Photos examine life along Line 75

Living in Portland for two decades, photographer Geoffrey Hiller rarely rode the bus until last year. When he lived in New York back in the 1980s, he had worked on a photo essay featuring the A-Train. But it wasn’t until returning home to Portland from a 2015 trip to Myanmar that he really noticed Bus 75.

“I wanted the energy from the trip to keep going, so I began The Hidden Portland project, which captures life along the 75 route, and it developed organically,” he said.

In May 2015, Geoffrey boarded the 75 – the bus closest to his home – getting on and off at different stops to strike up conversations at various businesses, as well as focusing his camera on the cityscape.

With a grant from the Regional Arts and Culture Council, he produced a blog and exhibit, featuring locations within the city block of the bus route, a 20-mile stretch between downtown Milwaukie and St. Johns. That includes the length of Concordia neighborhood on 42nd Avenue.

Hiller brought on board writer Tom Vandel to contribute text to the work, and the pair published an illustrated post every Monday on Bus75.org.

“While I certainly acknowledge there’s an aspect of the project that focuses on the disappearing Portland, I didn’t intend to make overt commentary on it,” Geoffrey explained. “A lot of people are trying to pick up on the gentrification aspect of the project, and we can’t deny that. We know it exists. We allude to it. But at the end of the day, we are trying to get at something beyond that,” he added. “I’m looking for a different angle, something that will fill in the blanks between the story of gentrification and the celebration of the old Portland.”

There are ideas and themes that a photograph can hint at, even when words fail to describe them. That’s what I seek out.”

The project blog will continue until the end of December. The Hidden Portland exhibit is on display in the George R. White Library Learning Center at Concordia University through Dec. 18. It includes several photos that never made it into the blog.

Riley, certified engineer in training, graduated from Oregon Institute of Technology with a degree in civil engineering, with an extracurricular focus on stormwater management, while he continues the practice of written and visual media production. Contact him RSOB-bogleye@gmail.com.

Geoffrey Hiller (left) and Tom Vandel rode Trimet Line 75 for months to cover — in photos and words — the pulse of society along its route from Milwaukie to St. Johns via 42nd Avenue. The project is on exhibit at Concordia University.

I’m looking for a different angle, something that will fill in the blanks between the story of gentrification and the celebration of the old Portland.”

Geoffrey Hiller

GOALS CAN ALIGN

This mural at 32nd and Sumner honors neighbor Brook Irwin, who lost her fight with cancer. See Page 3

STREET MURAL MEMORIAL

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DREAM INTERPRETER

Chyrese Soubasis helps unlock the mysteries of dream symbols and imagery. See Page 9

Make your voice heard locally Nov. 8

• Elect board members
• Talk with city commissioner Amanda Fritz
• Discuss truly local issues

Street Mural Memorial

This mural at 32nd and Sumner honors neighbor Brook Irwin, who lost her fight with cancer. See Page 3

Dream Interpreter

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Goals Can Align

Communities and developers can work together to build great projects today. See Page 7

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

Website
ConcordiaPDX.org

Concordia Neighborhood Association
P.O. Box 11194
Portland, OR 97211

Concordia News is printed on 40% post-consumer or better paper, manufactured at a local mill.

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.

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Nov. 8 is our chance to work toward real change

Hello neighbor. Thanks for checking back in.

With the upcoming presidential election just around the corner, many will be voting against someone as opposed to voting for someone – a sorry state of affairs when so many believe they are voting not for the one who would best represent them, but to keep the other from getting into office.

How did this happen? Some can say the two major political parties were asleep at the wheel and not in touch with the people. Party establishments still believe what worked in the past works today. I think Portland – and vice versa! But… As GM went, so did the nation.

While we will more likely look back on this upcoming election as a sad commentary on our political system, it is also a wake-up call for us to consider what we as individuals must do to bring about change. Or will we continue to have our “leaders” continue on the path of making policy for us based on what lobbyists are able to sell? I think Portlanders and Concordia neighbors particularly are ready for the challenge.

CNews has run articles of deep concern, the board has been the place where neighbors have brought grievances to be championed for them. What will be the impact of our election on what lobbyists are able to sell? I think Portlanders and Concordia neighbors particularly are ready for the challenge.

We think globally and so many of you act locally. While we will more than likely look back on this upcoming election as a sad commentary on our political system, it is also a wake-up call for us to consider what we as individuals must do to bring about change. Or will we continue to have our “leaders” continue on the path of making policy for us based on what lobbyists are able to sell? I think Portlanders and Concordia neighbors particularly are ready for the challenge.

The CNA Annual Membership Meeting is on the same day as the presidential election, when many will be glued to the TV for results. But nothing we do at that point will make a difference. HOWEVER… your attendance in greater numbers than ever before will let the commissioner hear what is really on your mind.

CNA Annual Membership Meetings usually have attendance of 40. Let’s make it 90 this time and be the start of real change.

By the way, I’m still considering which are my favorites for Concordia alleys.

Isaac

CNA Board of Directors (Elected Jan. 1, 2016)

East 1 | East2@ConcordiaPDX.org Steve Elder
East 2 | East2@ConcordiaPDX.org Vacant
Northwest 1 | NW2@ConcordiaPDX.org Iham “Ike” Harris
Northwest 2 | NW2@ConcordiaPDX.org Sean Duffy
Southwest 1 | SW1@ConcordiaPDX.org Garlyn Woodsong
Southwest 2 | SW2@ConcordiaPDX.org Daniel Greenstadt
At Large 1 | AL1@ConcordiaPDX.org Robert Bowles
At Large 2 | AL2@ConcordiaPDX.org Donn Dennis
At Large 3 | AL3@ConcordiaPDX.org Joe Culhane
At Large 4 | AL4@ConcordiaPDX.org Ali Novak
At Large 5 | AL5@ConcordiaPDX.org Chris Lopez
At Large 6 | AL6@ConcordiaPDX.org Truls Neal

SUBMISSIONS & ADVERTISING

Submissions to Concordia News: Deadline is the 10th of the month preceding the upcoming monthly publication. Contact CNewsEditor@ConcordiaPDX.org

Submissions to CNA Website: Submit nonprofit news & events to MediaTeamLead@ConcordiaPDX.org

Advertising: CNewsBusiness@ConcordiaPDX.org, 503.891.7178

MEDIA TEAM

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MediaTeamLead@ConcordiaPDX.org, 503.515-8209
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CNews Graphic Designer: Gordon Riggs
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Website Managers: Michael French, Tami Fung
Facebook Manager: Eric Hoyer
Advertising Representatives: Gina Levine, CNewsBusiness@ConcordiaPDX.org, 503.891.7178

The holidays are coming! The holidays are coming!

