



CONCORDIA NEWS

A free publication of the Concordia Neighborhood Association | ConcordiaPDX.org

March 2016

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Concordia News

is a free monthly publication of the Concordia Neighborhood Association. Newspapers are delivered to all residences and many community locations in the Concordia Neighborhood.

Mission Statement

To connect Concordia residents and businesses - inform, educate and report on activities, issues and opportunities of the neighborhood.

Website

www.ConcordiaPDX.org

Concordia Neighborhood Association
P.O. Box 1194
Portland, OR 97211

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Rebuilding Faubion for the future



An excavator with a demolition bucket drops its mouthful of the old Faubion School into a dumpster. Photo by Carl Jameson

Homes aren't the only buildings being demolished and increasing in size in the Concordia neighborhood. A single story International style-influenced building has been torn to the ground and will be replaced by a gleaming three-story structure with room for up to 800 children from early childhood through



By Carl Jameson
CNA Media Team

eighth grade, aka James B. Faubion School.

Built in 1950, the school was constructed during a period of modernization and new construction initiated by Portland Public Schools (PPS) after World War II. In 1945, Portland voters approved a ballot measure to construct, improve, and rehabilitate its public school buildings. The ballot measure was a response to the explosive growth in school-age children that resulted from the arrival of defense plant workers and their families during the war, deferred maintenance needs and just in time for the oncoming baby boom after the war.

Fast forward to 2012: The citizens of Portland approved the PPS School Building Improvement Bond. The bond is funding \$33 million for the project.

Concordia University, a private, non-profit Christian liberal arts university, is contributing up to \$15.5 million in building funding along with land and additional resources.

Concordia and Faubion have been neighbors for over sixty years with many Concordia education students completing a part of their field experience at Faubion. The collaboration between the two institutions increased eight years ago with the tenure of Faubion's current principal LaShawn Lee and has resulted in improved learning outcomes for students in reading, math and science.

When the new Faubion School is completed in 2017 the oldest of its

former pupils will be seventy-six years old and they certainly won't recognize their former school. The new building, yet to be officially named by PPS, will house the Concordia University College of Education and Faubion PK-8 School under one roof. Together, along with Trillium Family Services and other community partners, they will offer educational, health and social services aimed at creating a foundation of success for students. Faubion's current pupils, temporarily at the Harriet S. Tubman site, can't wait to move into their new home. "They were sad to leave the old Faubion, but are very excited to see the new building taking shape and for the future," said Vice Principal Jennifer McCally.

Groundbreaking for the new Faubion School will take place in spring 2016. Todd Construction, the general contractor for the rebuild, plans on a work schedule from 7am-5pm, Mon-Fri, but work may occur on some evenings and some weekends as needed. At the old Faubion site there will be increased construction traffic in and around school grounds.

Check out www.ConcordiaPDX.org for more information, links and photos.

Carl Jameson is a writer/director/videographer at Craftmaster Productions, a full service creative production company. He's lived and worked in the Concordia neighborhood since 2001. Reach him by emailing carlj@craftmasterpro.com.



At the old Faubion site there will be increased construction traffic in and around school grounds. Photo by Carl Jameson



SPENCER PARSONS

Land Use attorney establishes business in Fox Chase area.
See page 7



SPRING EGG HUNT IS ON!

Bring your kids for the chase to find candy-filled eggs in Fernhill Park on March 26.
See page 3



APARTMENT BLDG. RISING

30th & Killingsworth to see 4-story apartment building.
See page 4

Spring Forward!

ISAAC QUINTERO
President
Concordia Neighborhood Assoc.

CHAIR'S CORNER

Hi Neighbors,

I believe many of you found big changes in the February issue of The Concordia Newspaper, placing us on the map as far as local papers go. The Board's "News Team" was instrumental in providing our Editor, Mary Wiley, the assistance she needed to give the Paper a new start in life. Thank you Steve Elder (News Team Chair and CNA Board Member) for organizing this effort and bringing on Susan Trabucco who has the expertise to ensure a great future. I personally want to thank them and all of the folks who put out this paper every month as it is no easy task to do so. Being Chair for CNA, I am fortunate to have this opportunity to write to you each month, and this has given me a unique perspective on the value of a local paper that I had taken too much for granted.

While watching the presidential debates, I was in awe as to how the people have taken back the process and are bypassing the establishment. Regardless if you are on the right or left side of the political aisle, the political landscape is in for big changes. Seems that "The People" have had enough of Congress protecting their own vested interest, and that appears to be a real misunderstanding of what their constituents want. So while we wait and see what comes of all this, let us remember that it is our individual voices that have power, and together we are the ones who are agents of change. Both Bernie and the Donald have realized this and are going directly to the people to make their case, but we must also make our wishes known. This starts with one person speaking up to see who else shares their belief. At one time I had made efforts to contact my local representative, but like so many others I found the cobwebs growing around my feet waiting for an opportunity to plead my case. However, I am fortunate to have become a member of the Board of Directors and now know that my voice and those of who I represent will appear in print for all to see. Not all of us have the luxury of time to become involved, much less the willingness to go through the aggravation of pounding on government's door, but we all have the opportunity to pick up a pen or hit the keyboard and make our point by way of The Concordia News. Your opinions do matter, and when you share your beliefs and opinions in the Paper, you are calling to action other likeminded neighbors as they begin to realize they are not alone in their beliefs.

St. Francis was correct when he said to light one candle as it is that single candle which acts like

a beacon for others to find and join in with you. Our Concordia Newspaper is our most important institution. It gives all of us an avenue to express our basic right of "free speech," but use it or lose it. It is unfortunate to see how The Oregonian like many other dailies has been reduced to providing day-old news and advertisements for things we don't need. (My main reason now for buying the Sunday paper

is for the comics.) As a result, our local news and neighborhood issues are marginalized because they are not "Breaking News" or of sufficient interest to be considered in larger publications. Major events are not typically spontaneous but grow out of small issues, usually incubating in local neighborhoods. These issues only grow out of proportion when they not addressed locally. Having a pulse on local news and keeping our neighbors aware by posting current issues in our Paper is a sure way of preventing things from getting out of hand.

Even more importantly, we can provide accurate information that people need in order to have a meaningful conversation for action. So regardless of your interests or concerns, write your article or series or letter to the Editor and submit it to the CNA News to begin making a difference in our world.

A couple of other things I want to mention is that we are looking for another Board Member, hopefully someone who is familiar with the responsibilities of a Treasurer. We are also shy of a Vice-Chair at the moment. For those of you who are anticipating our neighborhood community Garage Sale, please note this year we are without an organizer for this event, please let us know. The neighborhood Garage Sale will not happen if we don't get a volunteer.

Our next General Meeting will be on March 8th in the Community Room in the Kennedy School beginning at 7pm ending at 8:30pm. We will be discussing the Mayor's plans for siting homeless camps in our neighborhood. This should be a very interesting meeting for all, and I believe you will not be alarmed by the proposals but should attend to get properly informed.

Happy Daylight Savings on March 13th!

ISAAC QUINTERO
President
Concordia Neighborhood Assoc.

"..let us remember that it is our individual voices that have power, and together we are the ones who are agents of change."

Concordia Neighborhood Association

Meetings & Updates

Board Meeting

March 8 @ 6:00 PM - 7:00 PM
Second Tuesday of the Month
McMenamin's Kennedy School Community Room

General Membership Meeting

March 8 @ 7:00 PM - 9:00 PM
Second Tuesday Bi-Monthly
McMenamin's Kennedy School Community Room

Social Committee

Volunteer for the Spring Egg Hunt or fund raising for the 2016 Fernhill Concerts in the Park. Contact: Katie Ugolini, 503-449-9690, Social@ConcordiaPDX.org

Finance Committee

Policies/Procedures visit our website or email: Treasurer@ConcordiaPDX.org

Media Team

March 30 @ 6:00 PM
Last Wednesday of the Month.
- Volunteer and join the Media Team to work on the newspaper or Website. For more info & meeting location contact Susan Trabucco at susan@trabucco.biz or call (503) 440-7732

Land Use, Livability and Transportation Committee

March 16 at 7:00 PM
Third Wednesday of the Month
McMenamin's Kennedy School Community Room
LandUse@ConcordiaPDX.org
- The land use committee grants approval for neighborhood projects. To hear about and try to solve issues affecting quality of life in Concordia brought to us by community members.

