hours of sales that will match those in effect at QFC; litter abatement and control; security and lighting; maintenance of an incident log, and affirmative cooperation with the Portland Police Bureau; and having an outreach obligation to nearby schools, Beverly Cleary Fernwood and Grant High upon request.

Unfortunately, the length of the agreement makes it impossible to include it in this newsletter.

*Continued on page 2 - Jacksons*

### IN THIS ISSUE

Jacksons Convenience Store  
Grant Park Village  
Disaster Preparedness  
Tree Planting  
Fix-It Fair  
and much more ...

### NEXT GPNA MEETING

**Tuesday, Feb 5, 2013**  
**6:30pm - Board**  
**7:00 pm - General**  
**Grant Park Church**  
**2728 NE 34th Ave**  
**(at Knott)**

*Grant Park Neighborhood Association is open to ALL persons living within its boundaries. If something prevents you from participating, please contact a Board member and we'll make accommodations.*

### AGENDA

To see the agenda for our next meeting, or to suggest an agenda topic, please go to our web site at: <http://grantpark-na.org/thehood/meetings.html>

### FUTURE MEETINGS

First Tuesday,  
every other month.

Feb 5, 2013  
Apr 2, 2013  
Jun 4, 2013  
Aug 6, 2013  
Oct 1, 2013

### GPNA EXECUTIVE BOARD

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vacant

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Ken Peterson - Land Use

## We Need Your Help!

GPNA is putting out a call for more volunteers to deliver the association newsletters. This could be your chance to get out, get some exercise, enjoy the neighborhood and meet some of your neighbors. You will be giving back to the neighborhood in an easy, fun, and social way. Plus you will get all the neighborhood news before anybody else!

We produce four issues a year and it generally takes about 20 minutes to deliver the newsletter in any designated area. If you or anyone you know would be interested, please contact our delivery coordinator Marianne Lynde at [mariannelynde@msn.com](mailto:mariannelynde@msn.com).



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## Jacksons

However, the full text can be found on our website at: [http://grantpark-na.org/thehood/issues/Jacksons/JacksonsGPNA\\_GNA.pdf](http://grantpark-na.org/thehood/issues/Jacksons/JacksonsGPNA_GNA.pdf) and also on the Grant Park Neighborhood Discussion Forum: <http://groups.google.com/group/gpna-forum>.

Said Andrea Jackson, "We hope that our Grant Park neighbors will see Jacksons as playing a positive role in the area surrounding our new store. Jacksons is committed to supporting the communities that we serve, and we are honored to be part of the neighborhood."

For more concerning this issue, see the Fall 2012 GPNA newsletter, available online at: <http://grantpark-na.org/thehood/newsletter12/gpna092012.pdf>

## Connect to Kindergarten

Beverly Cleary School - Hollyrood Campus Connect to Kindergarten (formerly called Round-Up) will be February 21st, 2013, 9am-10am or 6:30pm-7:30pm.

Help kick-off the 2013-2014 school year registration by joining us at either time. Meet the Principal and Assistant Principal and learn about our K program.

Due to space concerns, this event is for parents only. Registration packets will be available for you to take home. Kindergarten information is also available at <http://pps.net/schools/beverlycleary>.

To register your child bring

1. Proof of address
2. Your child's birth certificate  
(*must be age 5 before Sept. 1st 2012*)
3. Proof of immunization
4. Emergency contact names and phone numbers.

Also, prospective parent tours with Assistant Principal Newlyn, will be held on Feb. 26th or March 8th at 9-9:20am or 1:30-1:50pm on.

The Hollyrood Campus is located at 3560 NE Hollyrood Ct. 503-916-6766. Your attendance at the Connect to Kindergarten does not require registration. Please call the school if you interested in attending a parent tour.

## Neighborhood Tree Planting!

Planting a tree in your yard or parking strip creates long lasting benefits enjoyed by everyone. A tree removes pollutants from the air, absorbing up to 10 pounds of pollutants, and creating up to 260 pounds of oxygen each year! Trees also help intercept and retain rainwater, which helps keep our rivers clean and saves us money on stormwater fees. They cool our homes and city in the summer. Trees also raise the property value of your home, and they appreciate in value each year! Planting trees now, can keep our city green into the future.

In partnership with Friends of Trees, the Grant Park neighborhood is planning a tree planting project for March 9, 2013. Join us on Saturday morning to help plant trees and create a healthier community.