Before your calendar fills up, mark Tuesday, Dec. 13, for the Concordia Neighborhood Association Holiday Party, from 7 to 9 p.m. at Cerimon House, 5131 NE 23rd Ave.

Come for scrumptious desserts and savory treats, with plenty of nonalcoholic beverages. Holiday music, with special performance by the Faubion School Choir, and festivities for the tykes top off the event.

All residents and business owners of the Concordia neighborhood are invited to the free holiday festivities.

The holiday party is a great way to meet new neighbors and mix and mingle with friends – old and new – in a festive and family-friendly atmosphere.

If you would like to help organize the annual event, contact Katie at Social@ConcordiaPDX.org or 503.449.9690.
This month’s featured mural is unusual because its canvas is not the side of a building, but the blacktop!

Mural location: Intersection of Sumner Street and 32nd Avenue

Artists: This mural was created in conjunction with the Village Building Improvement Convergence (VBC), part of the City Repair Project. Good neighbor Taylor Nehrling spearheaded the effort, bringing the community together to paint a tribute to Brook Irwin, who lost her fight with cancer the year prior, and to honor Brook’s husband and son, who reside in the family home at the corner of this intersection.

What the artwork represents: In a word: community. The design was inspired by the things that Brook loved…from stones for her affinity for geology, and hibiscus and waterfalls representing her affection for Hawaii. Even her name runs through it as moving water. The dragon motif evolved spontaneously as neighbors worked together on the design.

Age of mural: It was painted in spring 2015 with donations from VBC, Concordia Neighborhood Association, local realtor Mark Charlesworth and neighbors.

Fun fact: The stepping stones running through the brook offer both the idea of safety as well as a playful, skipping opportunity for passersby.

While national, state and local election results are rolling in Tuesday, Nov. 8—and when you’re waiting to hear the results—you can make a big difference far more locally.

Attend the Concordia Neighborhood Association (CNA) Annual Membership Meeting at 7 p.m. in McMenamins Kennedy School Community room.

Portland city commissioner Amanda Fritz is invited to share her vision for the area’s future, and to listen to yours.

And you can cast your votes to fill openings on the board of directors. Plus you can become involved in the exciting and worthwhile CNA projects and events planned for 2017.

CNA members elect approximately half of the board positions every November at the CNA Annual Membership Meeting. This year, those positions are:

- Chair, one year
- Southwest1, two years
- Southwest2, two years
- East1, one year
- East2, two years
- At-large, two years
- At-large 3, two years
- At-large 4, two years
- At-large 5, two years

The nominating committee has already received several applications, and there is still time to throw your hat into the ring.

If you have a passion for your community and know you want to make a positive change right here where you live, send an email to East1@ConcordiaPDX.org or nominate yourself at the meeting.

A candidate must be a CNA member—the primary qualification is residency or owning property or a business within the neighborhood. See the map on the opposite page for CNA and district boundaries. The age minimum is 14 years, and any nominee younger than 18 must have written permission from a parent.

You will be asked to sign in at the meeting and confirm your CNA membership.

Terms begin in January 2017. Each board member commits to attending monthly board meetings, attending regular and special membership meetings, attending CNA-sponsored events and membership on at least one CNA committee.

Board members should be willing to represent the community to the city on issues such as land use, livability and safety. They are also ambassadors within the neighborhood and at association events.

CNA partners with local government through the Office of Neighborhood Involvement, Northeast Coalition of Neighborhoods and other local civic groups.

For complete details on CNA elections and positions, visit ConcordiaPDX.org/about-cna/bylaws/.

LIKE US on Facebook for updates on land use & other timely info. www.facebook.com/concordianeighborhoodassociation

We really are pretty likable.
Last spring’s reports about lead in the water at local schools heightened awareness about lead poisoning risks. But exposure from lead solder in home plumbing systems is more likely to appear in homes built after 1970. The threat in the older housing stock in Concordia — and an estimated 80 percent of Multnomah County — is from lead-based paint that wasn’t banned until 1978.

“Homes built before 1940 have a 90 percent chance of containing lead-based paint,” estimated Sherrie Pelsma, Community Energy Project (CEP) program director. The nonprofit organization works to empower people to maintain healthier, more livable homes.

CEP offers workshops year round to help Portland-area residents understand and reduce the risks of lead exposure. Children from the womb to age 6 are especially vulnerable because lead in the blood can affect brain development. Recent studies concluded lead-related cognitive decadence in children can lead to:

• Brain and nerve damage
• Learning disabilities
• Behavior and/or attention deficit disorders
• Organ, blood, muscle and/or bone damage
• Hearing loss

The U.S. Centers for Disease Control and Prevention estimates 535,000 of the country’s children ages 1-5 have lead poisoning. Blood tests are recommended for children ages 6 to 12 months and again at 24 months.

“Lead that is inhaled is absorbed at 100 percent strength by children and adults,” Pelsma said. “If consumed — in foods or liquids — adults absorb 10 percent and children 50.”

The only way to be sure of recent lead exposure is to have your blood tested.

Residents of Concordia neighborhood are at larger risk of lead poisoning from paint than water, due to the age of the housing stock. Photo by Rob Rogers, Above Imaging

Want to Write?

Be a beat reporter for CNews, and experience the thrill of bringing relevant info to Concordia readers!