Tree Team

March 3 at 6 PM
First Thursday of every month
Dining area at New Seasons.
www.concordiatreeteam.wordpress.com

CNA Chair

Isaac Quintero
(503) 352-4585 | Chair@ConcordiaPDX.org

CNA Vice Chair

Vacant | Vicechair@ConcordiaPDX.org

CNA Secretary

Vacant | Secretary@ConcordiaPDX.org

CNA Treasurer

Robert Bowles
(503)490-5153 | Treasurer@ConcordiaPDX.org

Concordia Community Room

Rental | CommunityRoom@ConcordiaPDX.org

Crime Prevention Officer

Mary Tompkins
(503)823-4764, mary.tompkins@portlandoregon.gov

Neighborhood Response Team Officer

Anthony Zoeller
(503)823-0743, Anthony.Zoeller@portlandoregon.gov

Submissions

The deadline for submissions is the 15th of the month prior to Monthly publication.

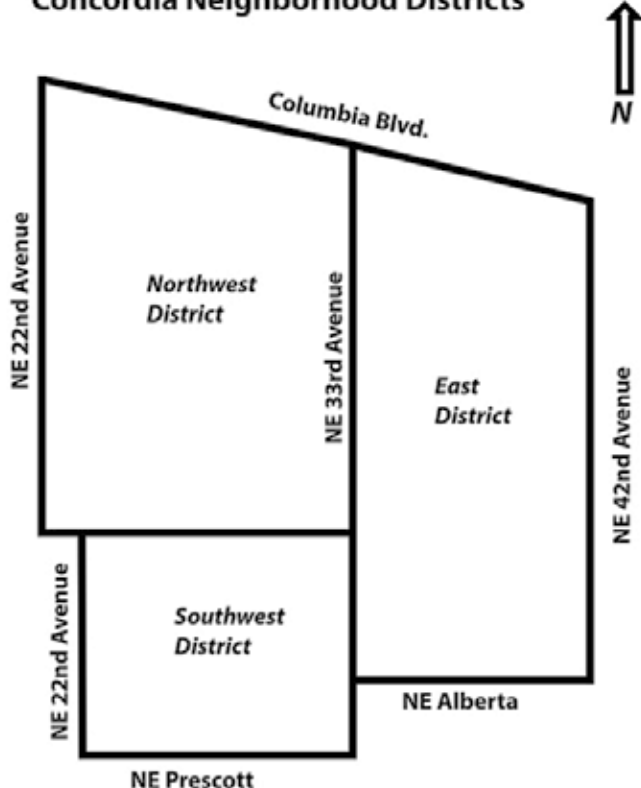
Advertising/Business Manager

Please send ad inquiries to Susan Trabucco
CNewsBusiness@ConcordiaPDX.org

Editor

Please send article submissions to the Editor
CnewsEditor@ConcordiaPDX.org

Concordia Neighborhood Districts



Concordia Neighborhood Association Board of Directors (Elected Jan 1, 2016)

- | | |
|-----------------------------------|--------------------|
| East1 east1@concordiaPDX.org | Steve Elder |
| East2 east2@concordiaPDX.org | Mark Charlesworth |
| NorthWest1 nw1@concordiaPDX.org | Isham "Ike" Harris |
| NorthWest2 nw2@concordiaPDX.org | Ashley McKinney |
| SouthWest1 sw1@concordiaPDX.org | Garlynn Woodsong |
| SouthWest2 sw2@concordiaPDX.org | Daniel Greenstadt |
| At Large1 al1@concordiaPDX.org | Robert Bowles |
| At Large2 al2@concordiaPDX.org | Donn Dennis |
| At Large3 al3@concordiaPDX.org | Joe Culhane |
| At Large4 al4@concordiaPDX.org | Ali Novak |
| At Large5 al5@concordiaPDX.org | Chris Lopez |
| At Large6 al6@concordiaPDX.org | Truls Neal |

Neighborhood Community Room

Rent it for your next gathering, book club, celebrate a special occasion, birthday, baby or wedding shower? CNA manages the rental space & benefits from the proceeds. Non-Profit Organization for \$15 an hour All others for \$25 an hour. - CommunityRoom@ConcordiaPDX.org

The egg hunt is on March 26!



A scene from the 2015 Concordia Neighborhood Association & American Legion Post 134 Spring Egg Hunt. Volunteers (still needed) hide 5,000 candy-filled eggs for children to find. This year the event will be held on Saturday, March 26 at 10 a.m. Eggs are discovered quickly, so be on time! Photo by Katie Ugolini

Summer concerts in Fernhill Park

A call to business owners, families, and individuals!

There's no better way to spend a warm and breezy summer evening than gathering with friends and neighbors in Fernhill Park for music, dancing and family fun!

For the last eleven summers, the Fernhill Concert Series has been a smashing success — offering the finest musical talents that Portland has to offer free of charge! This year it all happens on four Friday nights starting July 8th through July 29th and ends with a big shebang on Tuesday August 2nd for our Concordia Neighborhood National Night Out!

The CNA Fernhill Concert Committee needs your help to raise enough money to fund all five concerts. We are looking for local businesses and individuals to donate anything they can to help make

the concerts happen. It doesn't matter if you are a business owner, a family, or an individual, WE NEED YOU to help raise the money to produce another memorable concert season in Fernhill Park. *If you would like to help the CNA Fernhill Concert Committee fundraiser for this year's fabulous season, please contact Katie Ugolini at social@concordiapdx.org or 503-449-9690 or go online to ConcordiaPDX.org for details.*

Please join us at the concert sponsorship level that is comfortable for you.

- Champion Sponsor: \$3,000
- Major Sponsor: \$1,250 &+
- Contributing Sponsor: \$600 &+
- Good Neighbor Sponsor: \$300 &+

Sponsorship commitments are



Children boogie to the music during one of four nights in the 2015 Fernhill Concerts Series. In its 12th year, the popular music series starts July 8 this year. Donations are needed to fund the event. Photo by Katie Ugolini

The Concordia Neighborhood Association & American Legion Post 134 presents the

SPRING EGG HUNT SATURDAY MARCH 26

FERNHILL PARK
(Playground along NE 37th Ave.)

The hunt begins at 10 am
SHARP!

Don't be late, it ends in a flash!

Volunteers needed to:

- Stuff 5000 plastic eggs w/ candy on Friday, March 25th at 6:00 pm at American Legion Post 134, 2104 NE Alberta St.

- Hide 5000 candy-filled eggs: on March 26th at 8:00 A.M. at Fernhill Park, NE 37th

Contact: Katie Ugolini at
ktugolini@gmail.com or call
503-449-9690.

KENNEDY SCHOOL McMenamins

5736 N.E. 33rd Ave. • Portland
(503) 249-3983
mcmenamins.com
Free • All ages welcome
(unless noted)

Thursday, March 3
Sonny Hess
Northwest blues legend
Gym • 7 p.m.

Tuesday, March 8
RACE TALKS: An Opportunity for Dialogue
A SCREENING OF THE DOCUMENTARY FILM "LESSONS OF BASKETBALL AND WAR"
Gym • 6 p.m. doors; 7 p.m. event

Thursday, March 10
MA FONDUE
Danceable grooves
Gym • 7 p.m.

Monday, March 14
ETHOS ROCK BAND SHOWCASE
Ten student bands
Gym • 6 p.m.

Thursday, March 17
ST. PATRICK'S DAY
We do so love this particular holiday!
with live music by
CASTLETOWN
KATHRYN CLAIRE BAND
THE MURRAY IRISH DANCERS
Roaming bagpiper
All Day! Music begins at 12 noon
All ages welcome
McMenamins Irish Stout • Irish Coffee
Irish food specials and more.

Thursday, March 17
BEER TASTING
JAMESON OAK-AGED IRISH STOUT
5 p.m. 'til the beer is gone
Brewery • 21 & over

Monday, March 21
Ruby's 30th Birthday
Join us for \$4 pints, \$8 growler fills of Ruby and food specials all day!

Thursday, March 24
THE NOTED
Pop rock
Gym • 7 p.m.

