

METRO *Life*

The Portland Observer

Community Calendar

Sweetheart's Ball

Last Chance To Get A Life presents The 1997 Valentine's Sweetheart's Ball. Ball featuring DJ Love Friday February 14, 1997 at The Red Lion Inn at the Quay, 100 Columbia in Vancouver. Special guest, Mr. Wayne Bell and The Entourage. Wayne Bell famed singer and song writer (Waiting to Exhale soundtrack). \$15.00 single, \$25.00 couple. For Information or tickets call...503-283-6993, 503-288-6368

A Celebration of the Arts

Calling for participants for "A Celebration of the Arts" sponsored by The Links, Incorporated Portland Chapter. If you are a student in grade 1-12 you may apply to be a participant in this exciting talent show!!! Sunday, May 4, 1997 at 3:30-5:30 p.m. (Deadline for submitting applications is March 4, 1997). For more information or to receive an application, please contact Lillian Whitlow 287-6181.

Kid Safe returns to Portland

On Saturday, March 8, 1997, from 9:00 a.m. to 2:00 p.m. Kid Safe returns to Portland. Kid Safe offers skill building for your child aged 5 to 12 in a fun, hands-on environment. And, Kid Safe offers peace of mind to you. Kid Safe will be held at these two locations this year: **Lent Elementary School**, 5105 SE 97th, Portland; and **John Wetten Elementary School**, 645 Chicago Ave., Gladstone. Kid Safe is free, but space is limited. Registration deadline is March 6th. Children 10 and under must be with an adult. To register call 699-5366. For information call 222-7161.

Earth Day '97 at Dishman Community Center

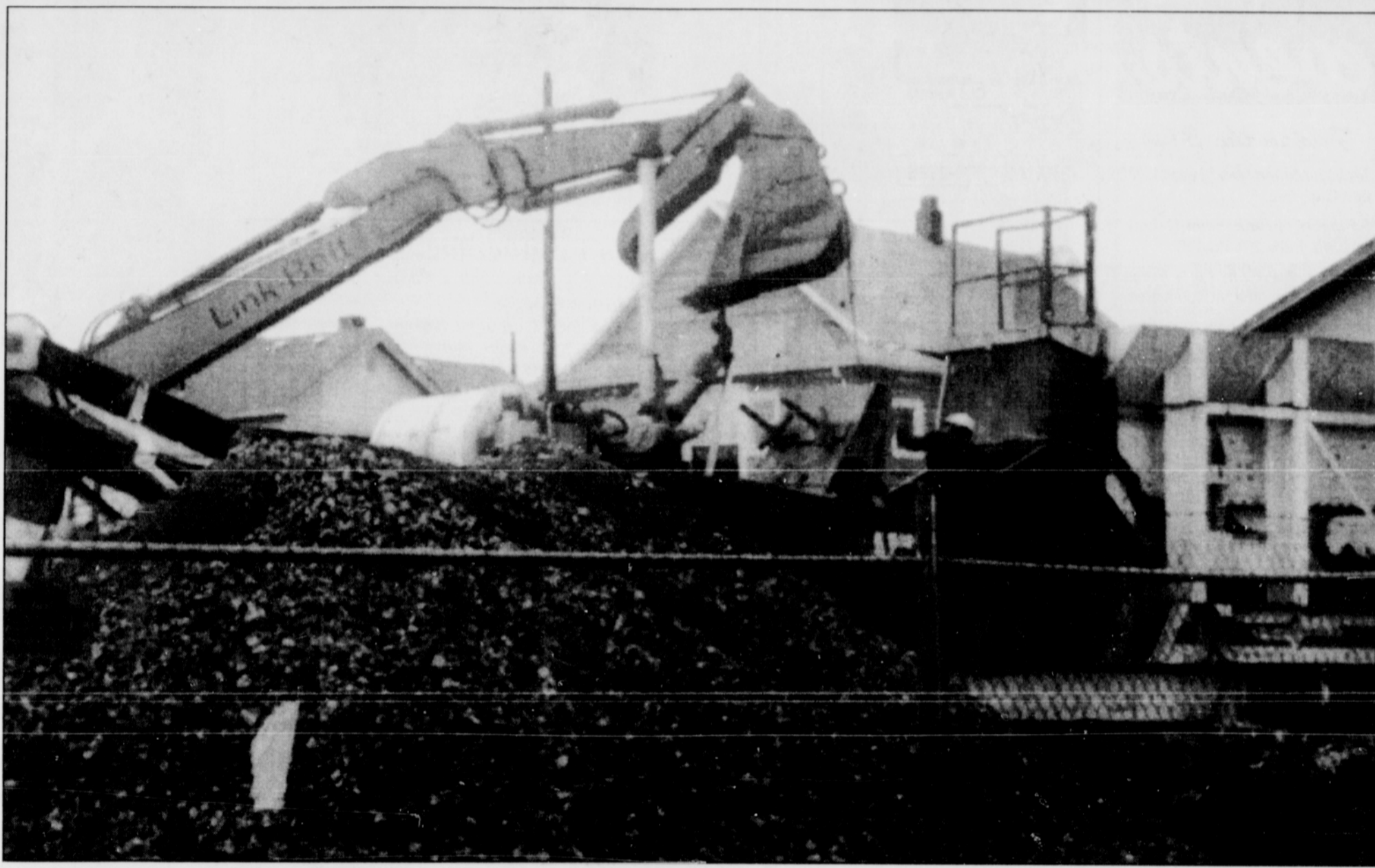
The celebration of Earth Day '97 in North/Northeast Portland is on April 19, 1997 from 10 a.m., at the Matt Dishman Community Center, 77 NE Knott. The celebration includes hundreds of school-children, environmental specialists, Smokey Bear and You!