Pick a subject of your choice: events, new businesses, schools, etc.

Interested? EMAIL US TODAY!
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Residents of Concordia neighborhood are at larger risk of lead poisoning from paint than water, due to the age of the housing stock. Photo by Rob Rogers, Above Imaging

Find more news on our website.
www.concordiapdx.org
Here’s the DIY process to battle demolition

I t started when neighbors of a house on 35th Avenue got notice that a development group had applied to demolish the house.

A permit is issued in 35 days if no one appeals. There is a $3,718 filing fee to apply for delay unless a neighborhood association seeks a waiver. Concordia Neighborhood Association Board members unanimously went along, and a neighbor, Tricia, signed as appellant to seek the delay.

You must closely follow the rules to successfully pursue a demolition delay. Start by reading the appeal application carefully. Read the guide by Restore Oregon and Portland Bureau of Development Services. Attend a hearing or listen to an online recording of a previous hearing.

There are four requirements for a successful delay appeal, which must be met or the appeal will be denied without a hearing.

• Notify all permit applicants by certified mail. Ask for a meeting. Keep copies for the appeal.
• Show the property’s significance. This was tricky. The target looked ordinary, but was affordable by first time home buyers.
• Describe a plan to save the house. The target was ready for occupancy – may be remodel the kitchen or add an auxiliary dwelling unit.
• Show you can afford to buy the house. The sale to the developer was not recorded, so Tricia had to guess the price. She used the tax value plus an estimate for a kitchen remodel and ADU. Tricia is an investor and showed she could borrow against the value of her property on short notice for enough to buy and improve the target house.

If your written appeal meets the four criteria, a hearing date is set. In this case, the hearings officer was polite, but very firm. Your hearings officer may only consider the four core issues, and courtroom procedure is followed. In this case, the developer didn’t object, so Tricia’s evidence was accepted by default.

She won the delay, so no permit could be issued for 60 days. The ostensible purpose of the delay is to let parties seek an alternative to demolition, but the developer isn’t required to negotiate.

Editor’s note: This is the first in a CNews series of stories about local housing challenges and solutions. If you have ideas for future installments, send them to CNewsEditor@Concordia.org.

Opinion:
We need green spaces throughout Concordia

W ith the changes happening in our neighborhood, including the demolition of smaller (or) houses replaced with bigger) houses – that have virtually no yard – I’m inclined to write about the benefits of green spaces.

Trees provide so many benefits:
• They provide habitat for birds and other wildlife, help keep the city and houses cool in the summer months and thus reduce energy bills, clean the air, reduce global warming, and reduce noise pollution and dust.
• Fruit and nut trees can be a food source for humans and wildlife. Studies show that tree-lined streets instead of bare (or) streets have less crime, including domestic violence.
• Children with attention deficit hyperactivity disorder can perform and concentrate better when there are trees outside their classroom windows.
• Drivers tend to maneuver their cars slower on tree-lined streets, and that provides traffic calming.
• Trees help reduce storm water runoff and soil erosion. Studies show residents walk more on streets with trees, and houses with trees – especially mature trees – have higher property values. There are so many studies regarding trees, and all point to advantages and benefits for people and the planet.
• Leaving some room for a yard when building a new house can provide a place for kids to play. It allows garden space – a chance for old and young alike to get their hands in the dirt, and to experience the miracle of growing your own veggies!
• Research shows being in nature can immediately lower blood pressure and improve mental health. If we can make our city and neighborhoods feel more like a nature reserve, we’ll all benefit!
• This could include building with intention – smaller houses perhaps – plus reclaiming alleyways and planting along the parking strips. Check with Friends of Trees for trees that are appropriate to plant along parking strips.

Fall is a great time to plant trees for a greener Portland!

Opinions expressed by this writer do not necessarily reflect the views of Concordia Neighborhood Association. Deadline is the 10th of the month prior to publication. Please contact CNewsEditor@ConcordiaPDX.org earlier to discuss space limitations.

Concordia News

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Your next visit

Share the story of your life

Alberta Main Street’s Equitable Placemaking Historical Mark-Or Outreach Project is seeking stories that document the history of the African American community on Alber- ta Street.

Stories will be included on the Al- berta Main Street website, and selected stories will be the basis of historical and cultural markers on Alberta Street between 10th and 31st avenues.

If your story is selected for a histori- cal marker on Alberta Street, you will receive a $500 stipend to participate in the marker design process.

Business owners, residents, and visitors are all invited to submit sto- ries. You may submit a written sto- ry, photographs or other documents on AlbertaMainSt.org, send them to Stories@AlbertaMainSt.org or 1722 N.E. Alberta St., 97211. All stories require a signed Life History Form and Informed Consent and Copyright Permission Form, available at AlbertaMainSt.org.

Oral Histories may be recorded at a Wednesdays, Nov. 9, community meeting from 6:30 to 8 p.m. at Cerimon House, 5131 N.E. 23rd Ave. RSVPs may be made at AlbertaMainSt.org. Other oral histo- ries may be uploaded electronically at AlbertaMainSt.org or by scheduling an appointment by calling 503.683.3252, ext. 1.

For details and/or to ask questions, Kenya Budd, Alberta Main Street Eq- uity and Engagement coordinator, may be reached at that phone number and at Kenya@AlbertaMainSt.org.

Contributed by Alberta Main Street
CNA adopts residential infill project position

Homes in our single-family residential zones have ceased to become affordable to the average Portland family. Demolitions are rampant. Yet, they mostly consist of the replacement of one smaller, older single-family home with one larger, new single-family home. Developers seek to increase the amount of square footage to multiply by the cost per square foot of comparable nearby homes to make a profit.

This results in more large, expensive homes that aren’t affordable to most of the families who might be able to fully use their space, and generally are purchased by people of means who don’t actually need all that space.

Supply is not meeting demand, and it is prevented from doing so by our existing zoning code.

The decision point we find ourselves at is: do we allow this situation to continue and worsen, or do we take steps to fix it?