This fall, Friends of Trees is offering homeowners in Grant Park trees for their yard or planting strip for a low cost of \$75. Scholarships are available from Friends of Trees to offset the cost if needed. The cost includes a site inspection by the City of Portland's Bureau of Environmental Services to ensure you choose the right tree for your home, hole digging, help with planting your tree, stakes, mulch, ties, labels, follow-up monitoring, and information on proper tree care techniques.

For more, visit <http://www.friendsoftrees.org>, click on the SHOP FOR TREES button, and scan the scores of the beautiful tree species available. Invite your neighbor with the barren parking strip to get on board!

Planning has begun for the Grant Park Tree Planting Event, so contact John Concillo your Neighborhood Coordinator at [grantpark@plantitportland.org](mailto:grantpark@plantitportland.org) to order trees and to get involved with this great event.



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## Fix-It Fair In January

This is the City of Portland's 26th year of Fix-It Fairs, free events where you can learn simple, effective ways to save money at home, and stay healthy.

The events feature exhibits from many community partners and an extensive schedule of workshops held throughout the day. Experts will be available to talk with you about water and energy savings, home and health, nutrition, community resources, recycling, yard care, lead testing, bike tune-ups and more!

Special workshops taught in Spanish are offered at the Fair in February. Free professional childcare and lunch is provided at all Fairs.

The 2013 Fix-It Fair schedule:  
Saturday, January 26, 2013  
Self Enhancement, INC.  
3920 N Kerby Ave

Saturday, February 23, 2013  
¡Clases en español!  
Ron Russell Middle School  
3955 SE 112th Ave

Find out more about scheduled workshops, visit <http://www.portlandoregon.gov/bps/fif> (En Español: <http://www.portlandoregon.gov/bps/fif/esp>)  
Call 503-823-4309 or e-mail [fixitfair@portlandoregon](mailto:fixitfair@portlandoregon)

Fix-It Fairs are presented by the Portland Bureau of Planning & Sustainability with support from these sponsors: Energy Trust of Oregon, Legacy Emmanuel Medical Center, Pacific Power, Portland Housing Bureau and Portland General Electric.

To help ensure equal access to City programs, services and activities, the City of Portland will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. Call 503-823-7700 with such requests.

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## New Preschool Opens

Mighty Oaks Preschool, a Montessori-inspired, eco-healthy certified preschool, opened in Grant Park/Hollywood on December 3rd. Founder, Brittany Smith - supported by four board members - cultivates a nurturing environment for students aged 2 through 5 that fosters kindergarten readiness and a lifelong love of learning through play and discovery.

A typical school day will follow a Daily Rhythm tailored to the children's needs and interests so students have the stability of a schedule and the flexibility needed to thrive with a play and discovery based curriculum.

What sets Mighty Oaks apart, besides the chickens, is Smith's Masters in Early Childhood and Elementary Education, and her Oregon teaching license. She's also working with various Portland schools, to build a curriculum that promotes kindergarten readiness.

Mighty Oaks offers two sessions: 9am - 12:30pm (2-5 days/week) and 1pm - 4pm (2-4 days/week). Spaces are limited. For information call 503-922-2869 or visit <http://www.mightyoakspreschool.com>. Call to schedule a tour or enroll.

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## Historic Code Improvement Project

In the City's National Historic and Conservation Districts most exterior work and all new construction are subject to Historic Design Review. Both property owners and historic preservation advocates are concerned about the cost and time currently involved, as well as the impacts on historic preservation efforts.

While minor maintenance and repair are exempt from review, fees for home remodeling projects can cost more than the job itself, and can take as long as eight weeks. So some property owners make exterior improvements without going through a design review, while others decide not to make improvements at all.

The overall purpose of the Historic Resources Code Improvement Project project is to reassess when historic design review is necessary and appropriate. Over an 8-month public process, it will propose amendments to the Zoning Code to make it easier for property owners to make minor home improvements in the City's historic and conservation districts.

A hearing is tentatively scheduled for Jan. 22, 2013, in the evening. City Council will then hold a hearing as early as February. For more information and how to get involved, call 503-823-5869 or visit the project website: <http://www.portlandoregon.gov/bps/58976>.

## A Call for Clean-Up Volunteers

We are planning for the Grant Park Neighborhood 2013 Clean-Up some time in the spring. If you would like to get involved, we would love to have you. What would you like to see or have at our next clean-up? How can we get the word out? How can we make it as good as, or better than, previous years events? Send your suggestions to: [grantpark@necoalition.org](mailto:grantpark@necoalition.org)

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## The City Urges Preparedness for Winter Weather Driving

The City of Portland's bureaus of Transportation (PBOT) and Emergency Management (PBEM) urged Portlanders to prepare for winter weather. It is never too late to prepare for heavy rains and storms that may create hazardous travel conditions on streets and sidewalks this winter.