Renaissance Faire

The 2nd annual Shrewsbury Renaissance Faire on 13 & 14 September 1997 in Philomath, Oregon, is again welcoming applications from Crafters, Vendors, Performing Artists, and Living History Reenactors. Deadline is 31 July 1997. For more information call the Shrew at 541-929-4897, or write Shrewsbury Renaissance Faire, Post Box 604, Philomath, OR 97370. E-mail: shrew@peak.org, or see us at http://www.peak.org/Shrewsbury. There is a Faire Play Open Workshop in May.

SUBMISSIONS: Community Calendar information will be given priority if dated two weeks before the event date.

The changing face of MLK Jr. Blvd.



A construction site at Martin Luther King, Jr. Blvd and Skidmore.

BY LEE PERLMAN

What do these new housing projects on Northeast Martin Luther King Jr. Boulevard have in common?

McCoy Village - A 55-unit low income housing complex with ground floor retail between Northeast Skidmore and Going Streets, developed by the Northeast Community Development Corporation and the ONE Corporation of Los Angeles, now under construction.

Standard Dairy - Developer Bill Reed plans to convert this former industrial building between Northeast Graham and Stanton streets and nearby property into 64 housing units plus 6,000 square feet of retail and 6,000 square feet of storage. He has passed city land use reviews, but is having trouble putting together financing.

Lampus Block - Developer James Winkler, who is building 42 row houses in the interior of this block between Northeast Russell and Knott streets, has an option to redevelop the former self storage warehouse that burned down last year. His early plans call for four or five stories of either senior housing or lofts above ground floor retail, with lower density housing behind it. Coverall

Uniform Supply - Mike Warwick, president and the Eliot Neighborhood Association and rental property owner, has bought this 1.25 acre former industrial property between Northeast Braze and Russell streets. He says his plans aren't fully formed yet, and

“Their projections showed that the existing zoning pattern provided much more land for retail than was likely to be developed in the next 20 years.”

financing will take time, but he proposes housing above ground floor retail with lower density housing behind it.

According to the Albina Community Plan, none of these projects is supposed to be happening on these lots. Each of these sites is zoned EXD, otherwise known as the "kitchen sink" zone, which allows any use except heavy industrial activity. It does allow housing, but the plan envisioned these lots as business areas.

The Northeast Economic Development Alliance, whose leadership included the

North-Northeast Business Association and the Black United Front, expected the boulevard to remain a business street, as it had been for decades, with the area immediately to the east and west redeveloped for higher density housing. This didn't sit well with the

adjoining neighborhood associations, which didn't want their single family communities redeveloped. The Planning Bureau opposed the idea for other reasons. Their projections showed that the existing zoning pattern provided much more land for retail than was likely to be developed in the next 20 years. Stretched out in a strip four miles long, it was unlikely that enough retail development would occur in any one place to create a "critical mass" that could attract shoppers. Instead, they hoped to concentrate development in specific "nodes" such as Northeast

Alberta and Killingsworth streets, and break up the strip pattern with areas zoned RH or RX for high-density housing. These were located on land long vacant or unused.

Why hasn't it worked out that way? According to commercial broker Bill Leigh, the McCoy Village site was too narrow to be used for most types of commercial development, so a high-rise housing project was the owner's best bet. Mike Dowd, the architect for Bill Reed's Standard Dairy project, says it's easier to design housing projects in the EXD zone than high density housing zones because EXD has fewer and easier requirements and restrictions.

Of course, it's one thing to design a project, another to build it - and pay for it.

Peter Wilcox of Portland Community Design, whose Albina Corner was the first major new high density housing with retail project on the street, found it much easier to design and win land use approval than to finance it.

Reed has all the land use approvals he needs, but not enough people willing to put up money unless the project is for Section 8 housing.

Winkler is finding it difficult just to finance the cleanup of the Lampus Block.