Concordia Neighborhood Association (CNA) has chosen to proactively seek to fix it. After the Land Use & Transportation Committee (LUTC) spent months reviewing the Residential Infill Project in great detail, the CNA Board enthusiastically voted to support its recommendation. That is to fully endorse and support the Housing Diversity Perspective supported by the vast majority of the Residential Infill Project’s Stakeholder Advisory Committee.

This position is based on an overriding belief that our neighborhoods should be regulated based on the form and scale of buildings (using a “form-based code”), rather than limiting the number of units within a structure or on a lot with density-based regulations.

One way that scale is regulated is using floor area ratio (FAR), which is calculated as the area of above ground building to lot area. A 2,500 square foot house on a 5,000 square foot lot thus has an FAR of 0.5. One way to encourage affordability and walkability would be to require the construction of multiple units by providing FAR bonuses when multiple units are proposed instead of detached, therefore helping the city’s housing stock.

CNA endorses the Housing Diversity Perspective with three caveats:

1. In the R2.5 zone, minimum front setbacks should remain at 10 feet, except where less is allowed due to the context of neighboring properties. The maximum allowable height in the R2.5 zone should remain at 35 feet. The R2.5 zone is the transition zone between the lower-intensity R3 zone and adjacent centers and corridors. As such, it should have a more urban feel, including taller allowed heights, smaller allowed setbacks, and higher FARs.

2. Neighborhoods shall have the ability to work with city staff to devise and adopt — and have the Bureau of Development Services regulate and oversee — neighborhood or area-specific design standards. This will allow neighborhoods to articulate their own visions for the characters of development within their boundaries, and thus fine-tune elements of building form to incrementally achieve that vision.

3. Allowable FAR should be 0.9 — not 0.5 — in the R3 zone (and thus, it should be even higher in the R2.5 zone). This would be regulated by the home that covers 45 percent of a lot.

CNA thus seeks to encourage the city to adopt term sheets this year, to guide code development next year to implement the Housing Diversity Perspective with these caveats and adjustments.

This would allow neighborhoods to determine their future destiny in terms of the character of future development, while allowing for the diversity of housing types that must be built for supply to come back into balance with the changing demographic demands of future generations.

Highway 30 traffic safety

Although the Safety and Active Transportation Enhancements project the Oregon Department of Transportation (ODOT) is undertaking for the U.S. Highway 30 corridor from St. Johns to Northeast 162nd Avenue is encouraging, serious pedestrian and bicyclist safety issues remain. The Concordia Neighborhood Association (CNA) Board therefore authorized sending a letter to ODOT management and state leaders asking for communications, such as possible dedicated car- and bike-lanes along the highway’s Concordia stretch.

Fossil Fuel Terminal Rezoning

Last November, the Portland City Council passed a historic resolution to oppose expansion of infrastructure — (for) transporting or storing fossil fuels” in the city. Eight months later, the resulting Proposed Draft of Fossil Fuel Terminal Zoning Amendments unfortunately falls short.

The CNA Board approved submitting a letter in support of keeping fuel storage capacity within limited parameters and dedicating staff and resources to meet the required regulatory oversight and enforcement.

To find out more and weigh in, visit PortlandOregon.gov/bps/71118 or call 503-823-3527.

Portland 2035 Comprehensive Plan

See the story above about the CNA letter supporting a modified version of the Residential Infill Project’s (RIP) Housing Diversity Perspective. The city council will hold a public hearing Nov. 9 on the final RIP “term sheets,” and a hearing plus possible vote Nov. 16. The last hearing on commissioner-sponsored amendments to the plan’s “Early Implementation Package” will be Nov. 17 with a final vote sometime in December.

For more information and to comment, visit PortlandOregon.gov/bps/ar-
ticle/5732 or call 503.823.7700.

Bighouse developments

We are pleased to report that communications with Brian Spencer, developer of the mixed use residential and commercial project underway at 30th Avenue and Killingsworth Street, recently took a welcome turn when he met with Land Use, Transportation & Livability Committee chair Garlynn Woodsong and Portland-based urban development consultant Michele Reeves (see her story on Page 7). They discussed this new building’s important role in the evolving growth of this unique urban corner.

We appreciate Brian meeting in good faith to help us better understand not just the letter supporting a modified version of the Residential Infill Project’s (RIP) Housing Diversity Perspective, but also bring us into the loop regarding practical considerations impacting the neighborhood throughout the construction process, projected for completion mid next year. He additionally expressed willingness to look into beneficial options, such as possible dedicated car-share space on the 30th Avenue side.

Look for ongoing project status and key construction milestones in future LUTC Updates and on ConcordiaPDX.org/category/land-use-livability/.

Concordia Design Standards

We’ve come a long way since early 2015 when the LUTC began to confront the full impact on our neighborhood of both increased residential and mixed use developments and the looming Portland 2035 Comprehensive Plan changes. Bolstered by the many lessons learned, we are now ready to launch early next year the much needed Concordia Design Standards initiative. The goals are to engage developers and planners early on, establish positive relationships that allow for constructive community input to the design of new buildings, and craft good neighbor agreements when appropriate for commercial properties.

Concordia residents are always welcome at CNA LUTC meetings, 7 p.m. every third Wednesday in McMenamins Kennedy School Community Room. For more information, visit ConcordiaPDX.org/category/land-use-livability/, send your questions to LandUse@Concor-
diaPDX.org, or email LUTC_Secretary@ConcordiaPDX.org to join the LUTC notification list.

What’s Selling in Concordia?

Homes sold in RMLS in last 12 months as of Oct 7th

- Avg. Days on Market: ...................... 26
- Avg. Cumulative Days on Market: ........ 26
- Median Days on Market: ................. 8
- Median Cumulative Days on Market: .... 8
- Avg. square feet: ........................... 1,931
- Median square feet: ...................... 1,912
- Average Sold $ per square foot: ........ $259,133
- Median Sold $ per square foot: .......... $259
- Average List $ per square foot: ........... $255
- Median List: ............................... $259
- Avg. Sale Price: ............................ $384,480
- Average Sale Price: ....................... $500,521

This information provided by Mark Charlesworth, Concordia resident & Broker Keller Williams, Portland Central.