Monday, March 28
HISTORY PUB
Theater • 6 p.m. doors; 7 p.m. event

Thursday, March 31
DEL PHOENA
Soulful pop 'n' roll
Gym • 7 p.m.



needed by April 1 but payment is not due until June 1, 2016 to be included in promotional material. If you are a business, please let us know how you would like to participate as a sponsor by contacting Lynn Shisler, Concert Production Manager at lynn.shisler@portlandoregon.gov. Make checks payable to Portland Parks & Recreation/ Fernhill Concerts and mail to:

Portland Parks & Recreation
ATTN: Lynn Shisler, Concerts
6437 SE Division St.
Portland, OR 97206.
Credit cards also accepted.

Trinity Lutheran Church and School launches capital campaign

In honor of its 125th anniversary, Trinity Lutheran Church and School, located at 5520 N.E. Killingsworth, has launched a three year capital campaign entitled Saved to Serve. Funds raised are dedicated to enhance Trinity's outreach ministry to its neighbors (including the Casa de Trinidad foodbank, community garden, and educational offerings for non-native speakers), provide scholarships so that children from the neighborhood might attend Trinity Lutheran School, to pay for energy-efficient remodeling, and to enhance the programs of the church and school.

At the initial commitment event that was held on Sat., January 23, some \$350,000 dollars was received in pledges toward a goal of \$600,000.

Concordia University began in the basement of Trinity church in 1905 when the church was located at N.E. Williams and Graham. For more information contact Dr. Charles Kunert, President, Trinity Lutheran Church and School at 503-288-6403 or by e-mail at office2@trinityportland.org, attention Dr. Charles Kunert.



A 30-unit apartment building is planned at the corner of N.E. 30th & Killingsworth. Bighouse Automotive operated at this location for over 60 years. Photo by Carl Jameson

The “Bighouse Building” and our neighborhood

By Ben Earle, Secretary, CNA Land Use & Transportation Committee (LUTC)

At the invitation of your Concordia Neighborhood Association, new owner and 30th & K Properties, LLC developer Brian Spencer and Union Corner Construction Rick Porter met February 17th with the LUTC and approximately fifteen neighbors to present and discuss their plans for the 4-story apartment building slated to replace the auto and U-Haul business operated since 1928 by Ralph Bighouse and later his son Dave on the southwest corner of the NE 30th and Killingsworth “mini-business district.”

While many questions remain, perhaps the most important outcome from the candid discussion is Mr. Spencer agreeing to consider neighborhood design recommendations to improve both the look and presence of this substantial new building to be as compatible as possible with the long-standing unique character of the intersection near the heart of Concordia, while retaining the cost and schedule parameters of the project.

LUTC Chair Garlynn Woodsong and local architect Brian Symes are leading the formation of a “Concordia Design” team. If any qualified professional or neighbor is interested in this exciting effort – or just wish more information about the development – send email to landuse@concordiapdx.org.

A brief summary of the topics covered:

- Four Story Building Height: Though there is no historical precedence for any business structure above two+ stories on Killingsworth eastward from at least MLK Blvd., it has been property owners’ right to build to the 4-story, 45 foot maximum allowed by the CS Zone established by the last Comprehensive Plan in 1995. The 3-story, 35 foot CM1 Zone the 2035 Comp. Plan designates for this intersection unfortunately does not apply since the Plan’s proposed changes are not yet law.

- Traffic Safety and Parking Impacts: As the addition of the approximately 55 to 60+ new residents expected to occupy the 24 two bedroom and 6 one bedroom apartments, with no legally required on-site parking, will significantly increase both the already heavy traffic issues and tight neighborhood parking situation, Mr. Spencer agreed to partner with CNA to work with the city to get a fully-functional traffic light installed, along with traffic calming and dedicated “carshare” parking places along 30th.

- Good Neighbor Agreement (GNA) Mr. Spencer also agreed to negotiate a GNA to address everything from the demolition and year+ construction process to building management and resident behavior expectations and problem remedies as needed.

Apartments on tap for Bighouse Automotive site



By Susan Trabucco
CNA Media Team

For decades the home of Bighouse Automotive and a U-Haul outlet, a 10,000 square foot

in the spring or early summer this year. Final details of the design are in the process of being completed, but the project will be constructed to the city-allowed height. The building will be four stories, with residential units on all floors, and approximately 800 square feet of ground floor retail space on the SW corner of the lot. -Of the 30 apartments planned, 24 will have two bedrooms and two baths; the remaining units will have one bedroom. Rents will be market rate.

Spencer said the building will be constructed with quality components, and be very nice-looking.

“I really think people are going to like it, and see it as an asset to the neighborhood,” he said.

As is allowed by City of Portland code, and because of the relatively small lot size, no onsite parking is included in the plans. In keeping in with Portland’s bike-friendly culture, however, two-wheeled commuters will be accommodated with ample bike storage.

On February 17 the development company presented its plans to the Concordia Neighborhood Association’s Land Use Committee to give committee members an opportunity to ask questions.

“We want to be good neighbors to the people that live and work near the development,” Spencer said.

Architectural design work for the project is being provided by Portland-based Mackenzie, and Union Corner Construction of Vancouver, Wash. is the construction contractor. Both companies have experience in the neighborhood; most notably they have worked on Concordia University projects, including Hilken Community Stadium.

Susan Trabucco is a business communications consultant. She lives in the Beaumont Wilshire neighborhood, just a few steps from Concordia. Reach by emailing susan@trabucco.biz or call (503) 440-7732.

parcel at the corner of NE 30th and Killingsworth in Concordia’s Fox Chase district is slated for the development of a mixed-use building, an outright use for the site under the City of Portland’s current code.

30th & K Properties, LLC, a Vancouver, Wash.-based company, recently purchased the property at 3009 NE Killingsworth from former owner David Bighouse. The project includes 30 apartment units and a small amount of ground floor retail space on the site. Brian Spencer, the company’s representative, said plans have been submitted to the City of Portland for review and permitting. Upon approval, construction will start



This artist’s rendering shows the current design of the a new mixed-use building to be constructed at N.E. 30th & Killingsworth.

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CNA Land Use update

By Garlynn Woodsong, Chair, CNA Land Use & Transportation Committee

The CNA Land Use & Transportation Committee (LUTC) is making a number of improvements. The Board approved the first LUTC Charter providing clear guidance on its policies, responsibilities, processes, and operations. They also ratified an initial slate of Members: Ben Earle, Steve Elder, Sam Farber-Kaiser, Ken Forcier, Jeff Hilber, Ali Novak, Kirk Paulsen, and Garlynn Woodsong. Up to nine are allowed and we hope to fill the open position soon.

The LUTC is also excited to work with the new CNA web team to soon start posting meeting information and related resources on the revived site.

Portland's Comprehensive Plan is moving into concluding phases, with a final City Council Public Hearing on April 14th, followed by voting sessions April 28th, May 25th, and June 15th. The Planning & Sustainability Commission (PSC) will hold Hearings on the Transportation System Plan May 8th and the Employment, Campus Institutional, and Mixed Use Zoning Projects and the Residential & Open Space Zoning Map May 10.

Nan Stark, NE District Liaison for the Bureau of Planning Services (BPS), will be in the Kennedy School Community Room 4:30 – 6:45pm on Wednesday March 16th to talk with Concordia property owners who received Measure 56 proposed R5 to R2.5 zoning change notices and to anyone wanting to discuss the Comp Plan Update.

The Residential Infill Project also progresses. The Stakeholder Advisory

Committee (RIPSAC) I serve on representing CNA and the NE Coalition of Neighborhoods (NECN) recently held an extensive two-part design review discussion addressing building scale, narrow lot development, and alternative housing options. The RIP Online Survey Report is due as I write this, so look for the results in the April CNA Newsletter.

The 20s Bikeway Project is slated to begin construction later this year. Unfortunately it won't include the improvements to protect the bicycle greenway from expected cut-through traffic likely from stop sign removal along the route that affected neighborhoods were promised. The Bureau of Transportation (PBOT) reversed their decision because the last formal traffic count from 2009 did not show a high enough level of traffic to qualify for traffic diversion per the Greenways Report adopted by City Council last August.

In addition to a couple of important new residential and mixed use development projects covered in other articles, your LUTC is also working on major arterial speed limit reductions, Concordia University related parking concerns, bicycle safety improvements on N. Portland Highway, and next steps in the Alley Improvement Project process.

Concordia residents are always welcome at CNA LUTC Meetings, 7pm every third Wednesday in the Community Room in the SE corner of McMenamins Kennedy School. To get on the LUTC notification list, send an email to pdx_cna_lu_and_t_committee@googlegroups.com.