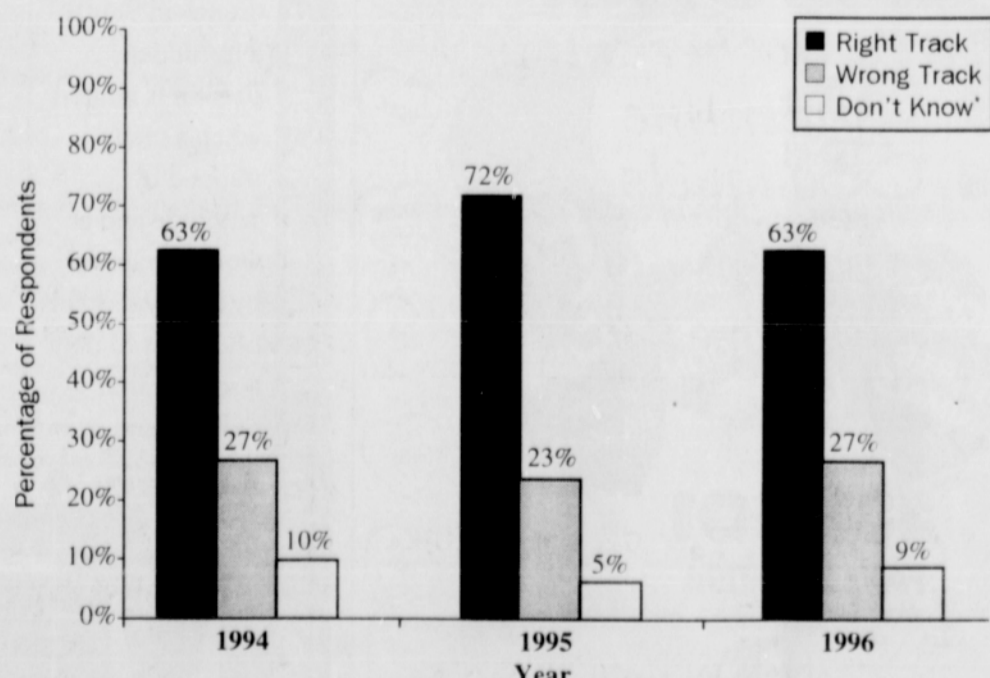
Is Portland's budget on the right track?

Citizens say the city is "on the right track", but they want to search for efficiencies before making Measure 47 cuts.

In a scientific survey conducted in December 1996 by Davis and Hibbits, 63 percent of Portland residents believe the City of Portland is on the right track. Respondents want the city to make efficiencies before cuts are made and also want basic services and protection of the poor and children to be cut the least. The survey was conducted by telephone with 405 City of Portland residents was designed to provide City Council with direction on where to look first for short cuts for City services.

"A door that respondents felt City officials should open before any cuts are made is the one marked more efficiencies and working smarter," said Adam Davis and Hibbits, Inc.

"In the last four years, the City has become more efficient," said Mayor Vera Katz. "We must now redouble those efforts looking at every aspect of our operation again before we make the necessary cuts. Based on these results, it clear that our efforts must be done in coordination with other local govern-



ments." Under Measure 47, the City must cut between \$19 and 32.5 million from next year's general fund budget. The survey results indicate overall, citizens would look to the arts, economic development, planning and growth management, and neighborhood quality as areas of service they would be willing to cut first. When asked what services they would not make a choice, particularly in the areas of police, fire and planning. The survey provided respondents an opportunity to suggest programs and services to be cut first, second and third, as well as asking respondents what cuts in service levels were least objectionable. Respondents stated slower response time to crimes in progress, slower fire and emergency medical response, fewer criminal investigations, a less assistance to battered women and families and reducing programs for youth at risk as most objectionable for reduction in service levels.

"The survey respondents gave careful thought to each of the service areas," said Davis. "They weighed a number of considerations in their prioritizing, including the potential for private sector partnerships, more volunteerism and consolidation of government services."

In addition to the scientific survey, City Council will be holding community workshops in late January. Within the next couple of weeks, every household in the City of Portland will receive a mailer that includes a survey similar to the scientific survey that citizens can fill out and return. The City Council will consider both surveys as well as information gathered at the community workshops as they develop next year's budget.

If it's on the wrong track*...	
• Overpopulation and crowding	18%
• Traffic congestion/transportation	16
• High property taxes	13
• Schools not supported	11
• Light rail (negative)	10
• Increased housing density	8
• Lack of environmental concerns	6
• Gang violence	6
• Poor leadership in politicians	5
• Dissatisfied with police	5
• Poor government management / spending	5
• Condition of streets/roads	5
• Water quality/sewage	4
• Criminal justice/sentencing	4
• Housing costs too high	4
• Standard of living too low, costs too high	4
• Too much government interference	4
• Crime / violence	4
• Need increased police presence	4
• Lottery money should go to education	3

(* mentioned by 3% or more of the respondents)