Concordia News

Land use, transportation & livability update

Concordia Stretch.

Issues remain. The Concordia Neighbor-
Developer realities, neighbors’ goals can align

Portland’s neighborhoods are going to see a lot of new development and density over the next decade because our region has both an urban growth boundary and a high demand for housing due to a sizeable influx of people moving here.

So how can communities and developers work together to build great projects today that people will be fighting to save in 50 years? It’s pretty straightforward: we all have to share the same vocabulary about how mixed-use districts function, and also share an understanding of the economic issues that govern new construction.

Here are some of the lessons I have learned in regard to developing that shared lexicon between cities, neighborhoods and property owners around the country:

1. Get educated. If you are going to be interacting with owners and opining on their business — which is making money from real estate — you better know something about the economic, policy and market realities of what they do so you can have a productive conversation rooted in realism.

2. Just the facts, ma’am. Owners and developers care about economics above all else because, despite what the public thinks, development is very risky. (In the recent recession, many developers lost everything.) As a result, owners really don’t want to hear suggestions from the community that aren’t pragmatic and that don’t make financial sense. Happily, most of the fundamentals of good placemaking make financial sense too, so there is a lot of common ground to explore.

3. Start early. If you want to have an impact on a project, you have to begin forging relationships early. Time is money in any type of development, and a developer can’t change gears late in the game without incurring devastating economic impact.

4. Start small. Take a few of your most educated and knowledgeable neighborhood folks and have small meetings with developers in the early stages to voice neighborhood concerns, give market-based feedback, and get to know one another as human beings. You can slowly work up to larger public meetings after trust is established and real bonds have been formed.

5. Help with public relations. A district association can become the trusted conduit for information about the development to the community, providing updates on timelines, helping to hammer out good neighbor issues during construction, scheduling sneak peak tours, etc. This is a great way to develop a productive relationship with an owner.

Remember, property owners control how buildings look and what types of tenants go into those buildings, which is pretty much game, set and match when it comes to how a mixed-use district looks, feels and functions economically. So don’t alienate owners. Work with them instead. Be prepared, be informed and make your case that there’s a real economic benefit to pursue the development approaches that make neighborhoods happy.

Michele is an urban strategist and founder of Civilis Consultants, whose representatives collaborate and consult with cities around the United States on issues related to economic development, placemaking and business.

By Michele Reeves
Civilis Consultants

Community members from around the state gather to learn about development so they can positively contribute to the improvement of their own neighborhoods and towns. Photo courtesy of 2015 Oregon Main Street Conference, The Dailies.

Need a place for your PARTY?

The Community Room at McMenamins Kennedy School is available for your next gathering, book club, birthday, baby shower or special occasion. CNA manages the rental space & benefits from the proceeds.

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Email: CommunityRoom@ConcordiaPDX.org

“Journalism will kill you, but it will keep you alive while you’re at it.”
—Horace Greeley

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CNewsBusiness@ConcordiaPDX.org
'Being Mortal' author does great service for all ages

T hose familiar with life in the Northwest tout September and October as having some of the nicest weather — Indian summer as it is fondly called. The cool temperatures at the beginning of September make us hope we will have many more warm sunny days that describe an Indian summer.

Later life can be like an Indian summer. While chronic conditions might cause days when we don't feel up to snuff, most of us enjoy prolonged periods when we feel good, have lots of energy and a long list of things to do. But for many, life eventually catches up. We find ourselves faced with tough situations, if not life eventually catching up. We find ourselves faced with tough situations, if not our spouse, life partners, siblings and friends. These situations may result in profound loss, including disability or even death.

For days ahead, when the weather makes you want to stay indoors, I suggest reading a book that will give you lots to think about. "Being Mortal" by Atul Gawande is a best seller that explores the topics of aging, death and dying. He aptly recognizes that too often our society is focused on disease, not living life, when talking about aging.

We only need to think of many conversations we have had when talk is exclusively about tests, prognosis and treatment. Gawande does a great service by helping us examine a complex and emotionally fraught topic. This book can help clarify our own views and share them with people we care about. Gaining such insight helps us get on with the job of living the remainder of our life as fully as possible. So make the most of your Indian summer and fill your life with purpose.

Karen Brown Wilson

The Christmas Chorale

A Service of Lessons and Carols

Featuring Concordia's music ensembles

Concordia University
PORTLAND, OREGON

The Christmas Chorale

Friday, December 2 | 7–8:30 pm
Saturday, December 3 | 7–9:30 pm
Sunday, December 4 | 3–4:30 pm

St. Michael's Lutheran Church | 6700 NE 29th Avenue, Portland

ADMISSION IS FREE. DONATIONS ARE ACCEPTED.

Also, please join us on Tuesday, November 29 from 4–7 pm

Community Christmas Tree Lighting

Featuring Concordia Brass Ensemble and Concert Choir

Georges R. White Library & Learning Center | 12800 NE Liberty Street, Portland

WWW.CU-PORTLAND.EDU/CHRISTMASCHORALE

Concordia News

Nextdoor.com hot topic round up

No Doug updates, no sightings. Anyone interested in keeping tabs on the situation may check in at Face- book.com/helpfinddougthedog/

Is nothing sacred? Statue nappers earning themselves bad karma by carting resident’s Buddha off in the night. Two other neighbors say they’ve experienced the very same thing.

Neighbors chip in via GoFundMe. Passionate reactions run from “Fair game for anyone” to “Hey, buddy, move your car, that’s MY spot!”

Reminder on when to call 911 vs. when to call non-emergency: Call 9-1-1 when you or someone else needs IMMEDIATE police, fire, or ambulance response, such as a crime in progress (someone in your yard, trying to enter your home, break- ing into a vehicle), a fight, a shooting, or a medical emergency.