Industrial real estate market report

By Isaac Quintero

Last month I provided a review of the current Retail real estate market where many of us look for a sign of economic vitality. This month I want to provide a window into the local Industrial real estate market. Industrial real estate typically follows Retail by 6 months while it adjusts to demands for manufacturing activity or supply-chain inventories. It shows what industry is anticipating in terms of public demand.

We have been seeing high demand and low vacancy rates develop over the last 3 years and particularly a spike in pricing over the last 12 months due in part to an uncertain political landscape, concerns over global economies and OPEC Oil pricing. But by and large, the U.S. has been doing well and appears to be on a solid footing for now. I believe the Industrial real estate market in Portland will continue to remain stable through the remainder of the year. We will have a much better idea of what to expect when we know who will be sitting in the White House and what happens to oil prices. We are in a good place at this point and perhaps the only area of concern might be the shortage of availability.

The following is a brief review of where we stand at the moment:

Total Industrial inventory in the Greater Portland Metro Area amounted to 201,072,105 square feet in 6,055 buildings at the end of the Fourth Quarter 2015. The Flex sector consisted of 20,971,087 square feet in 810 projects.

The Warehouse sector comprised 180,101,018 square feet in 5,245 buildings. 471 owner-occupied buildings accounted for 35,424,077 square feet of Industrial space.

The Average 2015 Portland Industrial market ended 2015 with a vacancy rate of 4.8% and rental rates ended the fourth quarter at \$7.09 per square foot per year (\$0.59sf/mo.).

A closer look at the industrial market is represented by Airport Way and Columbia Corridor properties:

Warehouse Market Statistics

Airport Way vacancy stands at 1.3% with rental rates quoted at \$6.33/yr. (\$0.527/sf/mo.)

East Columbia Corridor vacancy is 6.3% with rental rates quoted at \$6.70/sf/yr. (\$0.558/sf/mo.)

Flex Submarket Statistics

Airport Way vacancy is at 10.5% with rental rates quoted at \$11.17/sf/yr. (\$0.93/sf/mo.)

East Columbia Corridor vacancy is 5.8% with rental rates quoted at \$14.18/sf/yr. (\$1.18/sf/mo.)

Sales Activity. The average price per square foot equated to \$72.83 per square foot. Cap rates were lower in 2015, averaging 6.68% compared to the previous year when they averaged 7.09%. However, to put this in perspective, a modern 20,000 sq. ft. general-purpose warehouse building will fetch closer to \$110/sf compared to \$85/sf in 2008.

For additional information please call Isaac Quintero, Principal Broker Magellan Properties, llc at 503 351 4585.



Trinity Lutheran Christian School



Open House | Thursday • April • 28 | 6:30 pm - 8:00 pm

Pre-school-8th Grade • Small Class Size • Family Centered
Challenging Curriculum • Diverse Student Body • Computer Lab • Spanish • Sports • Music
Drama • Art • Little Tigers Licensed Extended Care & Child Care **Enroll Now!**



Eligible for DHS Child Care Assistance & Army Child Care Fee Assistance

Trinity Lutheran Summer Day Camps

June 9 Until August 26 • 3-12 yrs.

New! Summer Art Camps
Five week-long camps • 8-13 yrs
See site for details!

503.288.6403 • TrinityPortland.org • 5520 NE Killingsworth

Michael Allen Harrison

Saturday • March 12 • 6:30 pm • Doors open 6:00 pm

Adults: \$10 (age 18+) • Child: \$5 (age 4-17) • 3 & Under FREE

All Proceeds Benefit the Trinity PTO

Advanced tickets sold in the Trinity office & at the door!

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"Advertising in Concordia News helps keep my handyman service in front of the people who live and work in the neighborhood."

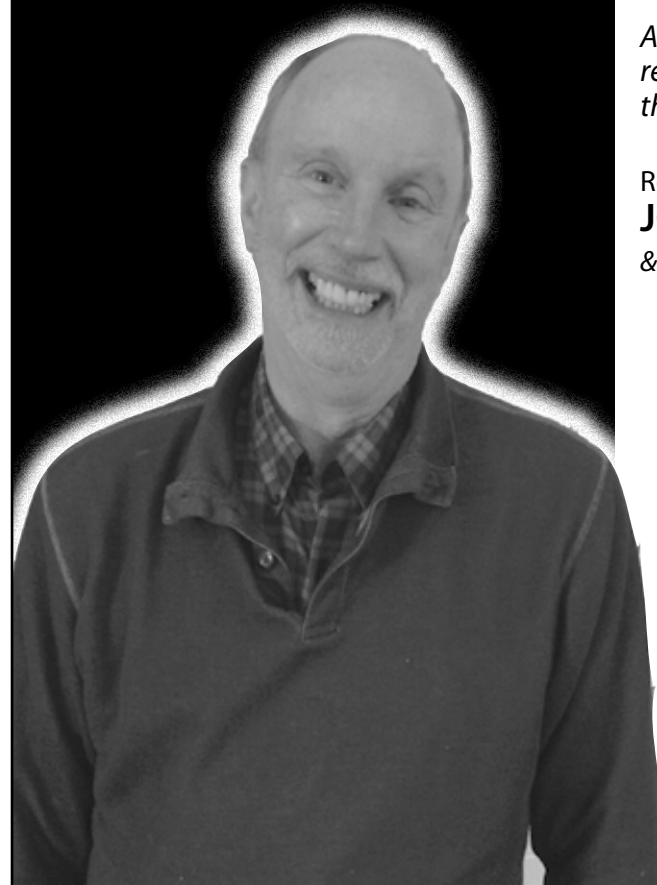
And as a Concordia resident, I like supporting this newspaper!"

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OPINION: Diary of demo & development, Part 5

By Luke Griffin

Everyone in Concordia has had the opportunity to watch a house be torn down to make way for new houses, duplexes, and “skinnies”, for better and/or for worse. This is the continued chronicle of my personal experience.

Construction on the “modern brownstone” has been going strong now for months. It is a daily part of our lives that impacts the entire street. Whatever it is, my attempts to remain neutral and “not let it bother me” are beginning to break and I think it is time for a good rant rather than a building progress report.

The building is an eye-sore blotting out the sun and supplanting green space. Yes, beauty is in the eye of the beholder but there are some features to this development that are simply factual. On a street of quaint houses, this cubist design is like a large brick in a bed of round river rocks. The size of it is out of place as well, a bulking square cutting the neighborhood in half. The building itself is placed the bare minimum 10 feet from the sidewalk and 5 feet from the side property line. On a block of pretty front yards that is used to being filled with playing children and floating butterflies, this thing juts out breaking up the pleasant view of the middle class dream with all of its

hulking indifference. There is no front yard, the classic feature which makes NE Portland neighborhoods so pretty and beneficial to the environment. For a city wanting to increase green space by 30%, this project seems like a total affront to our values and utterly disconnected from the neighborhood.

I take issue with the lack of notices we receive from the City and developers. Throughout the entire process we have received a total of two notices before the work began. However, since work has started we have found our street repeatedly closed, our cars often boxed in by double parked semi trucks, and the road itself torn up and poorly patched. I don't really mind the street closures and loss of parking, as I understand their necessity during construction, but it would be nice to get

some advance notice as we go along.

Some people think we may benefit from the new “house” because, thanks to this “awesome” development, my home's value will increase! This, however is a bit misunderstood and is often used as an excuse for the continuation of these ill conceived projects. It is actually my house and the houses around, along with our vibrant community, easy accessibility to local businesses, and generally lovely, connected, close-in neighborhood that motivates builders to demo and devo in the first

completely hypothetical at this point.