Although emergency managers are following National Weather Service forecasts which are indicating a potentially less active winter storm season this year, they urge everyone to hope for the best and prepare for the worst.

Models show that we are in El Niño conditions this year which typically brings less precipitation, higher temperatures, and fewer storms than normal, but because winter weather in the Portland area can change quickly and without warning – which makes travel unpredictable – we all need to be prepared.

Whether Portland will get snow or ice on the valley floor is too early to call, but emergency managers urge everyone to get ready for it now. "People should familiarize themselves with <http://PublicAlerts.org>. It's a one-stop resource for travel information, street closures, highway road conditions, and transit alerts in our region," said David Blitzer, PBEM Operations Manager. "We ask families to create an emergency plan now that includes alternate methods for getting home during a snow and ice event."

ODOT advises the public to use <http://TripCheck.com> or dial 511 for real-time highway road and weather information before venturing out.

Motorists should carry chains in their vehicles to be prepared for snow and ice AND how to use them. We

should also check tires and make sure the car heater, defroster, lights and battery are all working."

It is a good idea to plan travel routes according to the City's plow routes. "Of the city's 4,700 miles of streets, 1,300 miles are arterials, and of those, approximately 518 miles are bus snow routes. In higher elevations especially, be cautious, carry chains and be prepared to use.

The City will ticket and tow your vehicle if you abandon it in the right of way.

Residents are advised to commute by public transit in bad weather if possible. TriMet and PBOT work together to keep major transit routes open for buses, MAX and the Portland Streetcar. Service alerts are posted at <http://TriMet.org> or TriMet's mobile site [m.trimet.org](http://m.trimet.org) for smart phones.

The City also asks residents and businesses to help lessen street flooding this fall and winter by cleaning the catch basins near their property and to help prevent landslides by making sure their property's drainage system is working properly. Inspect the grated storm drains near your house or business. Remove any debris blocking the grate and dispose of the debris properly.

Citizens are advised to call 503-823-1700 if help is needed at a particular location. Visit <http://portlandoregon.gov/transportation/article/319801> for catch basin care information.

Visit [PublicAlerts.org](http://PublicAlerts.org) for more information and sign up for emergency notification. To receive alerts via Twitter, please follow [@PublicAlerts](https://twitter.com/PublicAlerts).

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### Grant Park Village Design Review Progresses

*(The newsletter went to press before the Dec 6th hearing so the hearing results are unknown)*

On Dec. 6, 2012, the Portland Bureau of Development Services conducted a hearing to allow public comment concerning the proposed Grant Park Village (GPV) development planned for the former Albina Fuel Depot on the south side of Broadway between 32nd and 33rd Ave.

GPNA recently joined with Sullivan’s Gulch Neighborhood Association (SGNA) to evaluate the development, which technically falls entirely within the Sullivan’s Gulch neighborhood. Anyone interested in monitoring progress of the development can attend scheduled meetings sponsored by both SGNA and GPNA the second Tuesday of each month at Holladay Park Plaza, 1300 Northeast 16th Avenue, commencing at 7 p.m. Please check the websites for each neighborhood for any meeting date and time changes. (Grant Park: <http://grantpark-na.org> and Sullivan’s Gulch: <http://sgnablog.blogspot.com/>.)

GPV has already been through several stages of informal design review with the city and the December 6 hearing may lead to final design approval, at which point the developer, Capstone

Partners, will proceed to getting permits. Capstone plans to construct a mixed-use project including residential above ground floor retail with structured (interior covered) parking. The proposal includes a New Seasons Market at NE 32nd and NE Broadway, and 211 dwelling units in five buildings of either four or five stories in height.

Plans provide for main pedestrian entries to the residential areas along NE Broadway as well as near the end of NE Weidler. Parking will be provided on two levels accessed from NE Weidler and will accommodate 261 spaces that are shared between retail and residential users. The parking area will be partially covered by landscaped roof terraces.

Exterior building materials include brick, cement board panels and siding, stucco, exposed concrete, metal canopies and other metal elements such as grilles, vents, and railings, vinyl windows, and rooftop equipment screens. The building’s southern edge features pedestrian walkways and a large landscaped outdoor area to connect public sidewalks along NE Weidler Street through the project area to the future Sullivan’s Gulch Trail and NE 33rd Avenue.