Call NON-EMERGENCY 953–023- 3333 to report stolen property or suspi- cious activity that is not life threatening. Avian hoots-n-hollers: A local screech owl was heard and appreciated by many. Other notables seen and heard include a Cooper’s hawk, red-tailed hawk, and flocks of mallards, geese, cedar waxwings and egrets.

Curb appeal: More than 200 neigh- bors weigh in on how they view the street parking space in front of their homes. Passionate reactions run from “Fair game for anyone” to “Hey, buddy, move your car, that’s MY spot!”

Holiday event slated for Dec. 13

The holidays are coming! Before your calendar fills up, mark Tuesday, Dec. 13, for the Con- cordia Neighbor- hood Association (CNA) Holiday Party, from 7 to 9 p.m. at Cerimon House, 5311 NE 23rd Ave. — the corner of 23rd Ave- nue and Sumner Street.

All residents and business owners of the Concordia neighborhood are invited to the free holiday festivities, reported Katie Ugo- ini, CNA Social Committee chair. “The holiday party is a great way to meet new neighbors and mix and mingle with friends – old and new – in a festive and family-friendly atmosphere.

"This is the second year in a row the Cerimon House has generously of- fered to host this festive event," she added.

You’ll find desserts, nonalco- holic beverages and a special per- formance by the Fashion School Choir.

“We hope to see you there,” Katie said. If you would like to help organize the annual event, contact Katie at Social@ ConcoridiaPIX.org or 503.449.9690.

Festivities for the tykes top off the event.

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WWW.CU-PORTLAND.EDU/CHRISTMASCHORALE
Fill your pantry with bulk goods at Nov. 6 event

Friends of Family Farmers hosts its second Portland Fill Your Pantry event Sunday, Nov. 6, from 11 a.m. to 2 p.m. at Rigler Elementary, 5401 N.E. Prescott St.

The event supports Oregon farmers and ranchers, and it provides individuals with the opportunity to stock pantry shelves with local beans, grains, winter squash, root veggies, pasture-raised meat and more. Preordering by Oct. 31 is recommended because it's both easier on the farmers – knowing exactly what to bring to market – and offers you the best selection, since many items sell out. However, drop ins are welcome.

“The Fill Your Pantry event is an excellent opportunity to stock your shelves for the winter months.”

Erinn Criswell

Splitting large orders of grains, beans, etc. with your friends and family is pleasing and an affordable way to ensure access to local, healthy products all winter long,” she added. Every vendor from last year’s event will return, along with three new farms. The product inventory is comprehensive, creating a one-stop shopping experience for folks looking to fill their pantry and freezer shelves for the winter.

During the 2015 online preorder period, local farmers sold more than 1,771 pounds of winter squash, 1,380 pounds of grains and beans, 3,874 pounds of storage veggies, and 840 pounds of pasture raised meats. Even more sales occurred the day of the event. For more information and ordering details, visit FriendsofFFamilyFarmers.org or call Erinn at 503.581.7124.

Contributed by Friends of Family Farmers

Equity effort receives grant

Alberta Main Street received recently a $5,000 grant from the Pacific Power Foundation to support Equitable Alberta Street. The funds will support the organization’s four equity goals:

Leadership: Skilled and dedicated community leaders comprise the Alberta Main Street Board of Directors. They reflect the diversity and they understand the needs of the community it serves.

District resources: Alberta Main Street distributes organizational resources equivalently to stakeholders.

Outreach: Through our events, programs and partnerships, Alberta Main Street welcomes and engages a diverse group of community members.

Volunteers: Alberta Main Street actively seeks and supports a diverse volunteer base and provides volunteers with meaningful opportunities.

If you are interested in supporting the organization’s efforts, visit: AlbertaMainSt.org.

Community Room profiles

Chyrese Soubasis specializes in dreams

By Carrie Wenninger

CNA Media Team

Editor’s note: Have a group meeting to host, fancy a space to teach a class, or simply need a gathering point for up to 49 people? CNews invites you to consider booking the Kennedy School Community Room for your upcoming event.

For more information, visit ConcordiaPDX.org/community-room-rental/ or email CNARoomKennedy@gmail.com.

This month, CNews profiles monthly Community Room renter Chyrese Soubasis, a Portland-based dream professional who teaches individuals more about the important role that dreams play in their personal growth.

Specializing in the nature of dreaming itself, she offers tips and insights to help individuals unlock the mysteries of their own dream symbols and imagery.

This calling developed from her discovery that dreams can assist with every facet of the life, from letting go of habits and beliefs that don’t serve, to creating better relationships, career opportunities and financial abundance. That can also improve physical health, mental clarity, creativity and enthusiasm for daily life.

Calling all dreamers: Have you ever wondered how understanding more about your dreams by tracking them in a dream journal can enrich, enliven and bring more clarity and purpose to your waking hours?

Chyrese is passionate about serving her community and is offering classes. The next monthly series begins Nov. 24 from 7 to 9 p.m. in the Kennedy School Community Room. It will explore the topic, Honoring Dream Journals, followed by open discussions. Cost is donation based.

For additional information visit the Concordia Neighborhood Association Facebook page events listing, Facebook.com/ConcordiaNeighborhoodAssociation/events/.

Chyrese Soubasis

Find more news on our website
ConcordiaPDX.org

Thrivr

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mark charlesworth
real estate team
When I arrived, she was in a hospital bed staring blankly at nothing in particular. I wondered how long she had been alone. I approached my grandmother and rested my hands on her stockinged feet. Her eyes flickered and she focused on me. Recognition in her final years—and more so in her final months—it became more difficult to reach her by talking. My touch assumed an important role in communicating my presence and my love.

This experience in 2007 ushered a deeper awareness of the emotional and physical need for caring touch among the elderly and those suffering from progressive diseases, and it was a major factor in my becoming a massage therapist. These individuals often receive less caring touch than the average person. This may be because their spouses have passed, they live in a nursing facility away from family, their loved ones fear that touch is harmful or unwelcome, or for other reasons.