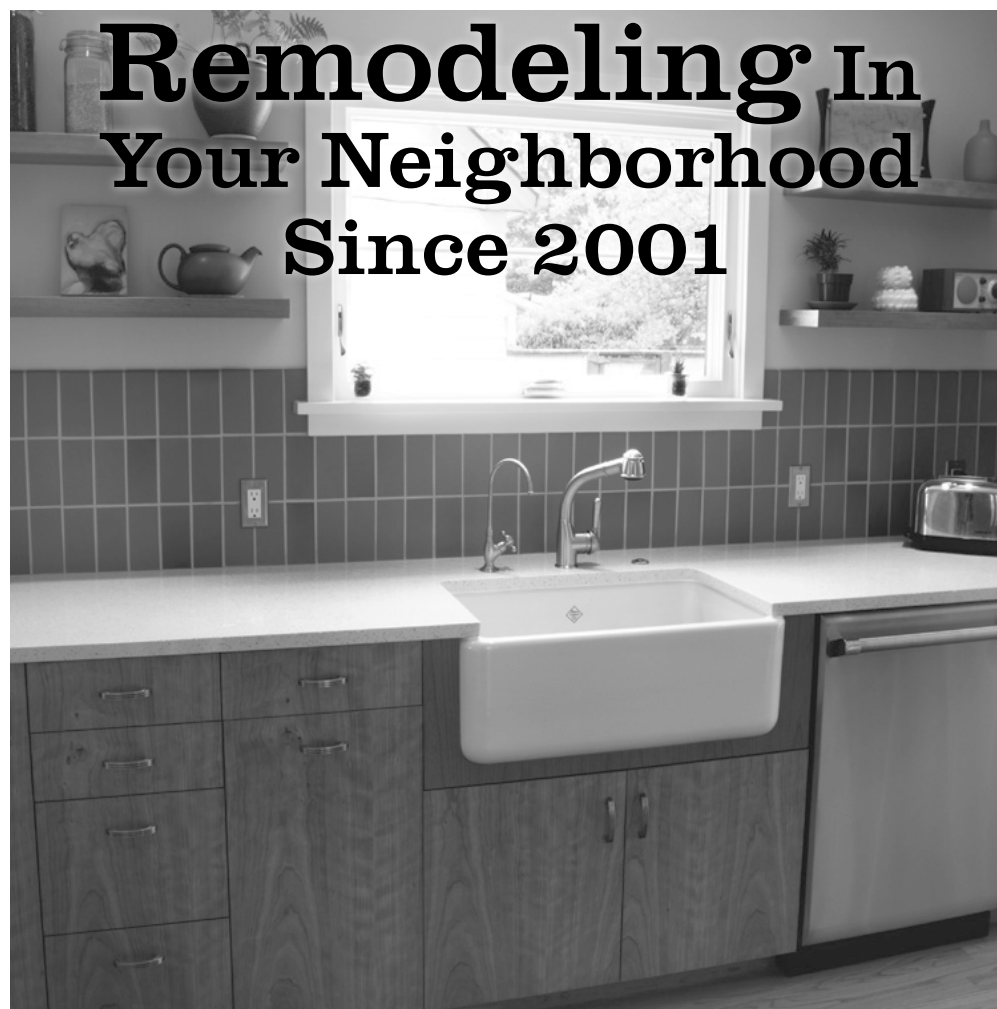
As I get to the end of this entry, I realize in the greater context of the world's problems, how Portland does residential development is a pretty minor thing. However, framing the issue as a pro vs. anti argument is an overly simplistic way to stifle any sort of discourse about regulations. I am not against building but I personally believe it should be in harmony with the neighborhood it occurs in. Portland's few regulations mean that huge monoliths can replace quaint homes. For those who make the argument that an owner should be able to do whatever they want with their property, my perspective is this: the Ayn Randian, “me-only” paradigm sells-out and otherwise diminishes core Portland values such as interconnectedness, community building. These “homes” price out the poor and working class as well as detract from the aesthetics and livability of Concordia. I believe we can do better to maintain unique Portland neighborhoods and protect our most vulnerable neighbors while allowing thoughtful and mutually beneficial construction to occur.

Part 6: Flooding concerns, Sunday workday, nasty interactions, and garbage.

“I am not against building but I personally believe it should be in harmony with the neighborhood it occurs in.”

Luke Griffin

place. I am also not planning to sell my house anytime soon. Maybe my home value will be increased because of the duplex next door by the time I sell. Then again, maybe the value would have appreciated anyways. It is



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Land use attorney opens doors in Fox Chase area

By Susan Trabucco, CNA Media Team

Stepping in the door to land use attorney Spencer Q. Parsons' office, one gets a decidedly different vibe than that of most law offices. No dark-paneled wood or receptionist counter barring the way to casual entry here. Instead, visitors to this recently opened law office will find a smiling Parsons jumping up to greet them from within a light and airy office finished in mostly subdued and soft tones. From the washed concrete floors, natural-wood window and door trim and creamy walls to the surprising blast of candy-apple green drapes framing the many large windows, the overall effect creates an atmosphere of approachability.

A Portlander of 23 years, Parsons is a Concordia resident who lives with his family near NE 31st and Ainsworth. His office is only a few blocks away in the Fox Chase business district of the Concordia neighborhood, located on the bottom floor of a vintage brick building that had been condo-ized for sale. His wife, Maria Los, owns the retail vintage clothing shop, Half Pint. By 2014, Half Pint outgrew the space, and Los moved the operation to North Mississippi Avenue, leaving the spot available for Parsons. Two years of remodeling work done largely by Parsons, and the space was ready for the debut of his private practice last month.

Parsons earned his undergraduate and law degrees from University of Oregon. After graduating from law school he began practicing at the Portland firm of Beery, Elsner & Hammond and worked with many local governments, including Happy Valley, North Plains, Fairview, Hillsboro and others. Much of this work involved land use issues. Parsons then worked as Assistant County Counsel for Columbia County, providing legal counsel to the county's Board of Commissioners; Planning Commission; Land Use and Planning Department; Forest, Parks and Recreation Department; Road Department; and the Office of Animal Control.



Spencer Q. Parsons, an attorney who specializes in land use and other government-related law, recently opened his legal practice in Concordia's Fox Chase area. Photo by Susan Trabucco

Now on his own, Parsons' primary practice area is real estate and land use law. He works to help clients understand existing land use law – how they can – or can't – legally address a perceived problem, and how to interpret land use law for a desired project.

"People will say they don't like what they are seeing happen in their neighborhood, but they don't know what, if anything they can do about it," said Parsons. Parsons sees himself as a kind of "translator" and a liaison for clients who have to navigate a complex land use process.

"My hope is to focus on the nexus between the law and land use."

Spencer Parsons, Attorney

"I think of myself as a peace-maker. I advise my clients to tell government staff to drop the jargon and talk to them like they are an eight-year-old," said Parsons. "My hope is to focus on the nexus between the law and land use."

Parsons' secondary law emphasis is working on behalf of clients who have the need to address government in any matter.

"If someone has to go before city or state government, it can be intimidating; my aim is to inform and get people through the process."

On the government side, he might provide assistance with

applications for small business contractors, the public contracting process, city permit requirements, or even barking dog problems.

Find Parsons at his office located at 5400 NE 30th Ave., Suite 106. For more information call (971) 279-2018 or visit his website, www.SQPLaw.com.

Susan Trabucco is a business communications consultant. She lives in the Beaumont Wilshire neighborhood, just a few steps from Concordia. Reach her by emailing susan@trabucco.biz or call (503) 440-7732.

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Laura Waddick is the Community Engagement Manager for Our 42nd Avenue, a non-profit economic development organization “by the community, for the community,” which works for the benefit of the Concordia, Cully and Beaumont-Wilshire neighborhoods. Submitted photo.

Our 42nd Avenue makes strides in 2015, more in store for 2016

By Laura Waddick
Community Engagement Manager
Our 42nd Avenue

It was an exciting year in 2015 for the economic development agency — Our 42nd Avenue. Small business activity by our clients and community partners was significant, with Morel Ink opening its first retail quick-printing and mailing services shop and Red Sauce Pizza launching in what was formerly Bob’s Rocket Pizza. Also, Cat Six Cycles, which sells and repairs bicycles, celebrated its second year in business!

New late last year is GO42, Our 42nd Avenue’s space for small business start-ups on the corner of 42nd and Sumner. Kristen Dille brings Nightingale Acupuncture to the neighborhood; Inger McDowell brings With Love, From PDX; Vida Djorgee opened Essential Quality Care, and Rachel Hestmark brings Hestmark Designs. Rachel also runs a youth entrepreneurship program to teach kids concepts such as product development and marketing. Contact Rachel at hestmarkdesigns@gmail.com for more info.