The proposal is part of a planned multi-phase development, but only the first phase is under review or planned to be built at this time.

Capstone seeks some minor modifications from current zoning codes. Primarily, they include reducing density of apartments planned for some buildings, while slightly increasing density in others. There is also a request to allow one building to exceed the 45-foot maximum height by approximately four feet.

*Continued on page 7 -*

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### Grant Park Village

Both SGNA and GPNA wrote letters supporting these variance requests, after obtaining respective neighborhood board approval.

Neighbors in the area have expressed concern about increased traffic generated by the development.

Plans include a new traffic signal at NE 32nd and Broadway to promote pedestrian and bicyclist safety for those crossing Broadway, as well as to efficiently expedite traffic flow. 32nd will also be improved from Broadway southward to Weidler at developer expense. The existing barrier that prevents traffic from Broadway entering Grant Park at 32nd will remain in place and will not be affected. The signal has not yet been formally approved and will be the subject of a separate future hearing. Both SGNA and GPNA have expressed support for installation of the proposed signal, which will be funded entirely by Capstone, and the City is not opposed.

Still under discussion is altering the signal currently in place at NE 33rd and Broadway to allow left turns by westbound Broadway drivers onto NE 33rd southbound, to enable easier access to I84 west. At present, no left turn is allowed, which appears to cause some drivers to engage in "self-help" by making U-turns further down Broadway, or through the parking lots of adjacent businesses. Under current traffic conditions, such driving behavior appears not to create serious traffic delays, but it could in the future.

Anyone seeking additional information, including plan drawings, concerning Grant Park Village should log on to <http://www.portlandonline.com>. Click on the "Zoning/ Land Use" section, and then select "Notices and Hearings."



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### New Apartments and Parking

Due to widespread neighborhood concern over apartment buildings being built without associated parking, Northeast Coalition of Neighborhoods (NECN) Land Use and Transportation Committee recently heard and discussed new apartment development and associated parking impacts.

Now, the Bureau of Planning and Sustainability has released the study, along with several maps and other research on the costs and behavior of residents in eight (three in NECN neighborhoods) of the new apartment buildings in NE, SE and N Portland.

Reports available include:

- Cost of Onsite Parking and Impacts on Affordability
- Map: Where Parking Is Allowed/Not Required
- Map: Multi-dwelling Permits In Last 18 months
- Changes to TriMet Service Level Since 2007
- Parking Study: Parking Impacts for New TOD Along Portland Inner Corridors

To see the minutes from the NECN meeting, go to <http://necoalition.org>. To access the City's research, go to: <https://www.portlandoregon.gov/bps/59974>

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Mighty Oaks Preschool does not discriminate on the basis of race, age, color, sex, national origin, physical or mental disability, or religion.

## Emergency Preparedness Training

If watching the unfolding east coast disaster resulting from hurricane Sandy has made you think about doing your own disaster planning, good idea!

The City of Portland Bureau of Emergency Management (BEM) can help. BEM works behind the scenes before, during and after emergencies to minimize the impacts on the community and promote a culture of resiliency in the City of Portland.

BEM's work in 2012-13 has five strategic goals:

1. Integrating emergency management into broader community goals and investment strategies.
2. Adopting a "whole community" approach that promotes equitable access and integration of historically under-served and at-risk populations in emergency planning processes.
3. Prompting household action by increasing the visibility of preparedness and mitigation activities.
4. Advancing Emergency Coordination Center (ECC) and ECC responder readiness.
5. Ensuring that plans are vertically and horizontally synchronized with appropriate bureaus, stakeholder agencies and jurisdictions.

The BEM also offers emergency preparedness training and access to training at all levels.

**NET Level 1 Training** is now easily available to everyone online. This introductory level training offers the basics of personal preparedness.

Learn to make your households resilient to any type of emergency. Topics include: hazards in the Portland area, assembling an emergency kit, making a family emergency plan, and how to stay informed. Participants who complete the class will be required to pass a short online quiz. Find out more at: <http://www.portlandoregon.gov/pbem/58856>

Those who complete the online training and are interested in becoming a Neighborhood Emergency Team (NET) volunteer, can take the free seven weeks Community Emergency Response Team training. Active NET team members also become eligible for advanced training.

For more, to take the Level 1 training, or to register for a NET class, go to: <http://www.portlandoregon.gov/pbem/58587> or contact Jeremy Van Keuren at [jeremy.vankeuren@portlandoregon.gov](mailto:jeremy.vankeuren@portlandoregon.gov).



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