The benefits of caring touch are immense, and they accrue to the receiver and the giver. They reduce stress and pain—mental or physical—plus a sense of belonging, loving, and being loved.

In your life is elderly or suffering from a progressive condition, consider how often they receive touch—not functional touch, assistive touch, treatment touch or judgmental touch, but caring touch. Is there a deficit, a void? Could you provide that comfort?

Need a place for your book club to meet? 

The Community Room at McNemar’s Kennedy School is available for your next gathering, book club, birthday, baby shower or special occasion.

• Free Wi-Fi
• Capacity for 49 people
• Private off street parking

Pricing: $25/hr. (Nonprofit rates available upon request)

Learn more and reserve at: ConcordiaPDX.org/community- rental

HONORING OUR PAST
CREATING OUR LEGACY

SHARE YOUR STORY OF LIFE ON ALBERTA STREET
Alberta Main Street’s Equitable Placemaking
tional Markers Outreach Project seeks to collect stories that document the history of the African American community on Alberta Street.

All stories are welcome. We are particularly interested in the following:
• Stories from current or former King, Vernon, Sabin or Concordia residents whose lives and families have been impacted by social and economic changes in the area.
• Stories about historically significant events on or impacting Alberta Street.
• Stories that recall a personally significant event or experience on Alberta Street.

WEDNESDAY, NOVEMBER 9, 2016, 6:30 – 8 PM
Cerimon House, 5131 NE 23rd Ave RSVP on-line: albertamainstreet.org
All are welcome—please join us! Diverse community-wide participation is critical to our success.

Alberta Main Street advances efforts to develop Alberta Street as a vibrant, creative, equitable, and sustainable commercial district serving residents and visitors to our community.

Upcoming Events on Alberta Street
December 3rd, 5th Annual Alberta Street Tree Lighting
December 3rd - 20th: Crime for the Holidays
Visit albertamainstreet.org to learn more

Concordia News

Your touch may make big difference to loved one

When I arrived, she was in a hospital bed staring blankly at nothing in particular. I wondered how long she had been alone. I approached my grandmother and rested my hands on her stockinged feet. Her eyes flickered and she focused on me. Recognition in her final years—and more so in her final months—it became more difficult to reach her by talking. My touch assumed an important role in communicating my presence and my love.

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These individuals often receive less caring touch than the average person. This may be because their spouses have passed, they live in a nursing facility away from family, their loved ones fear that touch is harmful or unwelcome, or for other reasons.

The benefits of caring touch are immense, and they accrue to the receiver and the giver. They reduce stress and pain—mental or physical—plus a sense of belonging, loving, and being loved.

In your life is elderly or suffering from a progressive condition, consider how often they receive touch—not functional touch, assistive touch, treatment touch or judgmental touch, but caring touch. Is there a deficit, a void? Could you provide that comfort?

You might make all the difference.

Pointers:
• Less may be more: for frail people, gently holding a hand may be the most appropriate and powerful option.
• For those facing imminent mortal- ity, this can be a scary, overwhelming time. If possible, receive permission first. Accept a “no” answer with com- passion. Try not to take a neutral or negative response personally.

Kim Magrino, LMT, may be reached via the ConcordiaMassagePros.com directory.

Pack safety along with your out-of-town visits

T h a n k s g i v i n g, the first major family celebration of the season, is just around the corner. With it comes memories of traveling to visit family and our friends for the holiday feast.

Before you pack up the family car and check the GPS, take a few moments to check your little one’s car safety seat.

Karen, OCCD master trainer, early childhood education, conducts health and safety trainings for parents and child care staff via Child Care Resource and Referral of Multnomah County. She may be reached at [email protected] or text 907.344.7892.

When buckling your precious one in, make sure the harness is snug with no slack at the collarbone to protect the core. Children should be able to extend their arms, not their core/torso. If you’re expecting a baby, have the shoulder belt snug across the middle of your shoulder and across your chest (above your belly) and the lap belt under your belly.

If your plans include an overnight visit, be wise and pack a resealable plastic bag of child safety aids: outlet covers, night lights, cabinet door locks, etc.

Sharing with adult family members WHY these little gizmos should stay in place while you’re visiting will safeguard the items that they do their job. Be hand sanitizer-use safe, not poison-control-panic-call-sorry. Is poison control’s number on your speed dial? It’s 800.222.1222.

Again, your pre-take-off checklist includes:
• Safety seat securely installed?
• Safety harnesses positioned correctly?
• Child safety aids packed?

Make good memories! Stay safe.

Karen, OCCD master trainer, early childhood education, conducts health and safety trainings for parents and child care staff via Child Care Resource and Referral of Multnomah County. She may be reached at [email protected] or text 907.344.7892.

Manage time to have more of it

L o s t, yesterday, somewhere between sunrise and sunset, 24 golden hours, each set with 60 diamond minutes. No reward is offered, for they are gone for ever.” — Horace Mann

M any of us face challenges including work demands, school schedules, and now the looming demands of the holidays. In reaction, we may experience stress triggers—like work pressure, commuting in traffic, balancing family and professional demands, etc.—that impact our health.

The keys are to keep things in check, know what you are carrying and, of course, keep things balanced.

One key is to practice daily time management—managing ourselves and our lives to do and have the things that are most important to us. When we successfully manage our time, we counter the perception of not having enough of it!

Most planning and time management methods begin with planning for how you will spend your hours and minutes each day. That could be a traditional to-do list, planner you carry with you, or an app on your phone.

Ask yourself:
1. What are my priorities—relation-
The question:
Can you give us the history of the Dekum/Woodlawn neighborhood?
– Marisa DeMull

The Historian reports:

What a great neighborhood with such a rich fabric, experiencing change today just as it has throughout its history. Definitions are important here. Woodlawn is the name for the broader neighborhood, and Dekum – often referred to as the “Dekum Triangle” or “Woodlawn Triangle” – is a smaller subset at the heart of the neighborhood, and its commercial core.