In other business-related news, Our 42nd Avenue hosted business breakfasts featuring Mayor Charlie Hales and PDC Chair Tom Kelly, and 180 community members were able to connect with employers through the

twice-annual Fresh Chance Career Fair, in partnership with Straight Path, Inc. Additionally, the Cully Farmers Market closed out its 4th successful season with new-neighborhood serving programs including senior volunteer vouchers, neighbor vouchers, double-matching SNAP benefits, and a pop-up library.

Early last year Our 42nd Avenue launched the Read Ahead Literacy Initiative in partnership with Rigler School, which trained and deployed 32 reading tutors across the community.

Plans for 2016 include the groundbreaking of 42nd Avenue’s first community plaza in February, a process that began in 2015 with the gathering of community input.

Also, Mulu Terefe, the neighborhood’s employment and training advisor, will be hosting job clubs and employment related workshops throughout 2016! Job seekers should contact Mulu by calling (971)722-2140.

Our 42nd Avenue is a community-driven program that ushers equitable and inclusive economic opportunities to community members, including many of the people who live in the community around 42nd Avenue. We organize activities and resources related to employment, business development, land development, and community engagement. Visit 42ave.org to learn more.



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The Alberta District and its bungalow grocery

First of three parts: Understanding the neighborhood's early beginnings

By Doug Decker

This is the first of a three-part series about the early days of the Alberta business district, written by Northeast Portland neighborhood historian Doug Decker. To read more of Doug's research and writing—or to read the full text of the early news stories mentioned here—visit his blog: www.alamedahistory.org

We've come across a fascinating property in the Alberta Arts District, formally known as the Elberta Addition (that's not a typo, that's an actual plat name). It's a bungalow grocery store and home we've researched on the northwest corner of NE 27th Avenue and Going Street. Built by Irish immigrants and operated for several generations, the building eventually ran out of retail energy in the 1960s when it became a church and then an artist's studio before nearly collapsing from years of deferred maintenance and decline. We're eager to share the fascinating story of this sweet little building—which has been lovingly restored—and in Part 2 in the next edition of Concordia News, an incredible photograph from the pinnacle of the store's retail life.

A little context

But first, we have to provide some context about the area that today might like to be known more for its hipness than the complex currents of change underway, though both are present in ample quantities.

To be clear, the geography of the area in mind actually holds three of today's neighborhood associations: King, Vernon and Concordia, and the business district known as Alberta Arts (which technically resides mostly within the Concordia neighborhood: think MLK to NE 33rd and Alberta to Killingsworth). But back in 1909, this area was a muddy, brushy flat that existed outside the city limits and beyond what Portlanders thought of as their city.

If you lived up here in 1909, you were probably either a dairyman or the advance guard of development, and you could see the city creeping your direction. After the Lewis and Clark Exposition, Portland was booming with new residents and new construction, and hungry for relatively close-in developable land.

Change at the turn-of-the century

Here's a hopeful word picture from H.D. Wagon, secretary of the Alberta Improvement Association, about how much change took place at the turn of the century.

"From five to seven years ago a man on horseback had to make a wide detour through fir and hazel thickets to pass through what is known as the Alberta district in the northeastern section of Portland, but it is now a great residence and business district and a center, with

nearly 40 stores and 10,000 people. In the old days the few people in the Alberta district waded through mud and threaded thickets to their modest homes built on lots that were selling from \$20 to \$40 each.

"One handicap for the district is that part of Alberta street was laid out too narrow, but proceedings have been started in the City Council for the widening of the street, and all new buildings have been set back to conform to the new line. The street railroad company has promised that when the street has been widened it will lay a double track and make further improvements over the present schedule of 21 minutes to the west side."

-From *The Oregonian*, January 9, 1910

If you opened up the real estate section from any Sunday edition of *The Oregonian* during these early days you'd find a flurry of advertisements for Alberta's desirable lots. The new streetcar provided access, the lots were affordable compared to other new subdivisions elsewhere in town, money was relatively available to loan during the rising economy of 1910, and people were flocking to the area.

Of course, this caused its own problems, documented a few months later in the June 26, 1910 edition of *The Oregonian*:

GROWTH IS MARKED

Alberta District Becoming Too Big for Facilities.

NEW WORK IS NECESSARY

New Schools, Larger Mains and Better Streets Are Required by the Great Influx of People to That Section.

On East Thirtieth street, between Alberta and Holman streets, there is a wonderful growth, and many sales of residence lots are being made. This section of the East Side still leads many of the older ones in the erection of homes. On both sides of Alberta street business buildings have been erected as far east as East Thirtieth street. Contract for the improvement of Alberta street between East Fifteenth and East Thirtieth streets with hard-surface has been let and work will soon begin.

Detail from a story that ran in *The Oregonian*, June 26, 1910.

Alberta citizens demand school

And by the end of 1910, Alberta was becoming so populated, that neighbors were demanding the city build a school. The problem of education infrastructure lagging behind neighborhood development was a trend across the eastside, which was successfully raised

and driven by active and engaged parents (particularly moms). One might think this equation would be clear enough for neighborhood developers (homes + kids = need for schools), but their focus was on business and the sales of lots represented profit while the construction of school buildings represented only cost. During those early years, Secretary Wagon, a promoter through-and-through, preferred to focus on the immediate positives:

"One cannot get beyond the sound of the hammer or the sight of piles of lumber in this district."

We like that sound-picture and can absolutely imagine what it must have been like on a weekday morning, closing your eyes anywhere along Alberta and hearing hammering and construction in every direction. That little detail tells its own story.

Market fairs spring up

Against this backdrop of growth and growing pains, local residents started some new traditions with unintentional echoes in the life of the district today. Market fairs for produce and hand-made

MARKET OPENS TODAY

Arrangements Made For Alberta Street Vending Place.

City Appropriates \$250 to Double the Capacity on Yamhill Street and \$250 For Booths at Albina.

The new Alberta public market will be opened this morning on East Twenty-third street at 6 A. M., and will continue until 12 o'clock. It is under the auspices of the Alberta Women's Improvement Club, and a committee from the club will be on hand to assist the farmers and customers.

It is proposed to have the wagons with produce stand on East Twenty-third street north of Alberta street today. South of Alberta street for 100 feet will be devoted to the women's and school market. The space on the west side of the street will be for women and girls for cooking and local garden produce, while on the east side the space is reserved for the school market.

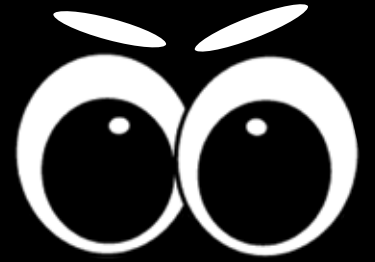
From *The Oregonian*, June 26, 1914.

products were springing up mostly as a matter of necessity for local residents.

The open-air markets were a temporary fixture, but steady retail was shoring up its presence in the district. That's where our bungalow grocery story will begin in Part 2: construction of a store connected to a house at the northwest corner of NE 27th and Going, right in the heart of the construction boom.

Next up: In Part 2, 105 years ago, an older Irish couple moves to the neighborhood and opens a men's clothing shop, which quickly becomes a neighborhood grocery.

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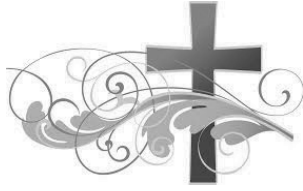
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You, your mood & your gut

By Penny Hill, L.M.T

Say what? While you would rightly expect that the bacteria in your gut to influences your digestion, and related things like gassiness and food intolerance, there is more evidence piling up about how they do so much more. The microbiota, which is the collection of all the various bacteria in your gut, has many functions: it helps make vitamins, combats bad bugs, and plays an important role in immune functions. The presence or absence of these bacteria has been linked to obesity, and inflammatory bowel disease. They also may help alleviate the toxic side effects of prescription drugs. But they may be doing way more than that.

Work in Mark Lyte's lab on the Texas Tech University Health Sciences Center has '... found that the guys (sic) here in the gut make neurochemicals." The two million unique bacterial genes found in each human microbiome can make the 23,000 genes in our cells seem paltry. We are, at least from the standpoint of DNA, more microbial than human. Also, of the two kg by weight of bacteria in our gut, 2/3 of it is unique to us, making it as identifiably ours as a finger print.

Social anxiety affects millions of people. While there may be no or few outward symptoms, people may be suffering none the less. One way to help may be to pay attention to the health of the gut. A recent study found that people who tend to be socially anxious report

less social anxiety if their diet contained fermented foods (which contain probiotics). As explained by researcher Matthew Hillmire: 'It is likely that the probiotics in the fermented foods are favorably changing the environment in the gut, and changes in the gut in turn influence social anxiety.' Also, "as a side note, the research also found that exercise was related to reduced social anxiety."

Fermented foods are a good source of probiotics. Other than smoking and drying, fermenting was the only way for earlier peoples to preserve foods. You'll be familiar with many of them: miso, yogurt, sauerkraut, kimchi, kefir, and tempeh. Our modern diet and exposure to drugs and other chemicals maybe be having an effect on our internal fauna, putting both our physical and mental health at risk.

In the meantime, it may be wise to do as our ancestors have done: ferment. There is a wonderful, if overwhelming in it's comprehensiveness, book called Nourishing Traditions, by Sally Fallon. It is a great source of information about fermenting foods, making broths, and so much more. Home fermenting is a bit time consuming but not difficult. A jar, cut up veggies, and some sea salt will get you going. Food may be once again prove to be one of our greatest medicines.

Penny Hill, L.M.T., may be reached through our directory at ConcordiaMassagePros.com.

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Bringing happiness to Alberta Street

Portland Happiness Center and businesses on NE Alberta Street are partnering to create the first street to invest in happiness in the nation. In 2009, Portland was rated as one of the least happy cities in the country, according to a U.S. economic well-being survey from MainStreet.com, a personal finance site. Also, according to a 2014 study, Portland has one of the highest teenager and adult depression and suicide rates in the nation. Our city could be happier - much happier. According to Portland Happiness Center's founder Rodrigo Baena, companies and organizations that invest in wellness in the work environment experience a significant increase in productivity levels, improve relationships and naturally end up attracting more clients.

Businesses owners and employers that become members of the Happiness Center have the opportunity to create a community, meet monthly, learn tools to use in their work environments and go to talks and seminars. Individuals can also become members, receiving invitation to events, inspiring presentations, weekly news about happiness and personal growth and volunteering on one of the many projects the center holds monthly.

In 2015 the Portland Happiness Center was nominated to participate in the largest happiness conference in the world.

For more information on how to join this happiness movement, visit www.PortlandHappinessCenter.org, email info@portlandhappinesscenter.org or call 503.444.3333.

5 fresh tidy ideas for toddlers in your home

As a parent and home daycare provider, I am always looking for fresh ideas to keep a peaceful and tidy home. Like most parents, I want our home to reflect all of its inhabitants, but it's easy for our living room to get buried under Lincoln Logs. If this struggle sounds familiar, these tips will get you on a path to creating and keeping a home that is inspiring for you and your little one.



By Rachel Ivey
Room to Grow Childcare

1. Get real! Does that obscenely loud pull-cord donkey make your brain ache? Get rid of it.

Remember, the goal is to share space with your child and it's ok for something not to work for you. If it makes you squeamish to get rid of it completely, put it in the attic for a week and see how your child responds.

2. Create "smaller sets." Limit each kind of toy (blocks, dolls, cars etc)

to 20 pieces or less and create a special basket for each set. An average toddler can only be expected to pick up about two dozen objects without becoming frustrated. Attainable goals feel good for everyone and encourage growth.

3. Banish the "toy box." Although it might seem like one big box for all the toys would make cleanup easier, it can actually set kids up for failure. The most exciting thing any toddler can do with a big box of anything is dump it all out. This can create a mess too big for toddlers. If your child likes to dump things out, encourage them to dump out just one set, like blocks. Putting them back in the box can be great fun!

4. Establish guidelines for play. In our daycare, it works for the children to play with one 'set' at a time in a specific area. Far from being limiting, this

inspires the children to get the most out of each material. The expectation to clean up independently before moving on takes absolute consistency from caregivers, but once the routine is established, it allows the children freedom to choose, offers caregivers opportunity for positive feedback, and reduces 'empty' time that can lead to dangerous boredom.

5. 'Off Limits Until...' We have toys that are just for afternoon play. This encourages delayed gratification and self-control, and gives them something to look forward to! Consider offering particular toys only during the 'witching hour' or while you're making dinner.

Making just these 5 changes will restore balance to your home and create a space where the whole family can thrive and play in harmony.

Rachel Ivey is a mother, owner and operator of Room To Grow Childcare and researcher of all things home and child. For tips, and advice on thriving with children, please feel free to contact roomtogrowportland@gmail.com.

The importance of warmth in early childhood

By Jennifer Allison

Warmth is often talked about in Waldorf education because it is a cornerstone in early childhood development. Why? It embodies a myriad of aspects that our children need in order to grow into healthy human beings. We can start with the obvious: Love. Our children have an intrinsic need to know that our love is unconditional for them. They thrive when they feel they can make mistakes and we will still extend our warmth, compassion, and hearts towards them. We are called as parents to let our children know they are carried by our love, even when we don't feel like it, even when we desperately want them to get out the door in the morning and we are met with a request that slows us down! We can offer a warm hug and a reminder to take a deep breath.

Another reason warmth is so important is its physical impact on the body's ability to grow, adapt, and

transform as our children go through their life processes. When children are small, they do not have the same reserves of energy that adults have, and what they do possess is going towards the development of their internal organs and developing body. They also do not have the ability to distinguish being cold from hot the same way adults do. We very often hear the young child say, "I am not cold. I don't need a coat," when it is cold outside and we know it. Children have a higher metabolic rate than adults, and so they will feel warm most of the time. Also they tend to be in a much dreamier, imaginative state of being until age 7, which adds to the sense of not being fully in their body. Dressing a child in breathable layers of natural materials, such as cotton or wool, helps to keep a child's body temperature regulated more evenly, and can be removed as needed.

In our recent weekly parent-child class at Gnome's Home, we discussed warmth, and I opened up the discussion to our families to share their ways of

bringing warmth to their children in their own homes. I enjoy hearing the many ideas that my parents bring to class. It makes for a lively time of sharing and connecting. Here were some other practical ways to cultivate warmth that we discovered together; bringing out cozy blankets, rotating art by season, using essential oils in the environment with a diffuser or on the body, eating foods that invite warmth like stews, soups, and spices, wearing slippers in the house, showing affection, and lighting candles. You can see that warmth can be imbued in so many ways, and our children will always respond to it. It makes them feel loved and secure, and brings wonder to their rich childhood world. I invite you to explore this concept with your child and find new ways to open your hearts to the joy of warmth!

Jennifer Allison is a Teacher at Gnome's Home. New 7 Week Parent Child Class begins Tuesday, March 1st 2016 9:30-11:30am For more info, please go to <http://gnomeshome.org>.

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 MAIN GALLERY
 Dennis Anderson's specializes in painting domestic scenes or banal incidents that seem familiar. He finds the Portland area, with its people and places, a great resource for his painting inspiration. His desire is to elevate the activities of daily life, those mundane scenes where the moment becomes the subject.
 Marcia Smith creates ceramic sculpture. She calls her cast of characters: "Phantasmagoricals". She is drawn to the dualities of life; evoking a place between the tangible and subconscious, the familiar and the imaginary. They can conjure up engaging pleasures or unpleasant fears.
 FEATURE AREA
 James M. Lilly creates wall sculptures with paint & wood. He has termed them as "relics" since that seems to most accurately describe their format and purpose. The surface of the frame is painstakingly faux painted as weathered wood, steel, stone or concrete. A center section spotlights an object or creature(s) of significance, and various.

Verum Ultimium Gallery

April 1st, Friday, from 6PM-8PM
 Opening Reception
 if you love art and love the neighborhood...it would be foolish to miss this one.
 The Pull of the Print, A Juried exhibition of Printmaking. In their humble space at 3014 NE Ainsworth they will host some of the most compelling works in the medium from Portland and beyond. Don't miss the unveiling of a smaller version of Beth Kerschen's recent PDX airport installation, "Portland: East Meets West." Beth Kerschen's work has become iconic to Portland and she's a Concordia neighborhood resident, so please stop in to celebrate her success! We will also be featuring the works of renowned artists: Tom Huck (from Evil Press), Neil Shigley (has exhibited at the Smithsonian), and the ultimate artists' artist, Richard Cutshall.