Woodlawn is Concordia’s neighbor, with the area bounded by Columbia Boulevard, Ainsworth Street, on the south, MLK and 22nd Avenue. That’s some 467 acres and encompasses 1,850 households and about 5,700 people.

It was platted in 1888 by the Oregon Land and Investment Company, organized by Frank Dekum, George Durham and H.C. Stratton. You might recognize at least two of those names: streets at the core of the neighborhood today.

The three real estate developers bought the property, which was originally a donation land claim homestead dating to 1853 and consisted of open fields and Douglas-fir forest. That was a time when Portland was experiencing significant growth and the real estate market was heating up.

Originally part of the town of Albina, Woodlawn was annexed into Portland in 1891. Its commercial district had a small town feel, and was distinctive at the time, featuring its own post office, ice cream parlor, drug store and grocery, water tower and wooden sidewalks – along with very muddy streets.

You’ve noticed how the streets in the “triangle” break with the grid that covers most of northeast Portland? This is an artifact of the rail line that once ran down Dekum. The ornate railroad station that once stood at the corner of Dekum and Durham was built for the long-defunct Portland and Vancouver Railway.

That narrow-gauge steam rail business was owned by Frank Dekum. It took commuters from downtown to the Columbia River near the base of today’s Interstate Bridge, and then by ferry across the river.

During the 1890s and early 1900s, Woodlawn was on the radar screen as an important business district and waypoint on the trip to Vancouver. Construction of the Interstate Bridge in 1917 changed all that.

Dekum left his stamp on the Woodlawn neighborhood with the triangle’s unique northwest-southeast alignment. He was also one of the lead developers of the historic Dekum Building downtown at Third Avenue and Washington Street, plus many contemporary buildings in that area that are now gone.

You’ve noticed how the streets in the “triangle” break with the grid that covers most of northeast Portland? This is an artifact of the rail line that once ran down Dekum.

Heart in Hand Preschool
Waldorf in the neighborhood since 2002
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gnomeshome.org

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ST. MIKE’S KITCHEN  
Location: St. Michael’s Lutheran Church, 6700 NE 29th Ave.

Join others in the kitchen to make & enjoy a variety of Thanksgiving side dishes.
Details/RSVP: st.mikes@kitchencommons.net, 503.997.2003

Weatherization Workshops  
Various venues  
Workshops for homeowners & renters teach participants how to stop drafts in their homes, especially around doors & windows to save energy & increase comfort.
Details/registration: communityenergyproject.org, 503.284.6827 ext. 108

November 3, 6 - 8 pm: Clear Chávez School, 5103 N Willis Blvd.
November 8, 6:30 - 8:30 pm: East Portland Community Center, 740 SE 106th Ave.
November 12, 1 - 3 pm: Gresham Library, 385 NW Willamette Ave., Gresham.
Friday, November 4, 6:30 - 8:30 pm, ADVANCE THE POTENTIAL OF OUR STUDENTS  
Location: Trinity Lutheran Gymnasium  
Trinity calls alumni & friends home for a celebration of past, present & future shared by students, leaders & teachers. Adults only at this fundraiser to continue financial support to current & future students.
Details/RSVP: 503.288.6403, office2@trinityportland.org

Saturday, November 5, 5, 7, 12 & 19, 10:30 am  
Story Time  
Location: Body Energy Thornton NW Center for Children’s Literature, Concordia University  
All interested children & parents are welcome to share books, songs & telling interactive stories. Reading sessions are about 30 minutes each, with activities based on the story read. Each session is on a drop-in basis.
Details: cu-portland.edu/about/events/campus-calendar

Sunday, November 6, 11 am - 2 pm  
Fill Your Pantry  
Location: Ziggy Elementary, 5401 NE Prescott St.
Friends of Family Farmers hosts its second Portland Fill Your Pantry event to support Oregon farmers & ranchers. It provides the opportunity to fill your shelves with local beans, grains, winter squash, root veggies, pasta, raised meat & more. Pre-ordering by Oct. 31 is recommended, but drop-ins are welcome.
Details: friendsoffamilyfarmers.org, 503.581.7124

Monday, November 7, 2016, 5 - 7:30 pm  
Grandparents Raising Children Focus Group  
Location: North Portland Library, 512 N Killingsworth St.
If you’re a grandparent of any age and are the primary caregiver for a child, you’re invited to this focus group. An open discussion is planned about resources and support available for you, light refreshments will be served, and you’ll receive a $20 Fred Meyer gift card.
Details/RSVP: grandparents@fundsolution.org, 503.515.5905

OFF THE COUCH EVENTS

Friday, November 18, 7 - 9 pm  
OFF THE COUCH EVENTS  
Activity Night  
Location: St. Charles Catholic Church gymnasium, 5310 NE 26th Ave.
Differently-abled individuals, 18 & older, are invited for games, crafts, coffee, and snacks. This month’s theme is ‘Monster Movies’ and scary costumes are encouraged. Admission is $5 per participant & companion. No online registration.
Details: offthecouchevents@gmail.com, 503.702.2394

Saturday, November 19, 9:30 am - 1:30 pm  
Groundwater 101  
Location: NECA-IBEW Training Center, 14621 NE Airport Way
Portland Water Bureau and Columbia Slough Watershed Council for an educational, interactive workshop on groundwater basics, including local geology & hydrology, the role groundwater plays in local drinking water systems, and what you can do to protect the resource. It’s appropriate for adults & high school students age 14 & older.
Details/registration (required): communityisland.org/events/event/71

Holiday Wreath Decorating Class  
Flowers In Flight  
1413 NE Alberta St.
December 3rd, 2016 6-7:30pm  
Now this is a hands-on workshop with a fun and engaging lesson in evergreen wreath decorating. Enjoy a Glass of wine or a couple glasses while learning how to adorn your winter wreath with everything from baubles to oranges bows.
Get details/reserve your spot with Laser Lily Hutchins by emailing lily@flowersinflight.com.

$75 covers the cost of the class and all materials.