Learn About Your Local Watershed at Slough 101

Saturday, March 12, 9 am - 12:45 pm
 Water Pollution Control Lab
 6543 N Burlington Ave, 97203
 Ever wonder about that slow-moving channel of water running through Gresham, Fairview, and NE & N Portland? Learn about the history, watershed health, wildlife, recreation access, and current issues of the Columbia Slough at Slough 101! Slough experts will lead hands-on activities including water quality testing and a macroinvertebrate discovery. Pre-registration is required for this free workshop at www.columbiaslough.org Light refreshments will be provided. Suitable for adults and teens 14 & up.

Lead-Safe Projects Workshop

Tues, March 15, 6-7:30pm
 Community Energy Project
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 Lead Poisoning Prevention Workshop
 Free workshop where participants learn how to prevent lead exposure in their home. Great for households with children or pregnant women in housing older than 1978, or those concerned about lead exposure. Qualified participants receive a free kit of safety and testing supplies!
 Register for the workshop at www.communityenergyproject.org or call 503.284.6827x109

Future Families of Vernon

March 6, Sunday, 3PM to 5PM
 McMenamins Kennedy School Community Room. McMenamins
 5732 NE 33rd Ave.
 The Future Families of Vernon Mixer offers current and prospective Vernon families a casual opportunity to learn more about Vernon and the community that supports our neighborhood school.
 Neighborhood families can enjoy complimentary snacks and talk to prospective and current Vernon families about:
 - Preparing their child for kindergarten.
 - Determining whether Vernon is the right school for their family.
 - Getting involved and meeting other Vernon families.
 Families are encouraged to come to the mixer to learn more about Vernon's:
 - Global International Baccalaureate (IB) program and how IB students often outperform students from other programs.
 - Weekly special classes including art, music, PE, library, technology, Mandarin and Spanish.
 - On-site before and after-care programs offered by the YMCA and SUN (Schools Uniting Neighborhoods).
 - Two vibrant, active school gardens and a Garden Studies teacher.
 "The Future Families of Vernon Mixer is the perfect place to meet current Vernon families and learn about all the awesome things going on at the school. We're an engaged group of parents, teachers, and community members working hard to make sure our kids have a great place to learn. Join us at the Mixer on March 6th to learn more about our great school and community," said Lindsay Corliss, Vernon parent and PTA member.
 Learn more about Vernon IB World School at the Future Families of Vernon Mixer on Sunday, March 6, 2016 at McMenamins Kennedy School Community Room. For more information, please contact Lindsay Corliss at (503) 750-6670, or lindsaycorliss@gmail.com.

Columbia Slough

Thursday April 7th, 5:00pm - 7:00pm
Saturday April 9th, 9:00am - 1:00pm
 Help connect people to nature by being a volunteer lead paddler!
 Each year the Columbia Slough Watershed Council hosts dozens of educational paddling events that expose adults and children to the wonders of the Columbia Slough. Orientation Part 1 will focus on the logistical aspects of this volunteer team. Orientation Part 2 on the following Saturday will include on-water skill building. Volunteers must attend each session. Scheduling is flexible. Volunteers are expected to commit to 1-2 programs per month over the paddle season (May through August) with the option to continue with Fall programming.
 Whitaker Ponds Park, 7040 NE 47th Ave
 Visit www.columbiaslough.org

Community Cooking @ St. Mike's

March: Irish Foods!
1st Thursday: Mixed Greens with Pear and Goat Cheese Salad as well as Sausage and Apple Quiche--Join us to make the meal and eat the meal.
3rd Thursday: Reuben Soup plus Potato and Leek Soup--Join us to make these soups, eat these soups, and take portions home to put in your fridge or freezer for later use. Contact Rachel Schweitzer at st.mikes@kitchencommons.net or 503-997-2003 with questions or to RSVP!

Alberta Art Works

March 24, 7-10p.m
 Alberta Art Works is holding an evening of information and fundraising with a silent art auction. The Radio Room is also donating %15 of food and drink sales made during the event to fund future public works of art. We hope you can join us! To find out more information visit our website: AlbertaArtWorks.org. Contact: Maquette@albertaartworks.org or call 503-867-3599
 "6 Strong" is AAW latest project. A collaborative, community mural, the 8'x24' mural will consist of 6 panels installed on an exterior wall in the Alberta Grocery Co-op parking lot. With all this new public art AAW will be holding walking tours of the over 50 works of public art on Alberta with Know Your City. A test run tour was held with Jefferson High School art students.

The Visibility of Privilege

Monday, March 28, 2016 @ 7:00pm
 After the great success of our pilot program, presented at Artists Repertory Theatre in October 2015, The Color of NOW welcomes you to join us for The Color of NOW 2: The Visibility of Privilege. We are back and ready to introduce you to our fantastic line up of poignant panelists, and local performance artists. The Color of Now is a multimedia lecture/discussion series that stimulates individual growth and community health by offering a robust education designed to eradicate systems of oppression in the United States. On Monday, March 28, The Color of Now will present The Visibility of Privilege, the second program in a new, ongoing, multimedia lecture/discussion series that invites you to an evening of performance and panel discussion on topics of race, privilege, oppression in Portland and the World.

The Color of NOW, emceed by Paul Susi presents "The Visibility of Privilege" at Cerimon House 5131 NE 23rd Avenue. Admission is free.

Paul Susi is an educator, activist and theater artist. Panelists for the evening event are Emily Squires, Social Justice Artist, LGBT Rights, Youth Advocate, Prison Arts Program administrator. Visit www.emilysquires.com for more information. More panelists to be announced shortly.

Also at the event expect to find the fuzzy box! What's the fuzzy box, you might ask? Well, the fuzzy box is a box where you, as an attendee, can anonymously submit a question to our guest panelists on the topic of the night: privilege. Start thinking now about a question that's been burning on your mind lately, and come help us create a safe space where all can ask their pertinent questions. All are encouraged to attend - your presence is participation. For more details, contact Lily Burnett by emailing lilyburnett@gmail.com or call (661) 877-1724.

The Concordia Neighborhood Association

& American Legion Post 134 presents the

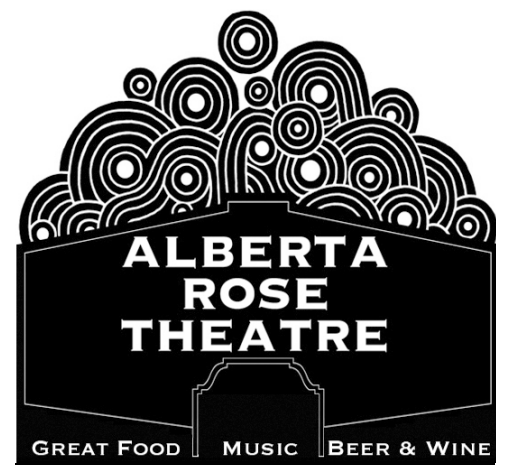
SPRING EGG HUNT SATURDAY, MARCH 26

FERNHILL PARK
 (Playground along NE 37th Ave.)

The Hunt begins at 10 am SHARP! Don't be late, it ends in a flash!

- Volunteers Needed To:
- Stuff 5000 plastic eggs w/ candy Friday, March 25th at 6:00 pm at American Legion Post 134 2104 NE Alberta St
 - Hide 5000 candy-filled eggs on March 26th at 8:00 A.M. at Fernhill Park, NE 37th

Contact: Katie Ugolini at ktugolini@gmail.com or 503-449-9690



MARCH 2016	
1	LORIE LINE THE 2016 SOLO PIANO TOUR
2	NOURA MINT SEYMALI + DUSU MALI BAND
4	FRANK OLIVIER'S TWISTED CABARET COMEDY SHOW
5	
6	
8	JANE SIBERRY + BERGERETTE
9	RUN RIVER NORTH THE WILD REEDS
10	IGNITE TAO! V7
11	WILLY PORTER + MEAN MARY
12	BACK FENCE PDX: MAINSTAGE OUTCASTS/LEFT BEHIND
13	LÚNASA + TIM O'BRIEN
15	PIERRE BENSUSAN
18	TRACE BUNDY
19	I PUT A SPELL ON YOU A TRIBUTE TO NINA SIMONE BY THE ADRIAN MARTIN SEXTET FEATURING LARHONDA STEELE
23	ALTAN
26	HOT BUTTERED RUM • FRONT COUNTRY
29	BIRDS OF CHICAGO
30	LOUDON WAINWRIGHT III + CAROLINE COTTER

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